Notice of **Public Hearing**

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր

311

Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն

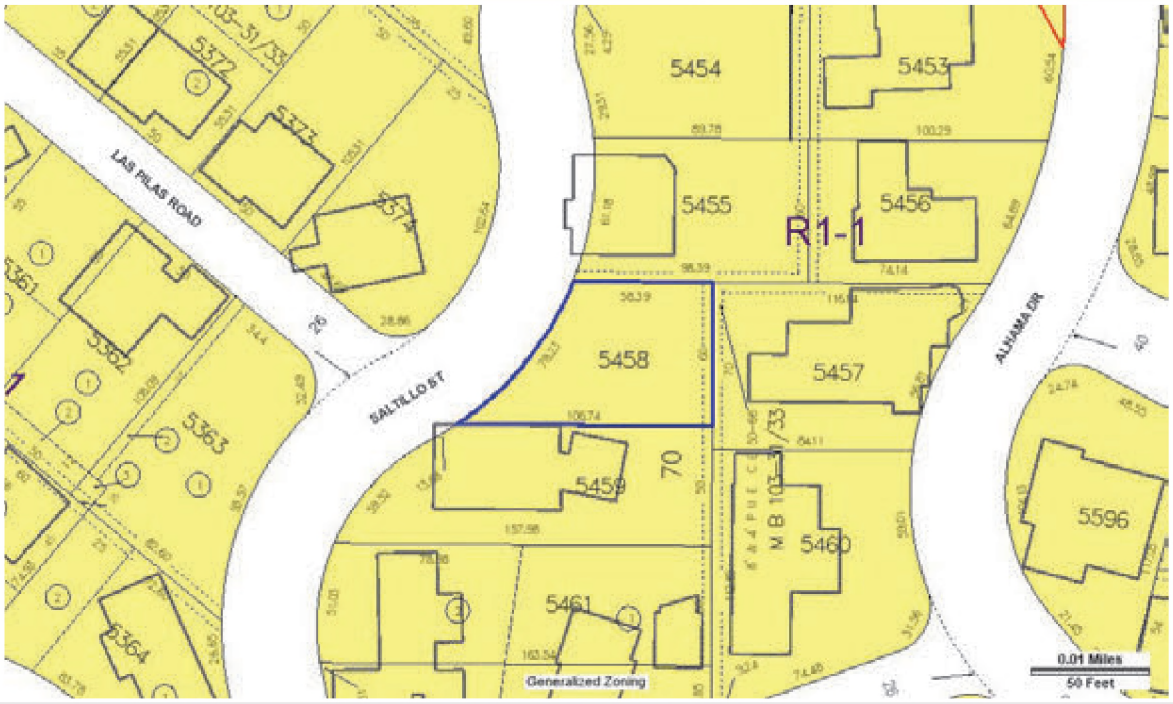
LOS ANGELES CITY PLANNING

December 11, 2025 after 4:30 p.m.
South Valley Area Planning Commission

Marvin Braude San Fernando Valley
6262 Van Nuys Boulevard, Meeting Room 1B
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see **planning4la.org/hearings** for the meeting agenda.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
Ծրագրի Հասցե

4230 North Saltillo Street

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The construction of a new two-story 1,899 square foot single family dwelling with a 4-car garage, basement, 2 retaining walls, and pool. The project is located in the Girard Tract and is in the Inner Corridor of the Mulholland Specific Plan, subject to the Baseline Hillside Ordinance. The project site is downslope and visible from the Mulholland Drive right-of-way. The project proposes 726 cubic yards of cut, zero cubic yards of fill, 726 cubic yards of export, and zero cubic yards of import grading. The project proposes the removal of two Oak trees and one street tree.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

An appeal of the Associate Zoning Administrator's determination, dated December 19, 2024, which:

DETERMINED: based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, and Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;

DENIED: A Zoning Administrator's Determination to permit the construction, use, and maintenance of a new 1,899 square foot single family home on a lot that fronts on a Substandard Hillside Limited Street without providing a 20-foot-side Adjacent Minimum Roadway along Saltillo Street as required by LAMC Section 12.21 C.10(i){2);

APPROVED: A Zoning Administrator's Determination to permit the construction, use, and maintenance of a new 1,899 square foot single family home fronting on a Substandard Hillside Limited Street which does not have a 20-foot-wide continuous paved roadway from driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3);

APPROVED: The construction of a new two-story 1,899 square foot single family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool. The project is in the Inner Corridor, and subject to the Baseline Hillside Ordinance. The project site is downslope and Visible from the Mulholland Drive right-of-way. The project proposes 726 cubic yards of cut, zero cubic yards of fill, 726 cubic yards of export, and zero cubic yards of import grading. The project proposes the removal of two Oak trees and one street tree.

APPROVED: A Girard Tract Project Permit Compliance Review for the construction of a new two-story 1,899 square foot single-family home with an 818 square foot 4-car garage, 573 square foot basement, 2 retaining walls, and a swimming pool with additional terms and conditions.

(Refer to the Letter of Determination dated 12/19/2024)



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A

Related Case Number(s):

N/A

Zone:

R1-1

Land Use Designation:

Low Residential

Council District:

3- Blumenfield

Applicant:

Mehran Tebyani

Applicant Representative:

Pouya Payan- Labyrinth Design Studio Inc.

Environmental Case Number(s):

ENV-2023-1207-CE

Overlay(s):

Mulholland Scenic Parkway Specific Plan
Girard Tract Specific Plan

Community Plan Area:

Canoga Park- Winnetka- Woodland Hills- West Hills

Assigned Staff Contact Information:

Tiffany Corrales, Planning Assistant
tiffany.corrales@lacity.org
(213) 682-6368
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Appellant:

#1 - Girard Tract Community Preservation

#2 - Pluemjit Wilson

Appellant Representative:

#1 - Jamie T. Hall
Channel Law Group, LLC

#2 - N/A

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must befiled no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)978-1389 , the Commission Office Main Line at (213) 978-1300 or by email at apcsouthvalley@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MASTER APPEAL FORM

WITH ATTACHMENTS

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☑ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

APN: 2172-023-053

Project Address: 4230 N SALTILLO ST

Final Date to Appeal: January 3, 2025

APPELLANT

Check all that apply.

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Girard Tract Community Preservation

Company/Organization:

Mailing Address: 4224 Saltillo Street

City: Los Angeles **State:** CA **Zip Code:** 91364

Telephone: 818-636-2337 **E-mail:** erok28@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☑ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name: Jamie T. Hall

Company/Organization: Channel Law Group, LLP

Mailing Address: 8383 Wilshire Blvd., Suite 750

City: Beverly Hills **State:** CA **Zip Code:** 90211

Telephone: 310-982-1760 **E-mail:** jamie.hall@channellawgroup.com

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☑ **NO**

If Yes, list the Condition Number(s) here:

On a separate sheet provide the following:

☑ Reason(s) for the appeal

☑ Specific points at issue

☑ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: _____ **Date:** January 3, 2025

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Receipt No.: _____ **Date:** _____

☐ Determination authority notified ☐ Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our Online Application System (OAS).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

☐ Appeal Application

☐ Justification/Reason for Appeal

☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

☑ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☑ *Aggrieved Party.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals.

☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES
ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.2.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1 or LAMC Section 10.1.10. (Waiver and Appeals) of Chapter 1A as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

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*ALSO Admitted in Texas

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

January 3, 2025

VIA ELECTRONIC UPLOAD

Los Angeles City Council
200 N. Spring St., Room 395
Los Angeles, CA 9001

Re: Justification Appeal for 4230 N. Saltillo Street ("Project"); Case No.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE

Dear Members of the Area Planning Commission:

This firm represents the Girard Tract Community Preservation ("Association" or "Appellant") with regard to the proposed development located at 4230 N. Saltillo Street ("Project"). The Association was founded to advocate for the preservation of the natural environment and to protect public safety. On December 19, 2024, the Zoning Administrator ("ZA") determined that the Project was exempt from the California Environmental Quality Act ("CEQA") and approved multiple requested entitlements, including a Zoning Administrator Determination, a Girard Tract Project Permit Compliance and Mulholland Scenic Parkway Project Permit Compliance and Design Review (collectively referred to as "Project Approvals"). This letter outlines the justifications for the appeal of the Project Approvals and adoption of a categorical exemption for the Project. Among other reasons, the requested entitlements for the Project cannot be approved because the development does not comply with the "State Minimum Fire Safe Regulations" codified at Cal. Code Regs. tit. 14 § 1270.00 et seq. Additionally, the Project is not exempt from CEQA. Further, the ZA erred when it adopted the findings for the requested Project Approvals. The Association brings this appeal because its members will be directly impacted by the Project.

I. The Project

The Project proposes the construction of a new two-story 1,899 square foot single family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool. The project is in the Inner Corridor, and subject to the Baseline Hillside Ordinance. The project site is downslope and Visible from the Mulholland Drive right-of-way. The project proposes 726 cubic yards of cut, zero cubic yards of fill, 726 cubic yards of export,

and zero cubic yards of import grading. The project proposes the removal of two Oak trees and one street tree.

The Project requires multiple discretionary entitlements under the Los Angeles Municipal Code ("LAMC"), including the following:

- Pursuant to Los Angeles Municipal Code Sections 12.24.X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new 1,899 square foot single family home fronting on a Substandard Hillside Limited Street which does not have a 20-foot-wide continuous paved roadway from driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3).

- Pursuant to LAMC Section 11.5. 7 C, and Section 5 of the Girard Tract (Ordinance No. 165,040), a Girard Tract Project Permit Compliance Review for the construction of a new two-story 1,899 square foot single-family home with an 818 square foot 4-car garage, 573 square foot basement, 2 retaining walls, and a swimming pool.

- Pursuant to LAMC Sections 11.5. 7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), a Project Permit Compliance and Design Review approval for the construction of a new two-story 1,899 square foot single family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool.

II. State Minimum Fire Safe Regulations

In 2018, Senate Bill 901 mandated the expansion of the scope of California's regulations regarding minimum fire safety standards to include those lands classified and designated as Very High Fire Hazard Severity Zones ("VHFHSZ"), as defined in subdivision (i) of Government Code § 51177, to include Local Responsibility Areas. In other words, these regulations were extended to those portions of incorporated cities such as the City of Los Angeles that were designated as VHFHSZ. Thereafter, the Board of Forestry adopted implementing regulations. These regulations, known as the "State Minimum Fire Safe Regulations" were adopted in order to protect life and limb during wildfire events after extensive consultation with fire professionals and community members.

As explained below, the Project is located in a designated VHFHSZ, but does not comply with current regulations regarding emergency access and egress in a VHFHSZ. As such, the City cannot approve the requested entitlements to facilitate construction of the Project.

III. The Project Is Located within a Very High Fire Hazard Severity Zone in a Local Responsibility Area

There can be no question that the Project is located within a Very High Fire Hazard Severity Zone. This fact is documented in the City's ZIMAS system as shown below.

Additional	
Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	No
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Figure 1 – Screenshot from Zimas for 4230 N. Saltillo Street; additional information of hazards

IV. The Project is Subject to the Regulations Because it Requires the Issuance of a "Building Permit for New Construction Not Related to an Existing Structure"

The Project is subject to the State Minimum Fire Safe Regulations. As specified in Section 1270.03(a) of the Regulations, the Regulations shall apply to: "(1) the perimeters and access to all residential, commercial, and industrial Building construction . . . approved after July 1, 2021 within the VHFHSZ . . . "

As further explained in Section 1270.03(c), (a)ffected activities include, but are not limited to, application for a Building permit for ***new construction not relating to an existing structure*** and application for a use permit. See Cal. Code Regs. tit. 14 § 1270.03 (c)(2-3).

The Project clearly involves "new construction not related to an existing structure" and a building permit is required for that new construction. The lot is currently vacant. As such, the State Minimum Fire Regulations are triggered.

V. The Project Does Not Meet the Minimum Roadway Width Requirements Set Forth in the State Minimum Fire Safe Regulations

Article 2 of the State Minimum Fire Safe Regulations, Sections 1273 et seq., addresses Ingress and Egress. The intent of this portion of the Regulations is to require that: "Roads, and Driveways, whether public or private, unless exempted under 14 CCR §1270.03(d) shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulations during a Wildfire emergency consistent with 14 CCR §§1273 through 1273.09. The Project is not eligible for a Section 1270.03 exemption and the Project fails to comply with at least one of the Ingress and Egress Regulations: minimum roadway Width (Section 1273.01).

Section 1273.01(a) requires as follows:

> (a) All roads shall be constructed to provide a minimum of **two** ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

Cal. Code Regs. tit. 14 § 1273.01(a) (emphasis added).

The Letter of Determination issued by the ZA admits that Saltillo Street is less than 20 feet. Page 15 of the Report states as follows: "The proposed project fronts on Saltillo Street, which is a Substandard Hillside Limited Street with right-of-way width of 40 feet and a roadway width of less than 20 feet per the Department of Building and Safety/ Public Works Hillside Referral Form dated August 12, 2022." While the ZA ultimately granted the ZAD to waive the City's 20-foot Contiguous Paved Roadway ("CPR") requirement set forth in the Hillside Ordinance, that does not mean that the Project need not comply with state requirements. It does not.

VI. The City Cannot Make the Required Findings Due to the Project's Inconsistency with State Minimum Fire Safe Regulations

The ZA made certain findings in granting the Project approvals. For example, for the Zoning Administrator's Determination, the ZA that the following findings:

> "The request is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan."
>
> "The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region."
>
> "The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety."
>
> "The request is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan."

LOD at Pages 10-13.

However, the City cannot make any of the required findings outlined above because of the Project's inconsistency with the State Minimum Fire Safe Regulations. It is axiomatic that the failure of the Project to conform to critical fire safety regulations intended to protect human lives adversely affects and further degrades adjacent properties, the surrounding neighborhood and the public health, welfare and safety. Moreover, granting an entitlement under these circumstances would not be "beneficial to the community, city or region." And it would certainly not be in "conformity with the public necessity, convenience, general welfare, and good zoning practice" to grant such permits based on a clear inconsistency with state law. Again, the state's regulations were adopted in order to protect life and limb during wildfire events after extensive consultation with fire professionals and community members. The statutory requirements of a 20-foot-wide roadway for the ingress and egress of fire fighters, emergency vehicles and those residents attempting to escape wildfires is necessary for the preservation of life and the safety of emergency personnel. The Project's failure to comply with the State Minimum Fire Safe Regulations necessitates a conclusion that the Project will be detrimental to the public welfare and injurious to others adjacent to or in the vicinity of the subject property.

VII. The City Has Failed to Condition the Project to Ensure Adequate Mitigation for Impacts to an Oak Woodland; Therefore, Project is Not Exempt from CEQA as Class 3 Project

The Project site contains an Oak Woodland. There are 9 oak trees on the project site and the Project will remove 2 of those trees. Oak woodlands are "considered sensitive resources" under CEQA. The City's tree replacement requirements do not replace oak woodland habitat nor account for the temporal loss of individual tree canopy." The permanent loss of habitat for a sensitive resource constitutes a significant effect on the environment due to unusual circumstances. The removal of woodlands results in a permanent loss of habitat and biodiversity because any suitable habitat surrounding will already be occupied and numbers are reduced each time habitat is lost through development. The proposed project's building footprint will forever remove habitat – the replacement of individual trees does not negate the loss of habitat. The City's CEQA Thresholds Guide ("Guide") supports the conclusion that a "reduction of existing habitat" will have a significant effect on the environment. The Guide states that "[a] project would normally have a significant impact on biological resources if it could result in . . . The loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community.". There is no question that the Project will result in the permanent reduction of habitat for a locally designated species – the Coast Live Oak. Mitigation in the form of replacement trees alone does not replace Oak woodland habitat nor account for the temporal loss of individual tree canopy. Successful restorations of Oak Woodlands are extremely rare. It is relatively easy to plant oak trees, but the extensive ecological conditions and soils that make a forest from those trees have been thus far almost impossible to recreate in any short or medium timeframe. For these reasons, attempts to recreate these woodlands as mitigation for other developments are most often unsuccessful. Moreover, planting a boxed tree from a nursery does not mitigate the loss of both terrestrial and soil fauna and plant life that are part of an existing plant community.

The loss of temporal canopy and Oak woodland habitat will also have a significant effect on the wildlife that utilize the property. There is a strong relationship between oaks generally and wildlife. An oft-cited figure reports that 320 species of vertebrates and 5,000 species of insects are associated with oak woodlands. Id. These totals make Oak woodlands the richest overall wildlife habitats in California, and rank among the top three habitats for birds.

Oak woodlands are threatened by fire suppression, overgrazing, urban development, and disease. It is for this reason that the destruction of Oak woodlands constitutes a significant environmental impact. Replacing individual trees but not habitat area is ineffective. Because the proposed project would reduce the habitat area on the site considerably, it will have a resulting impact on the number of species supported by the site. Of the rich complement of oak woodland bird species, some will be eliminated from the site as a result of the Project and the replacement plantings of trees will be insufficient mitigation because they do not replace the area lost. It is a fallacy to imagine that wildlife at a development site will simply move to a new area after development. This is false because suitable surrounding habitat will already be occupied. Wildlife numbers are reduced each time habitat is lost through development.

Petitioner has met its burden under *Berkeley Hillside Preservation v. City of Berkeley*. The Project ***will*** have significant effect on the environment and the ZA's conclusions otherwise are not supported by substantial evidence.

VIII. The Project is in the Santa Monica Mountain Zone, a Sensitive Environmental Area of Concern and a Class 3 Categorical Exemption Cannot Be Used

The City asserts that the Project is categorically exempt from CEQA under Article III, Section 1, Class 3, Category 1 (new construction of small structures – single family residences not in conjunction with the building of two or more units). However, the Project is not eligible for the "single family home" exemption because of its location in the Santa Monica Mountain Zone ("Zone"). The Legislature has declared that the Zone is an environmental resource of critical concern. The Zone was established by the Legislature via the Santa Monica Mountains Conservancy Act, which is codified at Section 33001 of the Public Resources Code. Under these circumstances (where a project may impact on an environmental resource of critical concern by impacting an Oak Woodland as explained above) a party need only demonstrate a "fair argument" that a project may have significant effect on the environment. This standard of review was outlined in *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880. The court stated that once it is determined that a project is located in an environmentally sensitive area the "fair argument" standard of review applies. *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880, 890.

There should be no doubt that the Santa Monica Mountains Zone comprise an environmental resource of critical concern. In adopting the Santa Monica Mountains Conservancy Act ("Act"), the Legislature declared as follows:

> "The Legislature hereby finds and declares that the Santa Monica Mountains Zone, as defined in Section 33105, is a unique and valuable economic, environmental, agricultural,

> scientific, educational, and recreational resource that should be held in trust for present and future generations; that, as the last large undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment; that it exists as a single ecosystem in which changes that affect one part may also affect all other parts; and that the preservation and protection of this resource is in the public interest."

Pub. Res. Code Section 33001.

As noted in *Berkeley Hills Watershed Coalition*, a "resource" is a "natural source of wealth or revenue," or a "natural feature or phenomenon that enhances the quality of human life." *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880, 891. The Legislature's explicit findings regarding the characteristics of the Zone in the Santa Monica Mountains Conservancy Act more than meet this definitional requirement.

An objector need only demonstrate a "fair argument" that the project "may impact" the mapped resource. *Id.* at 894. Stated another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an Environmental Impact Report ("EIR") even though it may also be presented with other substantial evidence that the project will not have a significant effect. *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. Again, under the "fair argument" standard an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Friends of "B" St. v. City of Haywood* (1980) 106 Cal.App.3d 988, 1002. This standard sets a "low threshold" for preparation of an EIR. *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928.

In sum, the use of the Class 3 single-family home exemption cannot be used for this project because it is located within the Santa Monica Mountains Zone. Environmental review pursuant to CEQA is required because the mountains are an *environmental resource of critical concern* that have been designed and precisely mapped pursuant to state law.

IX. The Project is Not Exempt from CEQA as a Class 3 Activity Due to Unusual Circumstances

The Class 3 exemption is also not available due to "unusual circumstances." Application of the so-called "single family home exemption" is limited by the factors described in section 15300.2." An exemption should be denied if one of the exceptions listed in section 15300.2 of the Guidelines applies. Section 15300.2, subdivision (c), of the Guidelines provides for one such exception and states that if there is a "reasonable possibility" of a "significant effect on the environment due to unusual circumstances," then the categorical exception cannot apply. A "circumstance is 'unusual' . . . judged relative to the typical circumstances related to an

otherwise typically exempt project." *Voices for Rural Living v. El Dorado Irr. Dist.* (2012) 209 Cal.App.4th 1096, 1108–09.

a. <u>The Presence of a Coast Live Oak Woodland is an Unusual Circumstance</u>

As pointed out by the California Supreme Court in the *Berkeley Hillside Preservation* case:

> "A party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance."
>
> *Berkeley Hillside Pres.*, *supra*, 60 Cal.4th at p. 1105.

The California Supreme Court, in *Berkeley Hillside Preservation*, continued its analysis:

> Alternatively, under our reading of the guideline, a party may establish an unusual circumstance with evidence that the project will have a significant environmental effect. That evidence, if convincing, necessarily also establishes "a reasonable possibility that the activity will have significant effect on the environment due to unusual circumstances."
>
> *Berkeley Hillside Pres.*, *supra*, 60 Cal.4th at p. 1105

Thus, if it can be shown, as is the case here, that the Project will have a significant effect on the environment, that alone is sufficient to eliminate the applicability of the categorical exemption.

Policy 3 of Section 6 of the Conservation Element of the General Plan (Endangered Species) states as follows:

> "Policy 3: continue to support legislation that encourages and facilitates protection of endangered, threatened, sensitive and rare species and their habitats and habitat corridors."

Policy 4 of the Habitats portion of the Conservation Element of the General Plan states:

> "Policy 4: continue to support legislation that encourages and facilitates protection of local native plant and animal habitats."

Here, the unusual circumstances is the existence of an Coast Live Oak Woodland (*Qeurcus agrifolia*) on the site which the Project would negatively impact. This tree is a locally protected species. The City Council's findings and the implementing City's official CEQA Thresholds Guide quoted above constitute an authorized and definitive legislative finding that this particular project's special circumstances would have a significant impact on biological resources.

The City's official CEQA Thresholds Guide states:

> A project would normally have a significant impact on biological resources if it could result in:
>
> • The loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, or candidate species, or a Species of Special Concern or federally listed critical habitat;
>
> • The loss of individuals or the reduction of existing habitat of a *locally designated species* or a reduction in a locally designated natural habitat or plant community;

It is clear that this is a parallel to the definition of a "sensitive biological resource" found in that same document:

> For the purposes of the Thresholds Guide, a sensitive biological resource is defined as follows:
>
> - A plant or animal that is currently listed by a state or federal agency(ies) as endangered, threatened, rare, protected, sensitive or a Species of Special Concern or federally listed critical habitat;
>
> - A plant or animal that is currently listed by a state or federal agency(ies) as a candidate species or proposed for state or federal listing; or
>
> - A *locally designated or recognized species* or habitat.

The quoted statement from the CEQA Thresholds Guide above, in combination with the definition of a sensitive biological resource and the requirement that the description of the environmental setting include a "statement of the potential for existing sensitive resources, *based*

upon review of Exhibit C-7" make it clear that the trees in question are a sensitive resource in the City of Los Angeles and that, therefore, the presumption is that the Project *will* have a significant impact on biological resources. This certainly meets the required showing that there is "a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances" as required by *Berkeley Hillside Pres.*, *supra*, 60 Cal.4th at p. 1105.

X. The City Owes a Duty to Consult with CDFW and Failed to Do So

The California Department of Fish and Widlife is a trustee agency and the City owes a duty to consult with and notify CDFW. Per California Code of Regulations § 15386, a trustee agency "*means a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee agencies include: (a) The California Department of Fish and Game with regard to the fish and wildlife of the state, to designated rare or endangered native plants, and to game refuges, ecological reserves, and other areas administered by the department.*" There is no question that the Project will impact an Oak Woodland by removing two oak trees within a grove of nine oak trees. CDFW clearly has jurisdiction over these natural resources and the City failed to consult with CDFW to determine whether replacement trees *alone* would adequately mitigate impacts to a woodland (they do not). The City has a duty to consult with CDFW. Public Resources Code Section 21080.3 states as follows: "Prior to determining whether a negative declaration or environmental impact report is required for a project, the lead agency shall consult with all responsible agencies and trustee agencies."

The City cannot claim there are no significant impacts and use this as a basis not to consult with or notify a trustee agency. This was decided in *Gentry v. Murrieta* (1995) 36 Cal.App.4th 1359, 1387. ("We conclude that natural resources can be "affected by" a project, and hence the lead agency may have duties toward "trustee agencies," *even if the lead agency believes the project will have no significant effect on the environment*. This broad construction of "trustee agency" serves the statutory purpose of fostering interagency consultation. Potential trustee agencies should have input at an early stage in the process into the question of whether the project affects resources within their jurisdiction, and hence into the very question of whether they are, in fact, trustee agencies.). As explained above, the mitigation measures proposed by the City (namely, replacement trees at a 4:1 ratio) are insufficient to mitigate the impacts to an Oak Woodland.

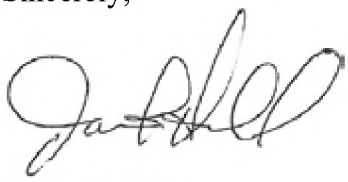
XI. Conclusion

The Project does not comply with the State Minimum Fire Safe Regulations because Saltillo Street is less than 20 feet wide. This Project is also subject to the State Minimum Fire Regulations because it's located in a VHFHSZ and requires a "building permit for new construction not relating to an existing structure." As a result of the Project's inconsistency with these regulations, the ZA erred in making its findings to grant the requested entitlements on December 19, 2024 and approve the Project.

Additionally, the Project is not exempt from CEQA because the Project ***will*** have a significant effect on the environment. Among other things, the City has failed to apply the appropriate mitigation for impacts to an Oak Woodland. Further, the Project is located in an environmentally sensitive location and therefore is not eligible for categorical exemption pursuant to CEQA Guidelines Section 15300.2(a). Finally, the City has failed to engage in the required consultation with trustee agencies, including CDFW.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☐ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council

☑ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

APN: Unknown

Project Address: 4230 N. Saltillo Street, Woodland Hills, CA 91364

Final Date to Appeal: 1/3/25

APPELLANT

Check all that apply.

☐ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☑ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Pluemjit Wilson

Company/Organization: N/A

Mailing Address: 21311 Las Pilas Road

City: Woodland Hills **State:** CA **Zip Code:** 91364

Telephone: (747)323-7023 **E-mail:** pluemjit.wilson@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other: _____

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☐ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name: N/A

Company/Organization: N/A

Mailing Address: N/A

City: N/A **State:** N/A **Zip Code:** N/A

Telephone: N/A **E-mail:** N/A

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☑ **NO**

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

☑ Reason(s) for the appeal

☑ Specific points at issue

☑ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Pheemjit Wilson **Date:** January 3, 2025

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Receipt No.: _____ **Date:** _____

☐ Determination authority notified ☐ Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our Online Application System (OAS).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

☐ Appeal Application

☐ Justification/Reason for Appeal

☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☐ *Aggrieved Party.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals.

☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.2.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1 or LAMC Section 10.1.10. (Waiver and Appeals) of Chapter 1A as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

Pluemjit Wilson
21311 Las Pilas Road
Woodland Hills, CA 91364

January 3, 2025

Office of Zoning Administration
200 N Spring Street, Room 763
Los Angeles, CA 90012-4801

To Whom It May Concern:

I am writing to appeal the decision made with respect to case no. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, dated December 19, 2024. This decision authorizes the construction of an 1,899 square foot single family home on 4230 N. Saltillo St., Woodland Hills, CA 91364.

I ask the Office of Zoning Administration to reverse this decision for the following reasons: 1. The building of a new residence on this lot would increase the risk of flooding on my own property.

2. The construction of this property requires the removal of three trees, two of which are protected Oak trees under Los Angeles city code.
3. The construction of new buildings in fire-prone areas has been shown to increase the risk of wildfire.
4. LA City officials have already disapproved plans to construct a new single-family home on 4230 N. Saltillo in 2007.

Increased Risk of Flooding to My Property

I ask the Office of Zoning Administration to reconsider their decision because the placement of a single family residence at 4230 N. Saltillo Street will increase the risk of flooding on my property at 21305 Las Pilas Road.

I own the properties located at 21305 Las Pilas Road and 21311 Las Pilas Road. Although both these lots lie adjacent to one another, 21305 is located directly across Saltillo Street from the site of the approved building project. I reside at 21311 Las Pilas Road.

In times of heavy rainfall, any water making its way down the hillside of 4230 N. Saltillo is currently absorbed into the soil. If this particular plot of land is developed, any water directed away from the new residence by rain gutters attached to the residence will eventually make its way across the street onto my property.

To illustrate this point, the below photograph shows the residence at 4238 Saltillo, which is located next door to the proposed construction site. The item circled in red is the rain gutter attached to this residence. It shows that water coming through this gutter flows directly onto Saltillo Street.



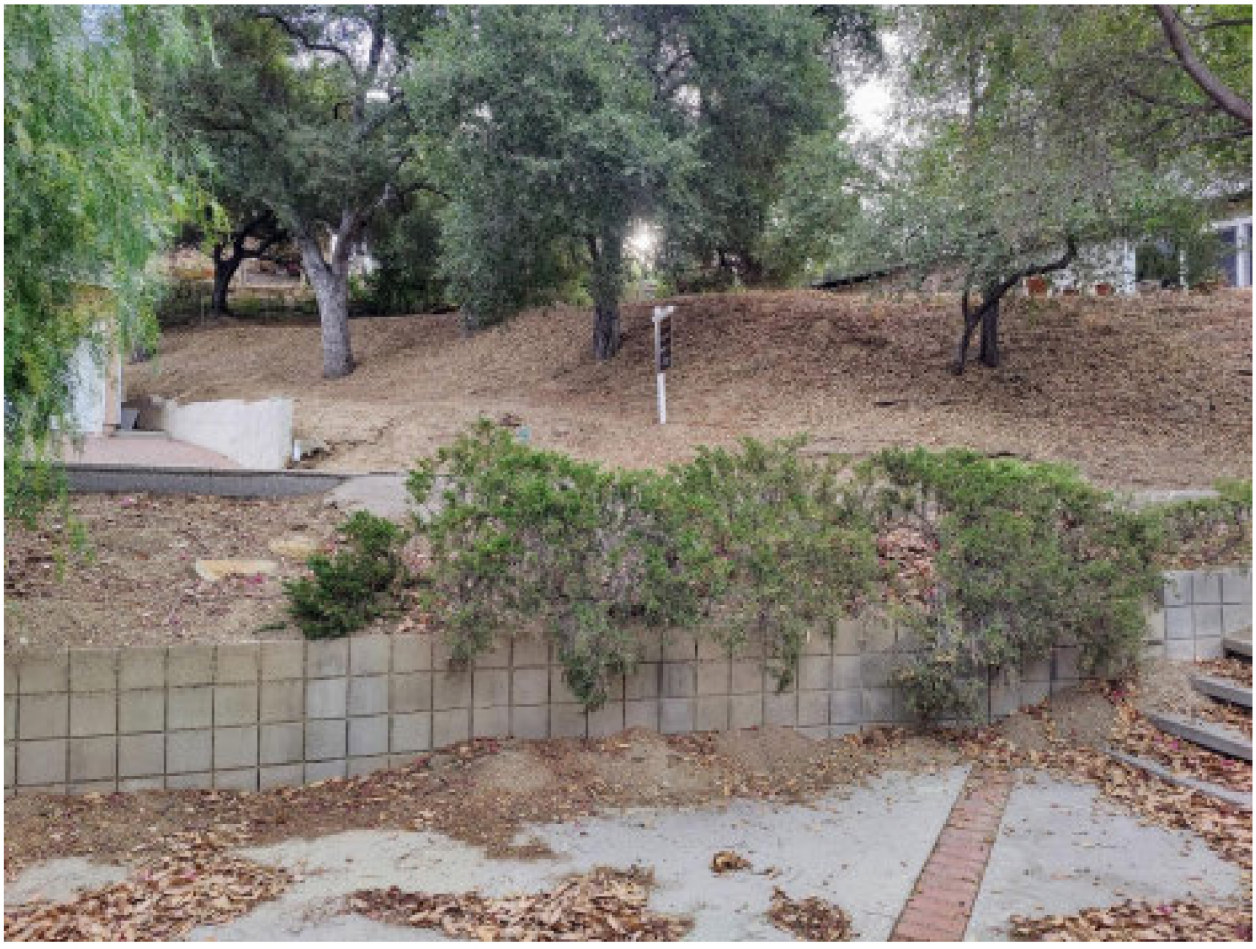
Luckily for me, the rain gutter shown in this photograph does not make its way onto my property because the road outside 4238 N. Saltillo is situated on a downhill incline. But, the stretch of Saltillo that lies directly in front of 4230 N. Saltillo lays flat. If a residence were to be built here, the water would make its way across the street down into the patio of 21305 Las Pilas Road, and possibly into the house.

As noted on p. 8 of the determination letter, "*surrounding properties are characterized by hillside topography and unimproved streets without a concrete curb and gutter*." Before the Office of Zoning Administration approves the building of a new residence, it needs to provide and implement a plan to redirect water away from my properties, given the lack of street gutters that would otherwise do this.

The below photo shows that there is no proper curb, nor are there street gutters, to direct any water making its way down the hillside on 4230 N. Saltillo, away from my property.



The construction of a residence at 4230 N. Saltillo places me at increased risk of flooding because the former is located at a higher elevation relative to my property. The site of the proposed construction is approximately 5.5 feet higher than my property at 21305 Las Pilas Road. To illustrate this point, see the below photograph. This photograph was taken from the patio of 21305 Las Pilas Road. The property at 4230 N. Saltillo is visible in the background.



The fact that N. Saltillo Street does not have a street gutter means that the absorption capacity of the undeveloped hillside is the only protection I have from downwardly mobile water during the rainy season. If the construction of a residence at 4230 N. Saltillo moves forward and flooding occurs on my property as a result, I will hold Los Angeles City legally responsible for the damage.

Removal of Legally Protected Oak Trees

I ask the Office of Zoning Administration to reconsider their decision because it would require the removal of centuries-old Oak trees, in addition to a fully grown Eucalyptus "street" tree, that cool down and provide shade for the neighborhood. These Oak trees are protected under Los Angeles Municipal Code Section 46.00.[1]

The replacement of each removed tree with four new ones, as is the proposed plan stated in the determination letter, is inadequate compensation for the centuries-old Oak trees that the neighborhood stands to lose. For an Oak tree to reach full maturity takes anywhere between 20 to 100 years. Four baby Oak trees are not of equal value to two fully mature Oak trees. There is no way Mr. Tebyani, the

[1] *TREE CARE MANUAL/ Appendices 8.0 Appendices A*. (n.d.). Retrieved January 3, 2025, from https://www.laparks.org/sites/default/files/forest/pdf/Appendices.pdf

developer who seeks permission to build a house on 4230 N. Saltillo, can make up for the time it took for the Oak trees on the property to grow to their current size.

The three trees that stand to be removed enhance the quality of life of everyone who currently lives in the area. Why is the Office of Zoning Administration looking out for the interests of an individual developer over the interests of an entire neighborhood?

Increased Wildfire Risk

I ask the Office of Zoning Administration to reverse their decision because overdevelopment in areas that are already prone to wildfire leads to a greater risk of wildfire.

As noted on p. 7 of the determination letter, the proposed new residence on 4230 N. Saltillo would be built in the middle of a "Very High Fire Hazard Severity Zone." The risk of wildfire in Woodland Hills is so high that insurance companies have stopped offering fire insurance coverage to home owners in the neighborhood. State Farm Insurance dropped 2,000 Woodland Hills homes from fire insurance coverage in 2024.[2] Both my homes at 21305 and 21311 currently do not have fire insurance protection.

Experts identify overdevelopment as one of the leading causes of wildfire in California. A 2021 study conducted by the U.S. Forest Service[3]found that the construction of new buildings in high-risk wildfire zones increases what is already a high risk of wildfire breaking out. It also found that many new buildings are being constructed in high-risk areas, and that this in turn could result in "growing rates of destruction and loss of life." The National Weather Service has gone on record to say that when wildfires break out near residential neighborhoods, they turn into "extraordinary events."[4] The Tubbs fire that consumed the residential homes of Santa Rosa, CA is one such example.

I ask the Office of Zoning Administration to consider the fact that wildfires are created when local government officials authorize the building of new homes in fire-prone areas. These kinds of decisions place the already existing homes at an even greater risk at a time when it is impossible to

obtain fire insurance coverage.

Prior Disapproval of Construction on 4230 N. Saltillo

[2] *State Farm cutting coverage: Here's a list of the SoCal communities impacted by zip code*. (2024, April 11). ABC7 Los Angeles. https://abc7.com/state-farm-home-insurance-cancellations-in-southern-california-heres-a-list-of-zip codes-impacted-by-non-renewal-plan/14642538/

[3] Kramer, H. A., Butsic, V., Mockrin, M. H., Ramirez-Reyes, C., Alexandre, P. M., & Radeloff, V. C. (2021). Post-wildfire rebuilding and new development in California indicates minimal adaptation to fire risk. *Land Use Policy*, *107*, 105502. https://doi.org/10.1016/j.landusepol.2021.105502

[4] Umair Irfan. (2017, October 12). *California's fires are not "natural" — humans made them worse*. Vox; Vox. https://www.vox.com/energy-and-environment/2017/10/12/16458242/risk-wildfires-worse-climate-change california-san-francisco-los-angeles

As noted on p. 8 of the determination letter, "*On March 27, 2007, the Director of Planning disapproved plans for the construction of a new single family home due to the removal of Oak trees, which are located with reference to other trees in such a way to acquire a distinctive significance at site location, and because it was incompatible with the surrounding homes and Parkway environment in terms of design.*"

Why was it deemed inappropriate to build a single-family home on 4230 N. Saltillo in 2007, but it is deemed appropriate now? The determination letter does not explain what has changed about this situation.

From the perspective of someone who has lived across from 4230 N. Saltillo for the past 45 years, the Oak trees are still a distinctly significant part of the neighborhood charm. I enjoy looking at them every day, and I am confident that other local residents feels the same way. Overdevelopment will destroy the rustic and semi-rural character of the neighborhood.

In conclusion, I hope that the Office of Zoning Administration sees that the costs of authorizing new construction in a residential neighborhood that is already at capacity by way of homes outweigh the benefit of whatever profit an individual developer stands to make. For the good of the residents who already live here, please reverse this decision.

Best,

Pluemjit Wilson

DETERMINATION LETTER

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

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Decision Date: December 19, 2024
Last Day to File an Appeal: January 3, 2025

Mehran Tebyani (A/O)
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Pouya Payan (R)
Labyrinth Design Studio Inc.
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CASE NO. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
ZONING ADMINISTRATOR DETERMINATION

4230 N. Saltillo Street
Community Plan: Canoga Park- Winnetka-Woodland Hills- West Hills
Zone : R1-1
C.D. : 3- Blumenfield
D.M. : 165A107
CEQA : ENV-2023-1207-CE
Legal Description: Lot: 5458, Arb: None, Block: 70, Tract : TR 6170

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, and Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;

Pursuant to Los Angeles Municipal Code Sections 12.24.X.28, I hereby DENY:

A Zoning Administrator's Determination to permit the construction, use, and maintenance of a new 1,899 square foot single family home on a lot that fronts on a Substandard Hillside Limited Street without providing a 20-foot-side Adjacent Minimum Roadway along Saltillo Street as required by LAMC Section 12.21 C.10(i)(2).

Pursuant to Los Angeles Municipal Code Sections 12.24.X.28, I hereby APPROVE:

A Zoning Administrator's Determination to permit the construction, use, and maintenance of a new 1,899 square foot single family home fronting on a Substandard Hillside Limited Street which does not have a 20-foot-wide continuous paved roadway from driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3).

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project, and I hereby APPROVE:

> The construction of a new two-story 1,899 square foot single family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool. The project is in the Inner Corridor, and subject to the Baseline Hillside Ordinance. The project site is downslope and Visible from the Mulholland Drive right-of-way. The project proposes 726 cubic yards of cut, zero cubic yards of fill, 726 cubic yards of export, and zero cubic yards of import grading. The project proposes the removal of two Oak trees and one street tree.

Pursuant to LAMC Section 11.5.7 C, and Section 5 of the Girard Tract (Ordinance No. 165,040), I have reviewed the proposed Project and as the designee of the Director of Planning, I hereby APPROVE:

> A Girard Tract Project Permit Compliance Review for the construction of a new two-story 1,899 square foot single-family home with an 818 square foot 4-car garage, 573 square foot basement, 2 retaining walls, and a swimming pool.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. Prior to the effectuation of this grant, the applicant shall revise Exhibit "A" to comply with the entitlements and revisions required as a result of this action. This Exhibit "A" shall receive signoff from the Planning Department with regards to its continued compliance with the Mulholland Specific Plan and the Girard Tract Specific Plan.

4. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Approved herein is the construction of a new three-story single-family dwelling on a lot that fronts on a Substandard Hillside Limited Street improved to a roadway which is consistent with the Los Angeles Municipal Code on a lot that does not have vehicular access via a 20-foot-wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, as shown on Exhibit "A".

7. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

8. The maximum Residential Floor Area as a result of the proposed project shall not exceed 1,899 sq. ft.

9. The maximum height of the proposed project shall not exceed 28 feet.

Mulholland Scenic Parkway Specific Plan Project Permit Compliance

10. **Retaining Walls.** Retaining walls shall be coated with stucco and be a minimum 75% screened with plant material from the Plan's Preferred Plant List. The number of retaining walls shall comply with the rules and regulations of the Los Angeles Municipal Code. The project proposes two retaining walls, both of which shall be stucco coated and contain landscape screening.

11. **Environmental Protection Measures**. Pursuant to Sections 6.B and 5.B, no oak tree (quercus agrifolia, lobata, q. virginiana) shall be removed, cut down or moved without written approval of the Director. The project proposes the removal of two Oak Trees, which will be replaced on a 4:1 basis, according to the Tree Report prepared by Lisa Smith and reviewed by the Urban Forestry Division.

12. **Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. The removal of any protected tree shall follow the rules and regulations of a tree removal permit with Urban Forestry review.

13. **Wildlife.** Should an agreement between the Applicant and the Mountains Recreation and Conservation Authority (MRCA) be reached, a Deed Restriction via Covenant would prohibit fencing, walls, lighting, planting of non-native vegetation, structures, or new hardscape within the deed restricted area. This deed restriction would not affect the residence as currently proposed or interfere with its stated purpose as a single-family residence and the existing hardscape pathways would be specifically exempted from the prohibition on hardscape. If and when this agreement is reached, a copy shall be provided for the case file.

14. **Grading.** The project shall be limited to 726 cubic yards of cut, 726 cubic yards of export, 0 cubic yards of fill, and 0 cubic yards of import as demonstrated on Exhibit A.

15. **New Glass.** All glass materials shall be non-glare and non-reflective.

16. **Landscaping.** Landscaping shall consist of native-type fire resistant plant materials. The following plant material shall not be planted:

Prohibited Plant Material
Acacia decurrens (GREEN WATTLE)
Acacia melanoxylon (BLACKWOOD ACACIA)
Achillea millefolium (COMMON YARROW)
Ailanthus altissima (TREE-OF-HEAVEN)
Albizia distachya (PLUME ALBIZIA)
Atriplex semibaccata (AUSTRALIAN SALTBUSH)
Bamboo sp.
Brassica sp.
Calocedrus decurrens (INCENSE CEDAR)
Centranthus ruber (JUPITER'S BEARD, READ VALERIAN)
Cirsium valgare and all other thistles
Cortaderia jubata (A GRASS SIMILAR TO PAMPUS GRASS)
Cotoneaster lacteus
Cupressus sempervirens (ITALIAN CYPRESS)
Cytisus (BROOM)
Eucalyptus sp.
Hirschfeldia incana (WILD MUSTARD)
Lantana camara
Lobularia maritima (SWEET ALYSSUM)
Nicotiana glauca (TREE TOBACCO)
Oxalis pes-caprae (BERMUDA BUTTERCUP)
Palmae (PALM)
Pennisetum setaceum (FOUNTAIN GRASS)
Podocarpus
Rhus
Ricinus communis (CASTER BEAN)
Robinia pseudoacacia (BLACK LOCUST)
Schinus terebinthifolius (BRAZILIAN PEPPER)
Tamarix aphylla (ATHEL TREE)

The Prohibited Plant Material list shall be printed on the landscape plan. The landscape plan shall be updated to comply with this condition.

Mulholland Design Review Conditions

17. **Roof-top Equipment.** No roof-top equipment allowed with the exception of solar panels.

18. **Mechanical Equipment.** Mechanical equipment shall be screened with plants from the Preferred Plant List or with permanent, solid fencing.

19. **Exterior Colors.** All exterior Colors must match existing colors or be 25% greyscale or greater except white and emphasize a color palette that is consistent with the Santa Monica Mountains.

20. **Exterior Lighting.** All exterior lighting fixtures shall be shielded and directed downward to illuminate only the project property. Up-lighting shall be prohibited.

21. **Trash Receptacles.** All trash and recycling receptacles should be stored inside the building or within an enclosed structure. Where receptacles are stored in any visible yard area, screening should be provided by means of landscaping and/or permanent, solid fencing. The proposed location should be identified on the site plan.

Girard Tract Specific Plan Conditions

20. **Sewer Connection**. No building permit shall be issued for the construction of the single-family residence on the parcel unless a new sewer connection and new permit is provided to the satisfaction of the City Engineer if the City Engineer determines that the subject site is located 200 or fewer feet from a sewer mainline.

21. **Off-Street Parking.** In addition to the off-street automobile parking required by Section 12.21 A 4(a) of the LAMC Per 12.21 4(a), per the Girard Tract Section 5 (2)(a-b) any RFA above 1500 shall provide one additional parking space for every 500 square foot increment. Total proposed RFA is 1,899 square feet, resulting in one additional parking for one additional increment, for a total of 4 parking spaces. This additional parking space may be tandem, uncovered, and in the front yard setback.

Administrative Conditions

22. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

23. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

24. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

25. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

> "A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on **September 4, 2024**, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for granting a Zoning Administrator Determination under the provisions of LAMC Section 12.24.X.28 have been established by the following facts:

BACKGROUND

The subject property is an irregular, parallelogram shape, downslope property comprised of one empty lot consisting of approximately 4,680 square-feet.

The subject property is zoned R1-1 and is located within the Canoga Park-Winnetka- Woodland Hills-West Hills Community Plan. The Community Plan Area Map designates the subject property for Low Residential land uses. The subject property is located within the boundaries of the Mulholland Scenic Parkway Specific Plan Inner Corridor and is downslope and visible from the Mulholland Drive right-of-way. The project site is also located within the Girard Tract Specific Plan. The subject property is located within a Hillside Area, a Very High Fire Hazard Severity Zone, and is located 9.4 miles from the Malibu Coast Fault zone. The subject property is also within the Santa

Monica Mountains zone.

The applicant is requesting a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new 1,899 square foot single family home on a lot that fronts on a Substandard Hillside Limited Street without providing a 20-foot-side Adjacent Minimum Roadway along Saltillo Street as required by LAMC Section 12.21 C.10(i)(2).

The applicant is also requesting a Zoning Administrator's Determination to permit the construction of a single-family dwelling on a lot that fronts on a Substandard Hillside Limited Street which does not have a 20-foot-wide continuous paved roadway from driveway apron to the boundary of the Hillside Area, in lieu of the required conditions permitted pursuant to LAMC Section 12.21.C.10(i)(2) and (3).

Finally, the applicant is also requesting a Specific Plan Project Permit Compliance and Design Review, pursuant to LAMC Sections 11.5.7 and 16.50 for the construction of a new two-story 1,899 square foot single family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool.

SURROUNDING PROPERTIES

Surrounding properties are characterized by hillside topography and unimproved streets without a concrete curb and gutter. Adjoining and neighboring properties to the north, east, west, and south of the subject property are zoned R1-1 and developed with single-family residences.

STREETS AND CIRCULATION

Saltillo Street adjoining the subject site to the northwest is a Local Street - Standard dedicated to a width of 40 feet and improved with a width of less than 20 feet with no sidewalk, curb and gutter.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Case No. DIR-2007-1488-DRB-SPP-MSP- On March 27, 2007, The Director of Planning disapproved plans for the construction of a new single-family home due to the removal of Oak trees, which are located with reference to other trees in such a way to acquire a distinctive significance at said location, and because it was incompatible with the surrounding homes and parkway environment in terms of design.

Previous Cases on Surrounding Properties

No past related cases have been identified on surrounding properties.

PUBLIC CORRESPONDENCE

There are 11 individuals who expressed opposition to the project via email. They had concerns regarding the narrow roadway width and limited parking, as well as the proposed tree removal and grading.

PUBLIC HEARING

A public hearing was held before the Zoning Administrator on September 4, 2024 at 9:00 am. The hearing was conducted entirely telephonically. The hearing was attended by 11 participants.

The following statements were made by the Owner/Applicant:

The approval is for the construction of a new two-story 1,899 square foot single family dwelling with a 4-car garage, basement, 2 retaining walls, and pool. The project is located in the Girard Tract and is in the Inner Corridor of the Mulholland Specific Plan, subject to the Baseline Hillside Ordinance. The project site is downslope and visible from the Mulholland Drive right-of-way. The project proposes 726 cubic yards of cut, zero cubic yards of fill, 726 cubic yards of export, and zero cubic yards of import grading. The project proposes the removal of two Oak trees and one street tree.

The following statements were made during the Public Comment period:

During the Public Comment period, several comments were raised regarding concerns about the project. One speaker, a nearby resident, objected to the removal of healthy trees, the ambitious footprint of the project on a substandard lot, and the challenges posed by limited roadway access. A second resident of the Girard Tract emphasized the importance of preserving the tree canopy, stating the project's size and pool were excessive and could destabilize the hillside due to extensive grading. A third speaker, the HOA president, echoed concerns about hillside stability, tree removal, and the need to widen the road for firetruck access, while requesting limitations on construction hours and parking to protect the neighborhood. The final two speakers both expressed concern about the project size and tree removal, with one adding that soil removal could destabilize the hillside and affect an existing drainage easement.

The following statements were made during the Rebuttal period:

In response, the applicant stated that no harm would come to the trees and referenced a biological study confirming no disruption to habitat. They assured the hillside would be stabilized with retaining walls and piles, with Building and Safety reviewing compliance. The applicant clarified that removed oak trees were at the front of the property and arborist-approved, while noting a 20-foot roadway widening would result in additional tree loss. They also highlighted the house's modest 1,000-square-foot footprint and acknowledged workers would park on the street.

The following statements were made during the Zoning Administrator Deliberation period:

The Zoning Administrator (ZA) questioned the Design Review Board (DRB) process, noting canceled meetings due to quorum issues. The ZA also inquired about the basement and four-car tandem garage, learning the garage is 800 square feet and the basement, which includes multipurpose space, is 573 square feet. Finally, the ZA posed an alternative design scenario, asking whether the basement and pool could be eliminated to reduce the project size and instead include a two-car garage with the house starting on the flat pad. The applicant determined that the suggested design was undesirable and opted to continue with the currently proposed project.

At the conclusion of the public hearing, the Zoning Administrator stated she would take the project under advisement to review the Zoning Administrator's requests, the evidence provided and the public feedback from the hearing and correspondences. The hearing was adjourned at 10:10 a.m.

MANDATED FINDINGS

Zoning Administrator's Determination

In order for a Zoning Administrator's Determination to be granted, all of the legally mandated findings delineated in Section 12.24 X.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the

relevant facts of the case to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project site is located within the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan area. The Community Plan designates the project site for Low Residential land uses, corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The project site is zoned R1-1 and is therefore consistent with the land use designation. The project site is a sloped, irregularly shaped parcel of land measuring approximately 4,680 square feet of lot area. The site fronts on Saltillo Street to the west. The surrounding area is mostly developed with one- to two-story single-family dwellings. Properties to the north, east, south, and west of the subject property are located in the R1-1 Zone.

According to the Department of Building and Safety/ Public Works Hillside Referral Form, dated August 12, 2022, Saltillo Street is a Substandard Hillside Limited Street with a right-of-way width of 40 feet and a roadway width of less than 20 feet. Pursuant to the provisions of the Baseline Hillside Ordinance (BHO), Saltillo Street is subject to the requirement to provide a 20-foot-wide Adjacent Minimum Roadway and a 20-foot-wide Continuously Paved Roadway from the driveway apron to the Hillside boundary for any qualifying construction work.

The project site is currently vacant. The project is for the construction of a new two-story 1,899 square foot single family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool fronting on a Substandard Hillside Limited Street in the R1-1 Zone. The proposed Residential Floor Area will be 1,899 square feet.

The applicant is hereby requesting Zoning Administrator's Determination for the construction of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street improved with an Adjacent Minimum Roadway width of less than 20 feet, and which does not have a minimum 20-foot-wide Continuous Paved Roadway from the property's driveway apron to the boundary of the hillside.

As a single-family dwelling project in the Hillside Area, the project must comply with the BHO of the LAMC. One of the requirements of the BHO is to improve the Adjacent Minimum Roadway width of 20 feet where the correct roadway width is less than 20 feet at the property's frontage, as well as the Continuous Paved Roadway from the driveway apron of the property to the boundary of the hillside area.

Therefore, the requests herein are for a waiver of the requirement to improve the Adjacent Minimum Roadway to a minimum of 20 feet at the property's frontage, and a waiver of the requirement to improve the Continuous Paved Roadway from the property's driveway apron to the boundary of the hillside. All BHO deviation requests must comply with the Zoning Administrator's Determination procedure pursuant to Section 12.24X28.

Minimum Adjacent Roadway (DENIED)
The City of Los Angeles prioritizes the incremental widening of roadways adjacent to hillside properties as a standard policy and practice, ensuring compliance with safety and accessibility requirements as properties are developed.

In this case, the widening of the Adjacent Minimum Roadway to a width of 20 feet has been

determined both feasible and necessary. The subject property is currently vacant, which presents a unique opportunity to construct a project that complies with roadway dedication and improvement requirements without the constraints associated with altering or demolishing existing structures. While it is acknowledged that the property is situated on an ascending slope and that the area contains protected trees, the required street dedication and improvement must still be implemented.

These improvements may result in modifications to the project that could require additional approvals; however, they are essential to ensure the project aligns with applicable requirements and regulations. Accordingly, the requested waiver of the minimum adjacent roadway dedication requirement is denied.

Continuous Paved Roadway (APPROVED)
In requiring the Continuous Paved Roadway to be improved would require extensive grading into the steep grade adjacent to the street. Improving the Continuous Paved Roadway from the property's driveway apron to the boundary of the hillside area is infeasible given the topography of the street as well as the impact to properties not under the ownership of the applicant.

The proposed construction on the subject property will not change the character of the neighborhood. Requiring street improvements would be a hardship and create impractical difficulties since the land is outside the control of the project proponent. The subject property slopes uphill from the edge of the existing pavement which will make it difficult and costly to widen the roadway in any dedicated area. The proposed project will enhance the built environment and perform a function that is beneficial to the community.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The project site is located within the Canoga Park-Winnetka- Woodland Hills- West Hills Community Plan area. The Community Plan designates the subject property for Low Residential land uses, corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The project site is zoned R1-1 and is therefore consistent with the land use designation. The project is a sloped, irregular-shaped parcel of land measuring approximately 4,680 square feet of lot area. The surrounding area is mostly developed with one- to two-story single-family dwellings. Properties to the north, east, west, and south of the subject property are located in the R1-1 Zone.

The subject property is currently vacant. The proposed project is for the construction of a new 1,899 square foot two-story single-family home with a 573 square foot 4-car garage, 818 square foot basement, two retaining walls, and a swimming pool fronting on a Substandard Hillside Limited Street in the R1-1 Zone. The proposed Residential Floor Area will total 1,899 square feet.

Minimum Adjacent Roadway (DENIED)
The requested waiver of the minimum adjacent roadway dedication requirement is denied, as granting the waiver is not necessary and would adversely impact adjacent properties, the surrounding neighborhood, and public health, welfare, and safety.

The proposed roadway widening to a minimum width of 20 feet has been determined both feasible and essential. The subject property, currently vacant, provides a unique opportunity

to comply with the roadway dedication and improvement requirements without the challenges associated with modifying or removing existing structures.

While it is recognized that the property is located on an ascending slope and includes protected trees, these factors do not preclude compliance. The required street dedication and improvements are necessary to support public safety, adequate access, and consistency with applicable standards and regulations.

The required improvements may necessitate modifications to the proposed project and could trigger the need for additional approvals. However, such improvements are critical to ensuring the project integrates appropriately with surrounding properties and infrastructure. Consequently, the waiver request is denied upholding the integrity of applicable requirements and protect the broader public interest.

Continuous Paved Roadway (APPROVED)
The requested waiver of the continuous paved roadway requirement is approved, as the required improvements are infeasible due to the challenging topography of the street and the significant impact such improvements would have on properties not owned by the applicants.

The proposed project involves the construction of a two-story, 1,899 square foot single-family dwelling, which is consistent with and compatible with the scale and character of the surrounding neighborhood.

To mitigate potential impacts, the Zoning Administrator has imposed a comprehensive set of conditions to ensure the project will not adversely affect surrounding properties during construction or the ongoing operation of the dwelling. As such, the project, as approved, will not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan**.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element established the broad overall policy and direction for the General Plan. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Canoga Park-Winnetka- Woodland Hills-West Hills Community Plan area. According to the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan, the site is designated for Low Residential land uses, corresponding to the RE9, RS, R1, RU, RD6, and RD5 zones. The subject property is zoned R1-1 and is therefore consistent with its land use designation.

The Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan includes the following objectives and policies.

> ***Goal 1:*** *A SAFE, SECURE, AND HIGH-QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE CANOGA PARK-WINNETKA- WOODLAND HILLS- WEST HILLSCOMMUNITY PLAN AREA.*

Objective 1-3: *Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.*

The Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan intends to preserve and enhance residential development that is well designed and compatible with the surrounding neighborhood. As discussed above, the proposed project, consisting of a two-story, single-family dwelling, aligns with these goals and objectives by contributing to the character and value of the surrounding neighborhood through well-designed residential development. The project is consistent with similar applications approved in other hillside communities and is compatible with adjacent properties.

However, as discussed in the denial of the requested waiver for the minimum adjacent roadway dedication, compliance with roadway dedication and improvement requirements is necessary to ensure alignment with the City's regulatory framework and to protect public safety. Although the project site presents challenges such as sloping topography and the presence of protected trees, these factors do not preclude adherence to applicable standards.

As conditioned, the approved project substantially conforms to the purpose, intent, and provisions of the General Plan, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, and the Mount Washington-Glassell Park Specific Plan, advancing their goals of enhancing residential quality while ensuring public safety and compatibility with the surrounding environment.

4. **The request is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan.**

According to the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan, the site is designated for Low Residential uses, corresponding to Zones RE9, RS, R1, RU, RD6, and RD5. The subject property is zoned R1-1 and is therefore consistent with its land use designation.
The proposed project involves residential use of the property, aligning with the General Plan, Community Plan, and zoning requirements. The development is consistent with the surrounding neighborhood's character and mode, preserving the integrity of single-family hillside neighborhoods. As such, the proposed project conforms to public necessity, convenience, general welfare, and good zoning practice.

However, as referenced in the denial of the minimum adjacent roadway dedication waiver, compliance with roadway dedication and improvement requirements is critical to ensuring the project aligns with City regulations and to addressing public safety concerns. While challenges such as the site's sloping topography and protected trees were considered, these do not justify a waiver of the roadway dedication requirements.

The project, as conditioned, ensures adherence to the objectives of the General Plan, including enhancing residential quality and maintaining compatibility with surrounding uses. The proposed residential development will not adversely affect any element of the General Plan, as it is consistent with the property's intended use and furthers the broader goals of the Community Plan.

STREET ACCESS FINDINGS

5. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

The vehicular traffic associated with the proposed project will not create any additionally adverse impacts on street access or circulation in the surrounding neighborhood as the use is that of single-family dwellings. The proposed single-family dwelling will fit with the existing character and density of the community. The proposed four parking spaces are not associated with an increase in vehicular traffic. The proposed project will comply with applicable regulations of the BHO. The improvements necessary to meet the strict application of the LAMC would not be proportionate to any potential impacts generated by the project. A number of conditions have been imposed as part of this grant to ensure good construction practices and to ensure that streets remain clear.

The traffic associated with the dwelling itself will not create any additional adverse impact on street access or circulation except for typical vehicular traffic associated with the construction of a new dwelling, which is consistent with the Community Plan. The project will not significantly alter the existing character and permitted density in the area. Access to the subject property will be from Saltillo Street. A number of conditions have been imposed as part of this grant to ensure that during construction, neighbors are informed of building schedules, including requirements for a flag person, off-site staging, and limits on truck hours and sequential deliveries. As such, approval of the proposed development will not result in the creation of an adverse impact on street access or circulation in the surrounding neighborhood.

6. **The building or structure will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.**

The proposed construction of the single-family dwelling will be built in compliance with the Baseline Hillside Ordinance, applicable building codes, and Federal and State regulations. These measures, along with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, ensure that the project is harmonious with surrounding land uses and promotes the safety and welfare of the community. The proposed project, as a low-density residential development, is compatible with the character, size, and height of adjacent properties.

To further safeguard surrounding properties during construction and operation, the Zoning Administrator has imposed a comprehensive set of conditions. Additionally, specific Regulatory Compliance Measures (RCMs) established by the City of Los Angeles will regulate grading and construction activities in this sensitive hillside area, ensuring potential impacts are reduced to less-than-significant levels. These include adherence to the California Building Code and the City's Landform Grading Manual, which have been proven effective in similar environments to the satisfaction of the City Engineer. Compliance with RCMs related to grading and construction traffic will be monitored throughout the permitting and inspection processes.

It is noted, however, that the denial of the requested waiver for the minimum adjacent roadway dedication is a critical component in ensuring public safety and access. The requirement to improve the roadway to a minimum width of 20 feet is necessary to address safety concerns and ensure compliance with City standards. While this requirement may present additional challenges during project construction, it is essential to mitigate potential adverse safety impacts on the surrounding neighborhood.

As conditioned, and with adherence to the required regulatory measures and roadway improvements, the project will not be materially detrimental or injurious to adjacent properties or improvements, nor will it have a materially adverse safety impact on the surrounding neighborhood.

7. **The site and/or existing improvements make strict adherence to LAMC Section 12.21 C.10(i) impractical or infeasible.**

The proposed project fronts on Saltillo Street, which is a Substandard Hillside Limited Street with right-of-way width of 40 feet and a roadway width of less than 20 feet per the Department of Building and Safety/ Public Works Hillside Referral Form dated August 12, 2022. Strict compliance with Section 12.21 C.10(i)(3) of the Code would require improvements to Saltillo Street directly adjacent to the subject property. The local residents and the applicant have presented sufficient justification that the street improvements required by the Bureau of Engineering are impractical and infeasible.

It has been determined that the improvement of the Adjacent Minimum Roadway in front of the property is feasible, while the improvement to the public right-of-way for the entire Continuous Paved Roadway from the project site to the boundary of hillside is disproportional to the cost of the proposed project and thus infeasible.

Adjacent Minimum Roadway (DENIED)
With regards to the Adjacent Minimum Roadway, granting the waiver is not necessary and would adversely impact adjacent properties, the surrounding neighborhood, and public health, welfare, and safety.

The proposed roadway widening to a minimum width of 20 feet has been determined both feasible and essential. The subject property, currently vacant, provides a unique opportunity to comply with the roadway dedication and improvement requirements without the challenges associated with modifying or removing existing structures.

While it is recognized that the property is located on an ascending slope and includes protected trees, these factors do not preclude compliance. The required street dedication and improvements are necessary to support public safety, adequate access, and consistency with applicable standards and regulations.

The required improvements may necessitate modifications to the proposed project and could trigger the need for additional approvals. However, such improvements are critical to ensuring the project integrates appropriately with surrounding properties and infrastructure. Consequently, the waiver request is denied upholding the integrity of applicable requirements and protect the broader public interest.

Continuous Paved Roadway (APPROVED)
With regards to the Continuous Paved Roadway, Hillside streets are also often located next to steep slopes which would require additional grading cut, export, and retaining walls to widen public roadways while stabilizing the roadways for the entire Continuous Paved Roadway. Further, the applicant would also be required to obtain private land from each property owner along the way for the street widening which is a tremendous and impossible task. Private improvements and mature tree and landscaping may also need to be demolished for the widening creating more damage to the neighborhood than enhancement.

The intent of the Hillside regulations is to provide for safe vehicular access for traffic and for basic access to any property by emergency vehicles which the proposed development preserves, however, in this project the Code requirement for a Continuous Paved Roadway would create more harm than to further enhance the built environment. Therefore, the site and existing improvements make struct adherence to Section (3) of Paragraph (i) of Subdivision 10 of Subsection C of Section 12.21 of this Code impractical or infeasible.

Mulholland Scenic Parkway Specific Plan Project Permit Compliance and Design Review Board Findings

1. **A recommendation was made by the Mulholland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:**

   The proposed project is subject to the design review process because it is located within the boundaries of the Mulholland Scenic Parkway Specific Plan and is not subject to exemptions of Section 11.J.

   The case project was first scheduled for a Design Review Board hearing on August 16, 2023, which was cancelled due to lack of quorum. It was then rescheduled for a hearing on September 20, 2023, which was cancelled once again due to lack of quorum. Pursuant to the Los Angeles Municipal Code Section 16.50.D, if a Design Review Board cannot obtain quorum for action with the stated limits, the application shall be transferred forthwith to the Director for action with no recommendation from the Design Review Board. Therefore, this application transferred to the Director of Planning, and no further action is required by the Mulholland Design Review Board.

2. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

   Based on a review of the plans submitted with the application, marked Exhibit "A," ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, the Director of Planning makes the following findings in accordance with the applicable design review criteria of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992:

   Section 5.A: Uses
   The project proposes the use of land for a single-family dwelling, which is a permitted use and as such, the project use complies with Section 5.A of the Specific Plan.

   Section 5.B: Environmental Protection Measures
   The subject property is not defined as a "prominent ridge" as per the definition in Section 4 since no ridgeline appears near the property on the map of the Specific Plan Area: Map 2 of 12. As such, the project is not subject to Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area. Furthermore, according to the same map and http://zimas.lacity.org the project is further than 100 feet from a watercourse and more than 200 feet from public parkland; is not subject to Section 5.B.2, which limits grading within 100 feet of a stream bank or Section 5.B.3, which limits construction and grading within 200 feet of public parkland. The project does propose to remove two Oak trees and one street tree but will not lead to irreversible soil erosion nor is it located with reference to other trees or monuments in such a way as to acquire a distinctive significance at said location, which is in accordance with Section 5.B.4. Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety

Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan.

According to the Biological Resources Report prepared by AJ Samra and Matthew South, from South Environmental, in March 2023, the project will avoid any potential impacts with the implementation of Regulatory Compliance Measures #1 and #2, listed below.

Regulatory Compliance Measure #1: Protected Trees and Non-protected Significant Trees

- An arborist report should be completed outlining the protected and significant trees on the site and how they will be impacted. Permits should be sought for these impacts. Compliance measures should be developed for the site that include native replacement of trees or shrubs at a ratio of 4:1 for protected individuals and a ratio of 2:1 for significant individual that are removed or that will be destroyed by root zone encroachment; in the case of encroachment, avoidance measures must be assessed in cases where trees or shrubs can potentially be preserved.

Regulatory Compliance Measure #2: Preconstruction Nesting Bird Survey

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1- January 31).
- If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 1- August 31) a preconstruction survey for nesting birds should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area should include the project site and suitable habitat within a 300-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.
- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

Section 5.C: Grading

The project requires 726 cubic yards to be cut, zero cubic yards of which will be used for fill, zero cubic yards will be imported, and 726 cubic yards will be exported. In Section 5.C the Plan states that:

The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

a. *The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.*
b. *All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.*
c. *The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.*

d. The Department of Building and Safety has determined that grading will minimize erosion.

Per this Section, the applicant would be limited to 2,340 cubic yards of grading for the 4,680 square foot lot; as noted above the project requires 726 cubic yards of grading. The grading proposed for the single-family dwelling conforms with the Landform Grading Manual, and as conditioned in this determination letter the design of the home will be compatible with the Santa Monica Mountains. Furthermore, the applicant is subject to stricter grading requirements by the LAMC and is required to obtain grading permits and follow all practices imposed on them during the process of grading from the Building and Safety Grading Division as it has been conditioned to comply with the Baseline Hillside Ordinance grading as specifically described in Section 12.21 C.10.(f) of the LAMC. As such, the project complies with Section 6.C of the Specific Plan.

Section 5.D: Building Standards

The project's height is limited to 28 feet, which complies with the height limit identified in subdivision 6.D for structures visible from Mulholland Drive of 40 feet. However, per Section 3.B of the Specific Plan, where the Los Angeles Municipal Code (LAMC) has a lower height requirement, the LAMC prevails and as such, the project is also subject to the envelope height requirements of the Baseline Hillside Ordinance.

Guideline 12: Trees. *Oak trees and other native tree species of the Santa Monica Mountains have special protection under the Specific Plan and should be preserved.* The project proposes the removal of two Coast Live Oak trees, which will both be replaced at a four-to-one ratio with 24-inch box minimum size native oak species, as stated in the Tree Report prepared by Lisa Smith and reviewed by the Urban Forestry Division. The project proposes one protected street tree, Lemon Scented Gum Eucalyptus, which will be replaced at a 2:1 ratio or to the satisfaction of the Urban Forestry Division.

Guideline 13: Wildlife. *Projects that are near parks and wildlife corridors should be sensitive to preserving wildlife habitats and the ecology of the Scenic Parkway.* As stated in the Biological Resources Report prepared by AJ Samra and Matthew South, from South Environmental, in March 2023, the project will avoid any potential impacts with the implementation of Regulatory Compliance Measures #1 and #2.

Guideline 28: Retaining wall height. *Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exceed 10 feet in height, as measured from finished grade.* The two new retaining walls do not exceed 10 feet in height, as shown on pages E-9.4 to E-9.5, and will need to comply with the regulations of the LAMC which may further limit the overall height of the proposed retaining walls, as determined by the Department of Building & Safety.

Guideline 29: Retaining wall materials. *Where freestanding site retaining walls are proposed, all visible retaining walls should be stucco coated or constructed of stone, brick or decorative block.* The project proposes the use of smooth finish exterior plaster Lahabra 81588 Morning Side (30) Base 100, as shown on pages E-9.4 to E-9.5.

Guideline 30: Retaining wall landscaping. *Where exposed site or building retaining walls are proposed, the visual impact should be diminished by the use of dense landscaping in accordance with the landscape guidelines contained in Section 4.* As shown on pages E-9.4 to E-9.5, the project proposes the use of Clematis Passiflora for landscape screening which will eventually cover at least 75% of the retaining wall.

Guideline 31: Building height. *The Specific Plan limits the maximum height of a project that*

can be approved without an exception to the Specific Plan. The proposed height of the structure is 28 feet, which does not exceed the maximum allowed height of 28 feet for a structure with a flat roof in the Inner Corridor that is visible from Mulholland Drive right-of-way.

Guideline 34: Building articulation. *Design the exterior surface (building elevations) of any structure to be articulated, presenting a variety of surfaces, textures and angles.* As shown on the colored rendering and material board on page E-10.5, the proposed project will have a variety of surface textures, including smooth finish exterior plaster, composite wood siding, and sheet metal fascia. The orientation of each floor of the proposed project changes, therefore, presents a variety of angles.

Guideline 37: Roof-top equipment. *The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof which is visible from Mulholland Drive and should be avoided for all projects if alternative locations are available. Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points.* As shown on page E-4, the project proposes solar panels located on the roof, which is allowed.

Guideline 38: Exterior colors. *Colors for residences, walls, fences, and all other exterior structures should complement or be consistent with the naturally occurring colors of the Santa Monica Mountains, as shown on the Color Wheel (Appendix A).* As shown on page E-10.5, the project proposes the use of colors that are consistent with the Santa Monica Mountains, including gray and brown.

Guideline 40: Exterior lighting. *Minimize the visual impact of lighting to preserve the Scenic Parkway's park-like setting, avoid the creation of an urban street environment, and protect the movement of wildlife.* As shown on page E-10.5, the proposed exterior lights are recessed and downward-facing.

Guideline 42: Windows. *Wood, vinyl or metal windows with a minimum overall frame profile of 2 inches should be utilized.* As shown on the window and door schedule on page 61, the wood and aluminum windows have a frame profile of at least 2 inches.

Guideline 43: Garages. *The project should avoid utilizing more than one double or two single garage doors in the same plane visible from the public right-of-way.* As shown on the colored rendering on page E-10.3, the project proposes one double garage door.

Guideline 44: Mechanical Equipment. *Heating, air-conditioned and utility equipment and ducts should be completely concealed within the structure or screen with landscaping and/or permanent, solid fencing.* The mechanical equipment shown on page E7.2, shall be screened using plants from the Preferred Plant List or with permanent, solid fencing.

Guideline 45: Pool equipment. *Pool equipment should be screened by means of landscaping and/or permanent, solid fencing.* The pool equipment shown on the site plan on page E-6.1 must be screened.

Guideline 46: Trash Receptacles. *All trash and recycling receptacles should be stored inside the building or within an enclosed structure.* The trash receptacles shall be stored within the building, enclosed structure, and screened from view.

Guideline 54: Protection of native and/or significant trees. *Existing native trees and distinctive or significant non-native trees located on the project site should be protected from destruction or damage, to the greatest extent possible.* According to the Tree Report, Arborist

Lisa Smith identified 7 other Coast Live Oaks on the property that will be retained and preserved.

Guideline 55: Replacement of native trees. *If the loss of any significant native trees is determined unavoidable, the Specific Plan requires that they be replaced by new trees of the same species at a ratio of two-to-one.* The Arborist Lisa Smith, stated in the Tree Report, reviewed by Urban Forestry Division, that the two Coast Live Oak trees will be replaced at a ratio of four-to-one with native oak species of 24-inch box minimum size, as shown on the site plan, page E-6. The Lemon Scented Gum Eucalyptus tree will be replaced at a 2:1 ratio, or to the satisfaction of the Urban Forestry Division.

Guideline 57: New plants. *Emphasize a variety of native or native-type plants in the landscape design for the project (see Appendix B, Preferred Plant List); retain existing native plants whenever and wherever possible.* As shown on the planting plan on page 62, the project proposes plants from the preferred list, including Quercus agrifolia, Baccharis pilularis, Heuchera maxima, Muhlenbergia rigens, Ribes viburnifolium, Salvia spathacea, and Woodwardia fimbriata.

Guideline 58: Plant colors. *Plant colors should be consistent with the naturally-occurring colors of the Santa Monica Mountains, as shown on the Color Wheel, Appendix A.* As shown on the planting plan on page 62, the proposed plants' colors are consistent with the naturally-occurring colors of the Santa Monica Mountains.

Guideline 68: Fencing and walls. *Fencing and all walls should be a minimum 75% screened with plant material.* As shown on pages E-9.4 and E-9.5, the two retaining walls will be at least 75% screened with Clematis Passiflora.

Guideline 70: Landscape planting/irrigation plan detail. *For all new home construction and additions to existing homes which enlarge the building footprint, submit a complete landscape planting plan, with a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity and time to maturity of all proposed plantings, and a complete irrigation plan.* As shown on pages 62 to 64, the applicant has provided a complete and detailed planting and irrigation plan.

Section 11.I.3: Design Review Criteria
Based on a review of the project proposal, and in consideration of the recommendation of the Design Review Board, the proposed single-family residence, as modified by the conditions herein, is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.I.3 of the Plan.

Girard Tract Specific Plan – Project Permit Compliance

3. For any lot fronting on a Substandard Hillside Limited Street as defined in Section 12.03 of the Los Angeles Municipal Code, no building or grading permit shall be issued for the construction of or addition to a one family dwelling, or for an accessory building unless the following requirements are met:

   In addition to the off-street automobile parking spaces required by Section 12.21 A 4(a), the following off-street parking spaces shall be provided.

   a. *For a main building and any accessory building excluding floor area devoted to required parking, which exceeds a combined floor area of 1,500 square feet, there shall be one*

additional parking space provided for each additional increment of 500 square feet or fraction thereof of floor area for a maximum of six (6) total on-site spaces.

b. Notwithstanding the provisions of Section 12.21 C1(g) of the LAMC to the contrary, the additional parking spaces required by this subparagraph may be uncovered and in tandem and may be located within the required front yard setback.

As conditioned herein, the project is required to provide one (1) additional parking spaces for a total of four (4) parking spaces, as the project fronts a Substandard Hillside Limited Street, and the project is a combined floor area of approximately 1,899 square feet. As such, the project complies with Section 5.A.2 of the Specific Plan.

4. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

ADDITIONAL MANDATORY FINDINGS

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside the flood zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.org/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.org/development-services/forms. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: https://www.lavote.net/home/county-clerk/environmental-notices-fees. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

Inquiries regarding this matter shall be directed to Tiffany Corrales, Assistant City Planner for the Department of City Planning at (213) 682-6368 or tiffany.corrales@lacity.org.

Christine M. Saponara

CHRISTINE M. SAPONARA
Associate Zoning Administrator

cc: Councilmember Bob Blumenfield
Third Council District
Adjoining Property Owners

CMS:CR:TC:mc

PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT 5406, TRACT TM 6170, BLOCK: 70
M.B. 183-71/73 (UNITS 53-55)
MAP SHEET: 165A197
ASSESSOR PARCEL NO. (APN): 2172-023-053
PIN#: 165A197 241

ADDRESS: 4230 SALTILLO STREET
LOS ANGELES , CA 91364

OCCUPANCY : R-3 (RESIDENTIAL) U (PRIVATE STORAGE AND GARAGE)
USE : RESIDENCE

ZONING : R1-1 HILLSIDE AREA MULHOLLAND SCENIC PARKWAY (INNER CORRIDOR)
TYPE OF CONSTRUCTION:
TYPE V - B SPRINKLER THROUGHOUT (NFPA-13D SPRINKLER SYSTEM)

SCOPE OF WORK: NEW 2 STORY SINGLE FAMILY RESIDENCE WITH BASEMENT , ATTACHED GARAGE, NEW RET. WALL AND SHORING FOR THE POOL, NEW POOL, (4) NATIVE PROTECTED REPLACEMENT TREE ON THE SITE PLAN, TO BE (4) 15 GAL NATIVE OAK TREE TO BE PLANTED ON 1ST CASBAND

LOT AREA: 4,865 SF PER SURVEY / 4,870.5 SF PER ZIMAS

HEIGHT LIMIT: 28'-0" ENCROACHMENT PLANE START AT 20' ON FRONT AND MOES
PROPOSED BUILDING HEIGHT = 28'-0"

PARKING SPACES:
2 REQUIRED, 2 PROVIDED IN ATTACHED GARAGE

SPRINKLER THROUGHOUT:
(NFPA-13D SPRINKLER SYSTEM)
SEPARATE PERMIT IS REQUIRED FOR SPRINKLER SYSTEM
THE SPRINKLER SYSTEM SHALL BE APPROVED BY
PLUMBING DIVISION PRIOR TO INSTALLATION

OWNER:

MEHRAN TEYYANI
4230 SALTILLO STREET,
WOODLAND HILLS, CA
Tel: (424) 666-9996
E-mail: Mehran.Teyyani@gmail.com

DESIGNER:

LABYRINTH DESIGN STUDIO
POUYA FARAHI & MAZ MAHDI
1888 SAWTELLE BLVD. # 539
LA, CA. 90025
TEL (818) 266-5005 Extnt.
POUYA@LABYRINTH-DS.COM

CONSULTANTS

STRUCTURAL ENGINEER:
AMIR HEIDACHI, M.S., P.E.
AMIR HEIDACHI, INC.
5638 BALBOA BLVD., #211
ENCINO, CA 91316
TEL.: 818-600-0425
FAX.: 818-980-6477
CA LICENSE # 072412

PROPERTY SURVEYOR:
MOLAYLAND & DERBIN
MOHAMMAD MOLAYLAN
3400 BLUEBERRY BLVD
WOODLAND HILLS, CA 91367
TEL: 818-325-9275
E-mail: MOLAYLAN@YAHOO.COM

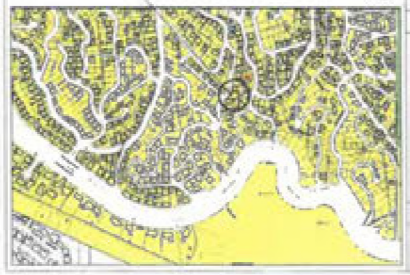
C.M.P. ENGINEER:
PEJMAN TOUFIGHI, P.E. President
AC ENGINEERING
22541 Ventura Blvd, Suite# 240
Woodland Hills, CA 91364
Tel: (818) 113-1282
Fax: (818) 456-1811
E-MAIL: tommy@acengineer.net

SOILS ENGINEER:
EVGP GEOTECHNICAL, INC.
ROBERT I. ZANELOSS
1401 E. CHEVY CHASE DR. #200
GLENDALE, CA 91206
818-549-9959
E-mail: info@evgpgeo.com

LANDSCAPE ARCHITECT:
TABLE 08 LANDSCAPE ARCHITECTS
2100 ETCHEMORE AVE.
SOUTH PASADENA, CA 91030
TABLE 08
323-334-9202
E-mail: yves@table-oak.com

VICINITY MAP:

SUBJECT PROPERTY



PROJECT : NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH BASEMENT @

4230 SALTILLO STREET
LOS ANGELES , CA 91364

SUMMARY OF AREA CALCULATION (SEE E-7.5 FOR MORE INFO.)

	Area per Zoning Code	Area per Building Code		Area per BMS	Area per School Fee
		R3	U		
Basement	573	573	816	0	749
1st Floor	1034	1158	0	1034	1207
2nd Floor	865	1062	0	865	953
Total	2472	2793	816	1899	2909

PROPOSED BUILDING AREA TABULATION

	Area per Zoning Code	Area per Building Code	Residential Floor Area (RFA) per BMC	Area per School Fee
Basement	573	573	0	749
1st Floor	1034	1158	1034	1207
2nd Floor	865	1062	865	953
Area more than 14' H.	0	0	0	0
2nd Floor above 1st floor	0	0	0	0
Roof above 2nd floor	0	0	0	0
Attached Garage and Storage (Covenant)	0	816	0	0
Total	2472	2793	1899	2909

Area per Zoning Code for the proposed single family residence: 2472

TOTAL PROPOSED RESIDENTIAL FLOOR AREA (RFA) = 1,899 SF

ALLOWED RESIDENTIAL FLOOR AREA (RFA) PER BASELINE HILLSIDE ORDINANCE PER SLOPE ANALYSIS = 1,918 SF

PROPOSED RFA (1,899 SF) < ALLOWED RFA (1,918 SF)

TOTAL AREA PER ZONING CODE FOR THE PROPOSED SINGLE FAMILY RESIDENCE = 2,472 SF

4 GARAGE REQUIRED , 4 GARAGE PROVIDED
LOT ON A STANDARD HILLSIDE STREET REFER TO F-2.1 FOR REFERRAL FORM

LOT COVERAGE VERIFICATION

LOT AREA = 4,870.5 SF PER ZIMAS
TOTAL BUILDING AND STRUCTURES OVER 5' IN HEIGHT = 1,815
LOT COVERAGE = % 38 < % 40

BOND CALCULATION

GRADING	= 1000+(13710)	= 1,728
PILES	= 2000X90	= 83,000
RETAINING WALLS	= 1650X810	= 13,350
DRAINAGE	=	= 1,000

TOTAL = 79,926 ROUND UP= 80,000

ESTIMATED EARTHWORK QUANTITIES

SITE FRONTS ON A SUBSTANDARD HILLSIDE STREET REFER TO F-2.1 FOR REFERRAL FORM

MAXIMUM GRADING QUANTITIES ALLOWED

1000+ (10% OF LOT SIZE) = 1000+(0.1X4870)= 1487 C.Y.
MAX. "BY-RIGHT" GRADING QUANTITIES FOR R1 LOT PER TABLE 12.21 C.10-4 X 75 % (NON STANDARD STREET) = 750 C.Y.

MAX. GRADING QUANTITIES ALLOWED = 750 C.Y.
MAX. GRADING QUANTITIES PROPOSED = 699 = 750 C.Y.

BUILDING SETBACKS:

BUILDING SET BACK	REQUIRED	PROPOSED
FRONT YARD	5'-0"	5'-3"
SIDE YARD (NORTH)	5'-0"	23'-0"
SIDE YARD (SOUTH)	5'-0"	7'-0"
REAR YARD	15'-0"	15'-0"

CODE

The 2020 LARC, based on the 2019 CRC and the 2018 IBC. AND 2020 L.A. GREEN BUILDING CODE

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E-8.2	SOUTH ELEVATION
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E-10.5	COLORED RENDERING/MATERIAL BOARD
E-10.7	DETAILS
E-10.8	DETAILS
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L-3	ELEVATIONS
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EXHIBIT "A"
Page No. 1 of 24
Case No. ZA-2022-200-ZAD-DRB-SPP-MSP-HCR

SPECIFIC NOTE

1. THE FOLLOWING ITEMS SHALL BE SUBMITTED SEPARATELY FROM THE PLANS:
MATERIALS AND EXTERIOR FINISHES, INCLUDING FIRE SPRINKLER SYSTEM.

2. GENERAL CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS APPROVAL BEFORE MANUFACTURING OR FABRICATION OF THE FOLLOWING ITEMS:
A. ALL PRECAST ELEMENTS (CAST, PRESTRESSED, OR REINFORCED)
B. DOORS AND WINDOWS
C. SHEET METAL WORK
D. RAILING AND HANDRAILS
E. STRUCTURAL STEEL ELEMENTS
F. KITCHEN CABINETS
G. GRANITE AND MARBLE WORK

3. DIMENSIONS INDICATED ON PLANS FOR WINDOWS ARE INTENDED AS FURRED DIMENSIONS. GENERAL CONTRACTOR MUST CHECK ARCHITECTURAL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF WORK.

4. ANYWHERE INSTALLATION TAKES WITHIN THE FIRST 3 FEET MEASURED FROM GRADE, AT INTERIOR WALLS AND DOORS, EXECUTIVE REQUIREMENTS OF BUILDING APPROVAL IS REQUIRED BY THE OWNER TO CONFORM AND ABIDE WITH THE CITY OF LOS ANGELES TO PROVIDE NOT SHATTER RESISTANT GLAZING (TEMPERED GLASS).

5. INSULATION TO BE MINIMUM R-19 FOR WALLS FROM OWNING CONDITIONED SPACE, WITH BASE, BOTTLE CONTENT, REFER TO SUB-CONTRACTOR'S SPECIFICATIONS.

OWNER:
Mehrdad and Mehran Teyyani
9222 Villa Dolce Drive,
Los Angeles, CA 90210
Tel: 310-570-6555,
E-mail: mehrdadteyyani@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA FARAHI
TEL (818) 266-5005
1888 SAWTELLE BLVD. #539
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: Y.N.
Checked By: F.F.

Drawing No.:

F-0

1

PLOT DATE 12/2022

APPLICATIONS

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW SUPPLEMENTAL APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Application Oк for filing on 12/12/2022 **by** Olga L. Aguilo

Size (total existing) 0 sq. ft. **(total proposed)** 2,472 sq. ft.

Demolition 0 sq. ft. **Addition** 1,899 sq. ft.

Garage 818 sq. ft. 4 Car(s) Attached/Detached

Lot size 4,653.5 sq. ft. **FAR** 40% **Height** 30 feet **Council District** CD 3

Zone: R1-1 **Baseline Hillside Applies** Y/N **Girard Tract?** Yes

Inner / Outer / Institutional **Upslope / Downslope** Hillside / Non-Visible

Application Type:

- ☐ Preliminary Design Review
- ☒ Design Review / Project Permit Compliance
- ☐ Continued Design Review
- ☐ Design Review / Project Permit Compliance Modification
- ☐ Project Permit Adjustment

Project Type:

- ☒ New Construction
- ☐ Addition
- ☐ Remodel
- ☐ Other: _____

Project Address: 4230 Saltillo Street, Los Angeles, CA 91364

Assessor Parcel Number: 2172023053

Proposed Project Description: (describe in detail, including ALL proposed work, dimensions, and calculated Residential Floor Area (RFA) number)

New 2 Story 1,899 S.F. Single Family residence over 573 S.F. basement and an attached 4 car garage in the basement on a 4,653 S.F. vacant lot. 2 new retaining walls and a new swimming pool. 726 C.Y. of Grading and shoring for the retaining walls. removal of 2 protected trees as specified in the tree report ZAC case for 2 issues: widening Saltillo Street in front of the proposed project, and to the boundary of the hillside

Representative(s)

Name: Labyrinth Design Studio Inc., Pouya Payan
Address: 1800 Sawtelle Blvd, Suite 330, LA 90025
Telephone: 818-200-5005
Email: Pouya@Labyrinth-ds.com

Applicant(s) / Property Owner(s)

Name: Mahvan Tabyani
Address: P.O. Box 817, Beverly Hills, CA 90213
Telephone: 424-666-9666
Email: MahvanTabyani@gmail.com

1. **Property Description:** # of Existing lots: 1 # of Proposed lots: 1 Total Lot Area: 4,653 sq. ft.
2. **Property Location:** Is the project in the following? (check all that apply)
   - ☑ Inner Corridor
   - ☐ Within 100 feet of Mulholland
   - ☐ Institutional Corridor
   - ☒ Outer Corridor
   - ☑ Girard Tract
   - ☒ Hillside Ordinance
3. **Property Orientation:**
   Building Pad Relative to Street — Upslope X Downslope ___
   Building Pad Relative to elevation of Mulholland Drive — Upslope ___ Downslope X
4. **Project Visibility:** Is the project visible from Mulholland Drive? Yes ☑ No X
5. **Viewshed Penetration:** Does the project penetrate the viewshed? Yes ___ No ☑
6. **Access:** Does the project alter access onto the Mulholland Right-of-way? Yes ___ No ☑
7. **Improved Street Width:** Improvement required: Yes ☑ No ___ Dedication required: N/A ft.
8. **Environmental Protection Measures:** Is the project...
   - ☐ On a prominent ridge
   - ☐ Within 50 vertical feet of a prominent ridge
   - ☐ Within 200 feet of a public parkland
   - ☐ Within 100 feet of a stream bank
9. **Project Size:**

a. Existing Structure(s) Residential Floor Area	N/A	sq. ft.
b. Existing Garage/Covered Carport:	N/A	sq. ft.
c. Existing Covered Porch/Patio/Breezeway/Balcony area:	N/A	sq. ft.
d. Existing Basement Area:	N/A	sq. ft.
e. Demolition:	N/A	sq. ft.
f. Proposed New Construction Residential Floor Area:	1,899	sq. ft.
g. Proposed Garage/Covered Carport: 800 STORAGE	818	sq. ft.
h. Proposed Covered Porch/Patio/Breezeway/Balcony area:	N/A	sq. ft.
i. Proposed Basement Area:	573	sq. ft.
j. Proposed Floor Area, All Structures (per 12.03):	1,899	sq. ft.
k. Proposed Residential Floor Area, All Structures (per 12.03):	1,899	sq. ft.
l. Lot Coverage (building footprint of all structures divided by lot sq. ft.):	39	%
m. Floor Area Ratio (FAR) (total Residential Floor Area divided by lot sq. ft.):	40	%
n. Total Hardscape (impermeable surfaces):	0	sq. ft.
o. Total Lot Coverage (building footprint and hardscape divided by lot sq. ft.):	40	%

10. **Project Building Height:** Existing structure: N/A ft. Proposed structure: 28 ft.
11. **Average Natural Slope** (per 17.02): Existing site: 25 % Proposed site: 10 %
12. **Grading:**
    Cut: 726 cubic yards **Export:** 726 cubic yards Require Haul Route: Yes ___ No X
    Fill: 0 cubic yards **Import:** 0 cubic yards
13. **Sustainability:** Do plans reflect the sustainable building measures being used for the project? Yes X No ___
14. **Existing Trees:** Does the project propose moving or cutting down any Protected Trees (Oak, California Black Walnut, Western Sycamore or California Bay trees) or other Native Trees? Yes X No ___
    Number of Oak trees to be cut down? 2 To be moved? 0
    Number of other protected trees to be cut down? 1 To be moved? 0

LABYRINTH DESIGN STUDIO INC.
Tel: 818.200.5005

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mahvan Tehyani
9601 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310.779.6825,
E-mail: michelleandmahvan@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL: (818) 200-5005
1800 SAWTELLE BLVD. #330
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:
MULHOLLAND SCENIC PLAN APPLICATION FORM

SCALE:

Date	2022
Job No.	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.
F-1
2

PLOT DATE 12/9/2022

REFERRAL FORM

GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An Assignment List can be found on the City Planning website at http://planning.lacity.org under the "About" tab.

APPLICABLE OVERLAYS

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 4230 Saltillo Street, LA, CA 91364

Community Plan Area: Canoga Park- Winnetka- Woodland Hills- West Hills

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: Mulholian Scienic Parkway (Inner Corridor) Specific plan, ZAD

PROJECT TYPE (check all that apply)

☒ **New Construction** ☐ **Addition** ☐ **Renovation** ☐ **Grading**
☐ **Change of Use** ☐ **Signage** ☐ **Other** _____

Description of Proposed Project: New 2 Story Single Family Residece over basement, Retaining Walls, Swimming Pool and Grading. Slatillo Street to be widened to provide 16' wide roadway

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

☒ **Project Permit**
- ☐ **Minor** (3 signs or less or change of use)
- ☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)
  - ☐ Single-Family
- ☒ **Major** (All other projects)
  - ☒ Single-Family

☐ **Modification** ☐ **Interpretation** ☐ **Adjustment** ☐ **Administrative Clearance**
☐ **Exception** ☐ **Amendment** ☐ **Sign-Off Only** ☐ **Not a Project**
☐ **SB 9 - ADM Case Required**

Design Review Board (DRB)

☐ **Preliminary Review** ☒ **Final Review**

CDO/POD/NOD

☐ **Design Overlay Plan Approval**
- ☐ **Minor** (3 signs or less or change of use)
- ☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)
- ☐ **Major** (All other projects)

☐ **Sign-Off Only**
☐ **Not a Project**
☐ **SB 9 - ADM Case Required**

Community Plan Implementation Overlay (CPIO)

☐ **Administrative Clearance (Multiple Approvals)**
☐ **CPIO Adjustment (CPIOA)**
☐ **CPIO Exception (CPIOE)**
☐ **Potentially Historic Resource**
☐ **SB 9 - ADM Case Required**

LABYRINTH DESIGN STUDIO INC
Tel: 818.266.5665

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Hon-on Ferrell
9822 Alta Cedro Drive,
Los Angeles, CA 90210
Tel. 818-970-6605,
E-mail:michelle@hfferrell@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
PEIJUN PAN INC
TEL: (818) 266-5665
19848 NORDHOFF PLACE, #208
CHATSWORTH, CA 91311
e-mail: peijun@labyrinth-ds.com

DRAWING TITLE:
REFERRAL FORM

SCALE:

Date: 2023
Job No: 4230 SALTILLO
Drawn By: K.N.
Checked By: P.P.

Drawing No.:
F-2.1.1
3

PLOT DATE: 1/3/2023

Streetscape Plan

☐ Consultation Completed

☐ Not a Project or N/A under Streetscape Plan: _____

ENVIRONMENTAL CLEARANCE

☒ Not Determined ☐ Categorical Exemption (CE)

☐ Environmental Assessment Form (EAF) ☐ Class 32 CE

☐ Existing ENV Case Number: _____

☐ ENV Addendum Case Number: _____

☒ Other: We need to see the Biological report to determine the classification.

PUBLIC NOTICING

☒ Public Hearing Required (BTC Required)

☒ Mailing of Letter of Determination

☒ BTC Required ☐ BTC Not Required

See Mailing Procedures Instructions (CP-2074) for applicable requirements.

NOTES:

Please review packet with Applicant. If items are missing, do not file.
I will need 4 packets ready to be mail to the board members (By ready I mean, inside an envelope and stamp paid) We will mail them out. Thank you.

MSP Objectives
Design projects to minimize the visibility of the project as seen from Mulholland Drive, and to create a natural appearance compatible with the hillside characteristics of the Santa Monica Mountains.

Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.

Project Planning Signature: Olga L. Ayala

Print Name: Olga Ayala

Phone Number: (818) 374-5042 **Date:** 12/12/2022

THIS PAGE TO BE COMPLETED BY MULHOLLAND STAFF

Section IV

1. Project Permit: Does the project require a Determination Letter? Yes ☑ No ☐
2. DRB: Does the project require Design Review hearing? Yes ☑ No ☐
3. Risk of Assumption Affidavit: Is the applicant submitting an Affidavit? Yes ☑ No ☐

Girard Tract and Mulholland SP 4230 Saltillo St

Mulholland Staff notes:

Olga L. Ayala — Olga L. Ayala — 12/12/2022
Name — Signature — Date

New addition of 1899 square feet to an existing 0 square feet single family dwelling.
All exterior colors must match existing colors or 20% gray scale or darker. No white is allowed in the MSP. All glass should be non-glare, non-reflective and a note/statement must be added to the window schedule. No more than 50 cubic yards will be allowed and approved administratively on any request.
Call out all your dimensions, colors, materials, type of material and manufacturer on your plans.
Make sure your Clearance summary sheet has the additions, dimensions or the cubic yards clearly stated. The numbers on the plans, the clearance summary sheet and the signed Joint referral form must match
You must comply with all the specific and applicable guidelines to your project.
https://planning.lacity.org/odocument/69a90420-48bc-4853-be63-2e58ce8d25e7/mulholguidelines.pdf
Add a note to your plans, no equipment on roof, no reflective material and no skylights on roof if your site is visible

For Reference Only

☑ Color, Materials, and design of exterior changes, including landscaping, are consistent with the intent and provisions of the Mulholland Scenic Parkway Specific Plan.

☑ The total cumulative floor area of all additions since 06/29/1992 does not exceed 900 square feet. Previous additions: no records

☑ The building height does not exceed the standards set forth in this Specific Plan (almost always superseded by restrictions set for the Baseline Hillside Ordinance unless property is on Mulholland Drive.
Inner / Outer Corridor Visible / Not Visible Upslope / Downslope Max. Height 28'

☑ The proposed Project is not on a prominent ridge and/or does not break and existing skyline according to Specific Plan Maps 1 – 12. no

☑ The proposed project is not located on a lot which contains a stream according to Specific Plan Maps 1-12. no

☑ The proposed project does not propose grading or require a grading permit. yes, less than 1000 cubic yards

☑ The project is not grading within 200 feet of park land or an identified stream.no

☑ The project does not remove any protected trees. Yes, two protected and one significat

☑ Is the property on SurveyLA/HistoricPlacesLA? no If yes, coordinate with Office of Historic Resources

☑ Sign-off fee associated? ☑ Yes ☐ No ZAD- DRB-SPP-MSP- fee

If the project requires a determination letter, which entitlement is needed? (Check one)

☑ Project Permit Compliance ☐ Exception
☐ Adjustment ☐ Amendment
☐ Modification

If a Determination Letter is necessary, which Environmental Clearance is needed? (Check one)

☑ Categorical Exemption (CE) ☐ Environmental Impact Report
☐ (Mitigated) Negative Declaration ☑ Other (i.e., Addendum, Reconsideration, ...)

WE need the Biological Report to determine the Environmental

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:
REFERRAL FORM

SCALE:

Date: 2022
Job No. 4230 SALTILLO
Drawn By: N.N.
Checked By: P.F.

Drawing No.
F-2.1.2
3.1

PLOT DATE 12/2022

Department of Building and Safety / City Planning

Joint Referral Form

Slope Analysis and Maximum Residential Floor Area Verification Form

Single Family Zone Hillside Ordinance No. 181,624 and 184,802

Instructions:

1. This form is used by the Department of Building and Safety and City Planning to determine a permitted maximum Residential Floor Area for a project (new construction or addition to existing construction) in the R1, R1H, RS, RA and RE zones located within the Hillside Area as defined in Section 12.03 of the Code.

2. Proposed construction subject to Hillside Area Requirements will be accepted for Plan Check by the Department of Building and Safety, only if the Slope Analysis Verification Form has been verified and signed by the City Planning staff.

3. Complete Section I, II and III on page 2 and submit this form along with two copies of the Slope Analysis map prepared by a State of California registered Civil Engineer or Licensed Surveyor that includes the following information for the proposed construction site to the Department of City Planning at one of the locations listed below (Item No. 4).

   a. A slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed be a State of California registered Civil Engineer or Licensed Land Surveyor. The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with two-foot intermediates. The map shall also indicate the datum, source and scale of topographic data used in the slope analysis, and **shall attest to the fact that the slope analysis has been accurately calculated.**

   b. The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e., with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the RFAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2c.

   c. The Slope Analysis Map shall be prepared using CAD-based, or other type of software specifically designed for such purpose.

4. City Planning staff are located at the following locations:

Downtown Office	Van Nuys Office	West LA Office
City Planning Counter (Station 7)	City Planning Counter	City Planning Counter
201 N. Figueroa St., 4th Floor	6262 Van Nuys Blvd., Suite 251	1828 Sawtelle Blvd., 2nd Floor
Los Angeles, CA 90012	Van Nuys, CA 91401	Los Angeles, CA 90025
(213) 482-7077	(818) 374-5050	(310) 231-2912

Department of Building and Safety / City Planning

Slope Analysis and Maximum Residential Floor Area Verification Form

SECTION I. Name Applicant(s) / Property Owner(s): Pouya Pouran

Address: 1600 Sawtelle Blvd #320 Phone Number: 818-200-3005

L.A. 90025

SECTION II. Project Address:

Lot: 8458 Tract: 8170 APN: 2172 - 020 - 003

Proposed Project Description: (describe proposed work in detail)

New 2 Story Single Family Residence plus Basement

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]

Slope Bands (%)	R1	RS	R#9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]

(A)	(B)		(C)		(D)
Slope Bands (%)	Lot Area within each Slope Band (sq. ft.) From survey/contour map		FAR From the Zone circled in Table 1 or Table 2		Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99	1168.14	X	0.40	=	526.113
15 - 29.99	1974.14	X	0.45	=	678.663
30 - 44.99	712.86	X	0.40	=	285.16
45 - 59.99	1238.90	X	0.30	=	362.913
60 - 99.99	222.52	X	0.20	=	66.609
100 +	8.75	X	0.00	=	0
Maximum Residential Floor Area					1919.01

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

LABYRINTH
LABYRINTH DESIGN (CA) INC.
Tel 818.200.5005

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:
Pouya Pouran
1600 Sawtelle Blvd. #320
Los Angeles, CA 90025
Tel: 818-200-3005
E-mail: pouya@labyrinth-da.com

DESIGNER
LABYRINTH DESIGN (CA) INC.
POUYA POURAN
1600 SAWTELLE BLVD. #320
LOS ANGELES, CA. 90025
E-MAIL: pouya@labyrinth-da.com

DRAWING TITLE:
SLOPE ANALYSIS FORM

SCALE:

Date:	2021
Job No:	4230 SALTILLO
Drawn By:	A.R.
Checked By:	P.P.

Drawing No.
F-2.2
4

PLOT DATE 11/9/22

Department of Building and Safety / City Planning

Slope Analysis and Maximum Residential Floor Area Verification Form

I Mohamad A. Molai (Print Name), the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: PLS 9192, Expiration Date: 03-31-2023), Certify that all of the above information is correct.

Signature: _____ Date: 8/16/22

LICENSED LAND SURVEYOR MOHAMAD ALI MOLAI PLS 9192 STATE OF CALIFORNIA

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 1918.01 (sq. ft.)

Property Information:

Lot: 9458 Tract: 6179

Assessor Parcel number: 2172 023 053

City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes ☒ No ☐

Name (Please Print): SHASHA YU

Signature: Shasha Yu Date: 08/29/2022

Notes: APPROVED MAX. RESIDENTIAL FLOOR AREA 1,918.01 SF

PLANS REVIEWED
City of Los Angeles
Department of City Planning

CASE NO.:
PLANNER: SHASHA YU
DATE: 08/29/2022

April 3, 2017

Page 3 of 3

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.5000

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Herman Perlaza
[illegible]
Los Angeles, CA 90214
Tel: [illegible]
[illegible]

DESIGNER:
LABYRINTH DESIGN STUDIO
FOUSA PARAS
TEL: (818) 200-5000
[illegible]
[illegible]
e-mail: [illegible]

DRAWING TITLE:
SLOPE ANALYSIS FORM

SCALE:

Date:	2022
Job No.	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.
F-2.3
5

PLOT DATE 11/2022

APPLICATIONS

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name) _____ **Date Filed** _____

Application includes letter requesting:
☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address[1] _____ **Unit/Space Number** _____

Legal Description[2] **(Lot, Block, Tract)** Lot 5458, Block 70, Tract TR 6170

Assessor Parcel Number 2172023053 **Total Lot Area** 4,883

2. PROJECT DESCRIPTION

Present Use Vacant Lot

Proposed Use New Single Family Residence

Project Name (if applicable) 4230 Saltillo

Describe in detail the characteristics, scope and/or operation of the proposed project
New 2 Story 1,899 S.F. Modern Single Family residence over 573 S.F. basement and an attached 4 car garage in the basement on a 4,883 S.F. vacant lot. 2 new retaining walls and a new swimming pool.
736 C.Y. of Grading and shoring for the retaining walls. removal of 2 protected trees as specified in the tree report.
ZAD case for Saltillo and for 29 feet raw-ferry to the boundry of hillside area

Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions

☒ Site is undeveloped or unimproved (i.e., vacant)
☐ Site has existing buildings (provide copies of building permits)
☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
☐ Site is located within 500 feet of a freeway or railroad
☐ Site is located within 500 feet of a sensitive use (e.g., school, park)
☐ Site has special designation (e.g., National Historic Register, Survey LA)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

☐ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☒ Removal of any on-site tree
☐ Removal of any street tree
☒ Removal of protected trees onsite / public right-of-way
☒ Grading
☐ Haul Route
☐ New construction: 1,899 + 573 basement= 2472 square feet
☐ Additions to existing buildings
☐ Interior tenant improvement
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)[3] 0 + Adding 1 = Total 1
Number of Affordable Units[4] Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 1 = Total 0
Mixed Use Projects, Amount of Non-Residential Floor Area: n/a square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NO
Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO
If so, what is/are your dedication requirement(s)? N/A ft.
If you have dedication requirements on multiple streets, please indicate: 4230 Saltillo Street, Los Angeles, CA 91364

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☒ YES ☐ NO

Authorizing Code Section 12.24x21 C.10 (1) (3)
Code Section from which relief is requested (if any): Zoning Administrator Determination (ZAD)
Action Requested, Narrative: Roadway width in front of the property is proposed to be widended to a minimum 15 foot due to protected trees and extensive height of retaining wall in Public right of way if desired to get 20 feet roadway width, widening the streets leading to the boundary of Hillside is not possible so we are requesting for a re leaf on both ZADs

Authorizing Code Section Mulholland Scenic Parkway (Inner Corridor)
Code Section from which relief is requested (if any):
Action Requested, Narrative:

Additional Requests Attached ☐ YES ☒ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO
If YES, list all case number(s)

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.
[4] As determined by the Housing and Community Investment Department

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DESIGN STUDIO (inc).
Tel 818.200.5865

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Nathan Nelson
9111 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 818-370-6665,
E-mail: michelle@michellenelson.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLITA PATINA
TEL (818) 200-5865
18W SAINT ELMO, #329
LOS ANGELES, CA. 90035
e-mail: design@labyrinth-da.com

DRAWING TITLE:

DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date:	2022
Job no.	4230 SALTILLO
Drawn by:	N.N.
Checked by:	P.P.

Drawing No.:

F-3.1

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PLOT DATE 1/1/2022

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- ☐ Condition Compliance Review
- ☐ Modification of Conditions
- ☐ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☐ Plan Approval subsequent to Main Conditional Use
- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____
Geographic Project Planning Referral attached in package
Case Consultation Referral Form _____
Redevelopment Project Area – Administrative Review and Referral Form _____
HPOZ Authorization Form _____
Affordable Housing Referral Form _____
Transit Oriented Communities Referral Form _____
Preliminary Zoning Assessment Referral Form (Plan Check #) _____
Housing Development Project determination (PZA Sec. B) _____
Optional HCA Vesting Preliminary Application _____
Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
Mello Form _____
Citywide Design Guidelines Compliance Review Form _____
GPA Initiation Request Form _____
Expedite Fee Agreement _____
Department of Transportation (DOT) Referral Form _____
Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) See attached
Hillside Referral Form (BOE) See attached
Building Permits and Certificates of Occupancy _____
Order to Comply _____
Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____
Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[1] name Pouya Payan
Company/Firm Labyrinth Design Studio Inc.
Address: 1800 Sawtelle Blvd. Suite 230, LA, CA 90025 Unit/Space Number _____
City Los Angeles State California Zip Code: 90025
Telephone 818-200-5005 E-mail: Pouya@Labyrinth-ds.com
Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant
Name (if different from applicant) Mehran Tebyani
Address P.O. Box 817 Unit/Space Number _____
City Beverly Hills State CA Zip Code: 90213
Telephone 1-424-666-9966 E-mail: mehrantebyani@gmail.com

Agent/Representative name Same as Applicant
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip: _____
Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information *(select only one)*
☐ Owner ☒ Applicant ☐ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

[1] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

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Tel: 818.200.5005

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ADDENDUM

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Tebyani
9313 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-270-8855,
E-mail:michelletebyani@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL: (818) 200-5005
1800 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:
DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date	2022
Job No	4230 SALTILLO
Drawn By	N.K.
Checked By	P.P.

Drawing No.
F-3.2
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PLOT DATE 1/1/2022

PROPERTY OWNER

7. **Property Owner Affidavit.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
   - **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
   - **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.

b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature _____ Date 8/19/2022

Print Name Mehran Tehyani

Signature _____ Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 19th 2022 before me, J. Teitgen, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Mehran Tehyani, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. Teitgen (Seal)
Signature

J. TEITGEN
Notary Public - California
Los Angeles County
Commission # 2371130
My Comm. Expires Aug 19, 2025

LABYRINTH
DESIGN STUDIO INC.
Tel 818.350.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Mehrdis and Mehran Tehyani
9833 Nile Leaf's Drive,
Los Angeles, CA 90210
Tel: 310-575-6885,
E-mail: mehran@labyrinth.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAM
TEL: (818) 350-5005
www.labyrinth.com
USA-WEST, CA, 91605
e-mail: [illegible]

DRAWING TITLE:
DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date	2022
Job No.	4230 SALTILLO
Drawn By:	N.H.
Checked By:	P.P.

Drawing No.
F-3.3
8

PLOT DATE 11/2022

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval promoted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____ Date: 8/19/2022

Print Name: Mehran Tehrani

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

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DESIGN STUDIO INC
Tel: 818.200.3855

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Tehrani
9511 Alta Cuesta Drive,
Los Angeles, CA 90210
Tel: 310-570-4033,
E-mail: michelletehrani@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POOYA TEHRANI
TEL: (818) 200-3855
4232 SALTILLO ST.
LOS ANGELES, CA. 91364
e-mail: design@labyrinth-da.com

DRAWING TITLE:

DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date:	2022
Job No.	4230 SALTILLO
Drawn By	A.N.
Checked By	P.P.

Drawing No.

F-3.4

9

PLOT DATE 11/2022

PROTECTED TREE REPORT

4230 Saltillo St.
Woodland Hills, CA 91364

SUMMARY

PROJECT OVERVIEW	
Site Address	**4230 Saltillo St.,Woodland Hills, CA 91364**
Location and/or Specific Plan	**Woodland Hills**
Project Description	**New Single Family Residence**
Number of Protected Trees on Site	**9**
Number of Recommended Removals	**2**

This Tree Report was prepared at the request of the property owner, Mehran Tebyani, who is preparing to build a single family residence on this property. The subject property is an empty 4,653 square foot lot and is located in the Woodland Hills area of Los Angeles. The proposed new residence will have a footprint of 1865 square feet.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica var. californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

At this time, I observed nine (9) coast live oak (*Quercus agrifolia*) trees on the property. Two oaks are recommended for removal and replacement and seven (7) oaks will be retained and protected in place.

NEIGHBOR TREES

There are two (2) coast live oak trees on the neighboring property that will not be impacted by construction. This tree will be retained and protected in place.

CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

At this time, I observed one **City of Los Angeles Street Tree** in the parkway perimeter of the property. This tree is recommended for removal.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed no **Non-Protected Significant Tree** on the property.

LABYRINTH
DESIGN STUDIO INC.
Tel. 818.266.5965

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Mehrdad and Mehran Tebyani
9021 Alla Estrella Drive,
Los Angeles, CA 90210
Tel: 310-570-4455,
E-mail:mtebyani@yahoo.com

DESIGNER
LABYRINTH DESIGN STUDIO
FOUYA PAYAM
TEL (818) 266-5965
1801 SCHOLL ST. SUITE 406
LOS ANGELES, CA 90026
e-mail: fpayam@labyrinth-la.com

DRAWING TITLE

TREE REPORT
SUMMARY

SCALE:

Date:	2022
Job No.	4230 SALTILLO
Drawn By:	N.K.
Checked By:	F.P.

Drawing No.

F-4.1

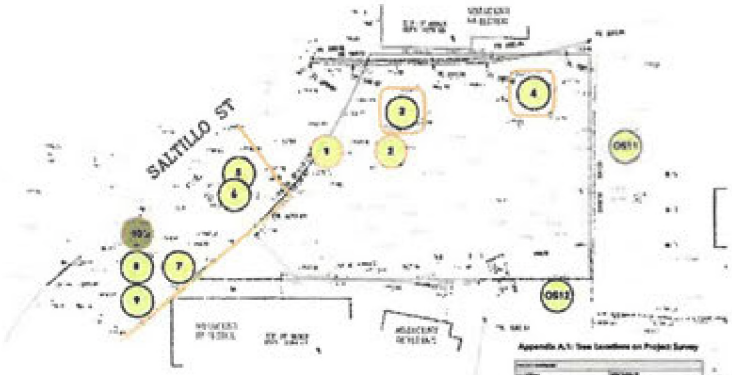
10

PLOT DATE 11/2022

The Tree Resource ®

September 2022

APPENDIX A.1 - TREE LOCATION - SURVEY MAP, REDUCED



Appendix A.1: Tree Locations on Project Survey

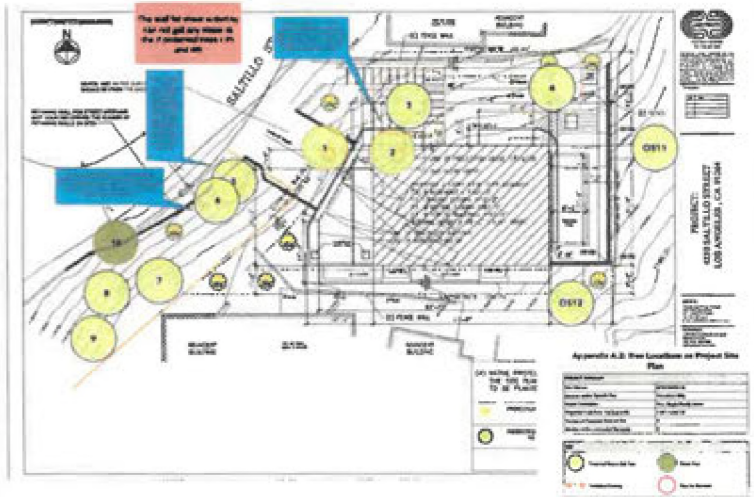




The Tree Resource ®

September 2022

APPENDIX A.2 - TREE REPLACEMENT MAP, SITE PLAN REDUCED



Appendix A.2: Tree Locations on Project Site Plan

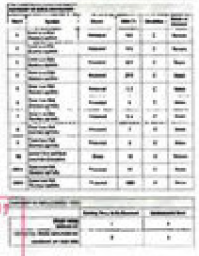


EXHIBIT "A"
Page No. 2 of 11
Case No. DA-2023-1206-TAD-DRB-SPP-MSP-HCA

LABYRINTH DESIGN STUDIO INC.
Tel. 818.200.3003

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhad
6810 Mar Cedro Drive,
Los Angeles, CA 90068
Tel: 818-679-8805,
E-mail: michellefarhad@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAS
TEL (818) 200-3003
1880 SAWTELLE BLVD. #204
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ms.com

DRAWING TITLE

TREE REPORT SUMMARY

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	M.S.
Checked By:	P.P.

F-4.2

11

PLOT DATE: 11/2022

1	DESIGN REVIEW BOARD RECOMMENDATIONS

LABYRINTH

DESIGN STUDIO INC.

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYAN RAYSON

DRAWING TITLE:

DESIGN REVIEW BOARD RECOMMENDATIONS

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: R.K.
Checked By: P.P.

Drawing No.

S-1.1

12

PLOT DATE 11/2022

Narrative

Our project is located at 4230 Saltillo Street in Woodland Hills, CA 91364. The proposed project is to build a 2472 S.F. (including 573 S.F. of basement) single family residential home on a 4,670.5 SF vacant lot. The single story home will have a basement. The home will be 28 feet in height. The width of the house will be 30 feet and the length will be 43 feet and 8 inches. The proposed house is on a mild slope (see topo map for reference). The client will only need remove two protected trees in order to build the proposed house. see attached tree report prepared by arborist. Although the property is located in the Mulholland Scenic Corridor, it is not visible from Mulholland Drive.

The building design to have a setback in majority of its facade to enhance the building look. The Architectural style selected for the residence is Contemporary Modern. The project has been articulated and the mass was Designed to archive the selected style elements. Exterior materials are Smooth Stucco, Sheet Metal, Stained Wood Siding, Glass Railing to reinforce the architectural style. Currently there is no Substantial style trend in the neighborhood and the proposed project is Consistence with the neighboring properties as far as building square footage.

the paved street in front of the property is about 13' wide. the street will be widened to minimum 20' via building an approximate 6' high retaining wall in the public right of way and street widening. this retaining wall is not considered as an on site retaining wall because its sole purpose is to widen the street and is not located within the property.
the streets leading to the boundry of the hill side also have locations on which they dont have the minimum 20' wide street, it is requested for a ZAD case for those locations as it is not possible to do such improvement

The proposed landscape design would be native plants and meeting the Mulholland scenic parkway specific plans. Based on tree report attached.There are 9 protected trees on the site. 2 of them will be removed (see tree report for reference).

The project will reduce its energy usage and water consumption by using Efficient envelope design, sustainable energy use, high efficiency heating And cooling system, shading , high efficient windows, drip irrigation and Native planting and low water consumption plumbing fixtures. We have Proposed bio planters to collect rain water from not permeable surfaces And to implement best management practices. Also the project will use Renewable materials and material to meet the recyclable content value . All roofs and paving's to be of cool roof very small reflecting factor and of earth tone color with less heat island effect.

We look forward to your comments and inputs to improve the project.
Respectfully submitted by

Pouya Payan

1	WRITTEN NARRATIVE

LABYRINTH

DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

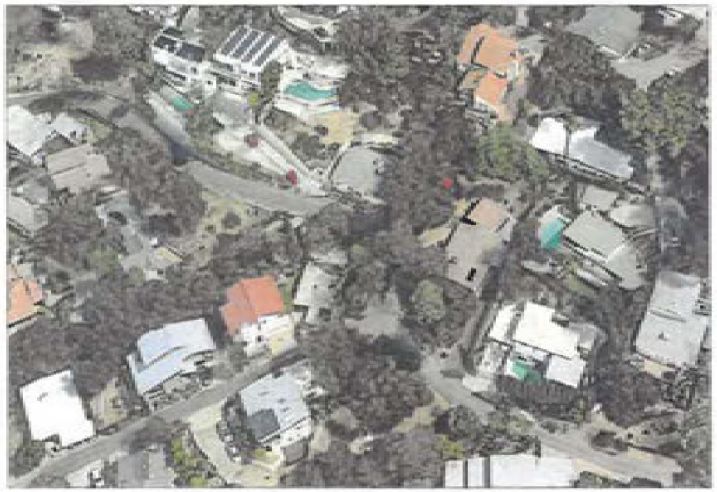
DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN

DRAWING TITLE:
WRITTEN NARRATIVE

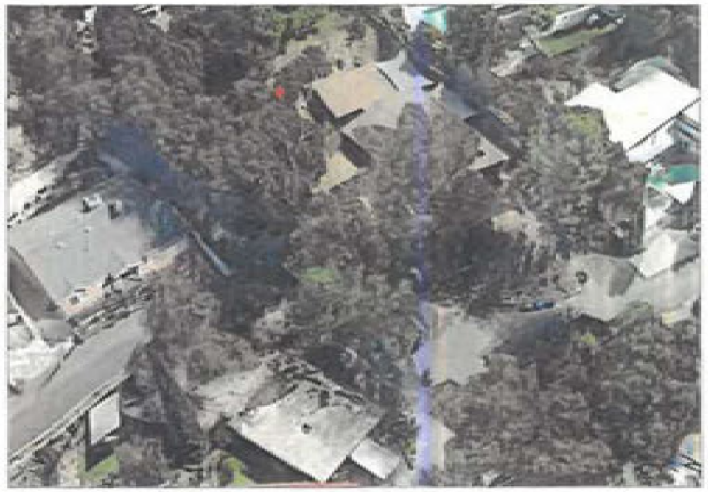
SCALE:

Drawing No.
S-1.2
13

PLOT DATE 11/2023



3 BIRD EYE VIEW



4 BIRD EYE VIEW



1 BIRD EYE VIEW



2 BIRD EYE VIEW

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:
SITE CONTEXT

SCALE:

Drawing No.
S-2.1
14



SATELLITE VIEW / KEY



3 STREET VIEW



1 STREET VIEW



2 STREET VIEW

LABYRINTH

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

SITE CONTEXT

S-2.2

15



2 4238 N SALTILLO ST



3 4242 N SALTILLO ST



1 4230 N SALTILLO ST (PROJECT SITE)



KEY PLAN

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

SITE CONTEXT

SCALE:

S-2.3

1/6



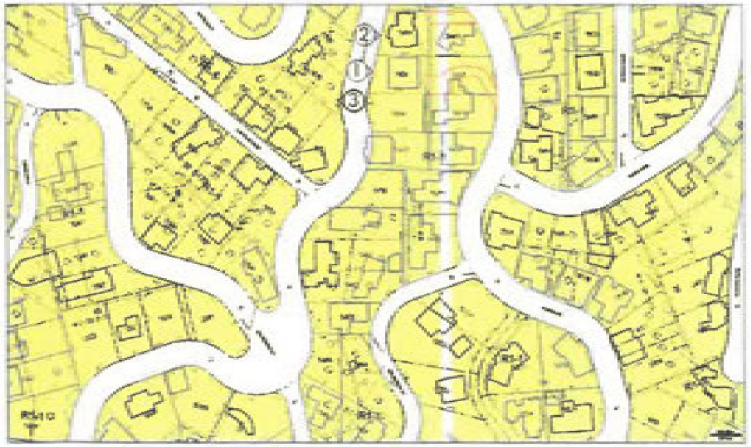
1 4246 N SALTILLO ST



2 4250 N SALTILLO ST



3 VACANT LAND APN 2172029056



KEY PLAN

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:
SITE CONTEXT

SCALE:

Drawing No.
S-2.4
17



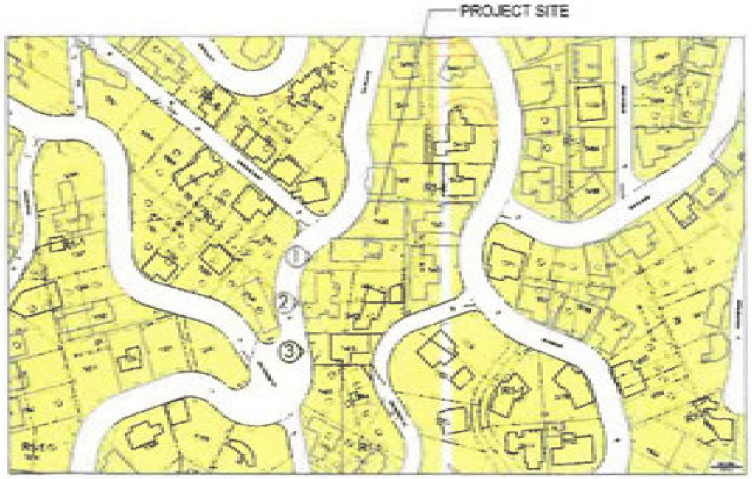
2 4222 N SALTILLO ST



3 4204 N SALTILLO ST



1 4224 N SALTILLO ST



KEY PLAN

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:
SITE CONTEXT

SCALE:

S-2.5

18



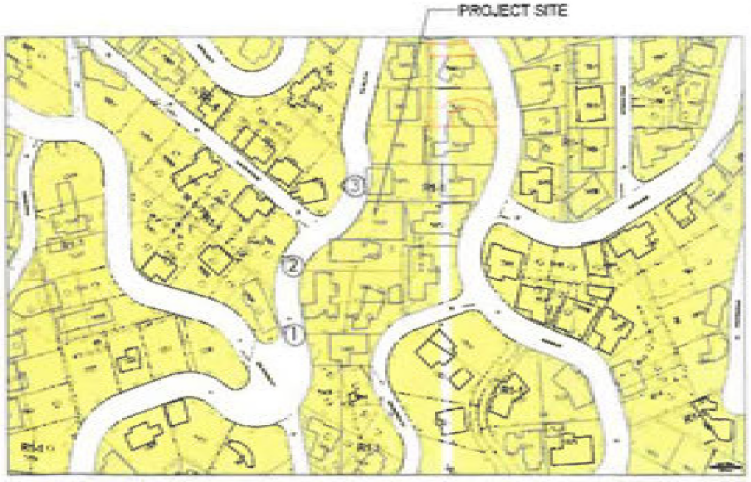
1 | 4215 N SALTILLO ST



2 | VACANT LAND APN: 2172029063



3 | 21305 W LAS PILAS ROAD



KEY PLAN

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

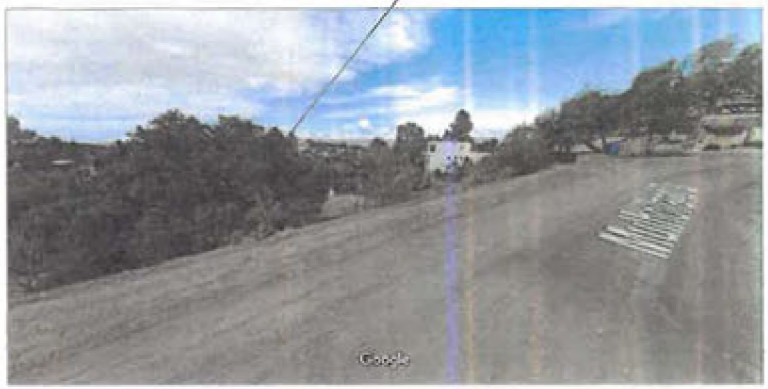
DRAWING TITLE:
SITE CONTEXT

SCALE:

Drawing No.
S-2.6
19



1 NOT VISIBLE DUE TO HILL AND TREES IN FRONT



2 NOT VISIBLE DUE TO TREES IN FRONT



3 NOT VISIBLE DUE TO TREES IN FRONT



SATELLITE VIEW / KEY

LABYRINTH
DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:
LABYRINTH DESIGN STUDIO

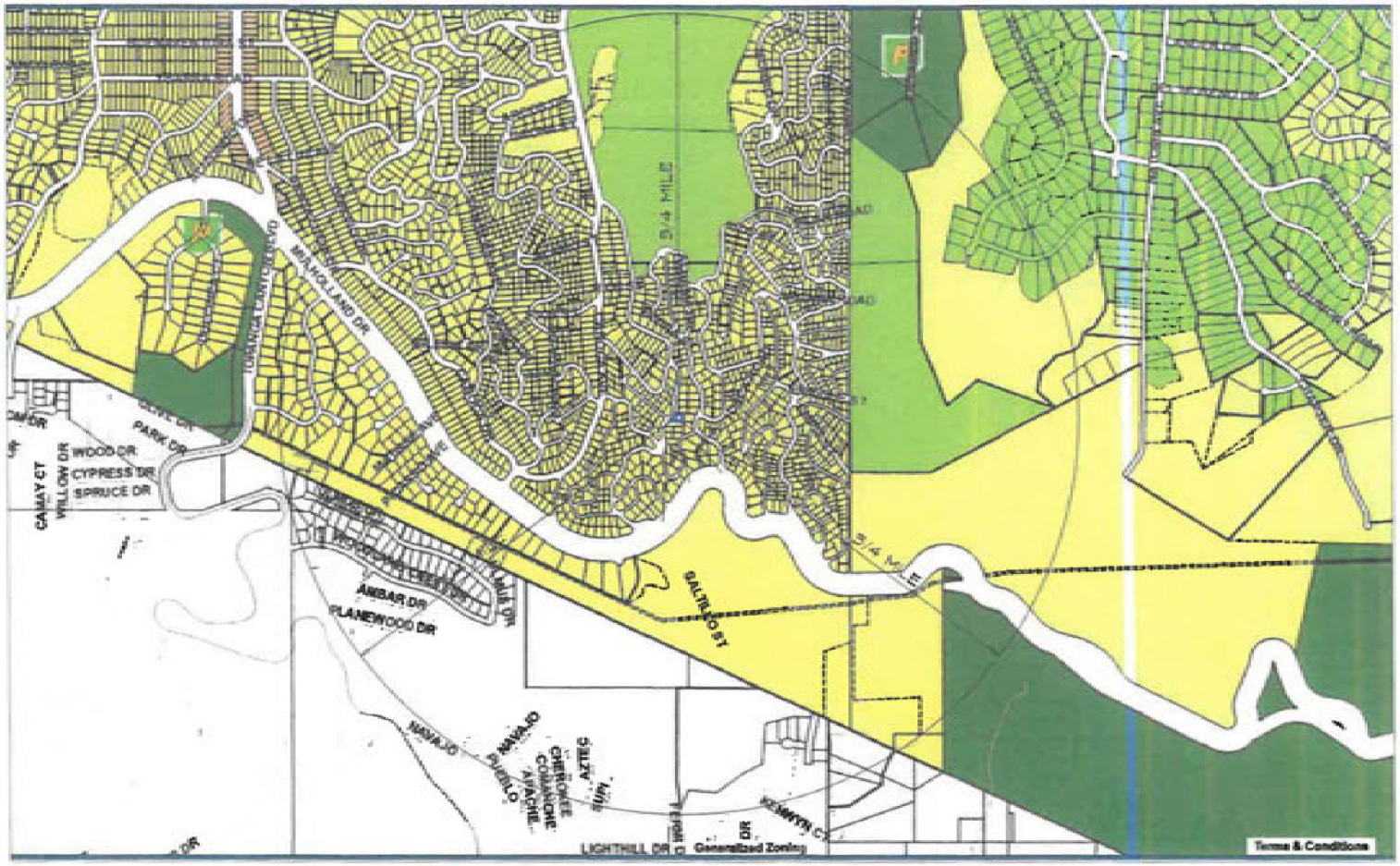
DRAWING TITLE:
VISIBILITY STUDY
FROM
MULHOLLAND DRIVE

SCALE:

Date 2022
Job No 4230 SALTILLO
Drawn By M.N.
Checked By P.P.

Drawing No.
S-3.1
20

PLOT DATE: 11-2022



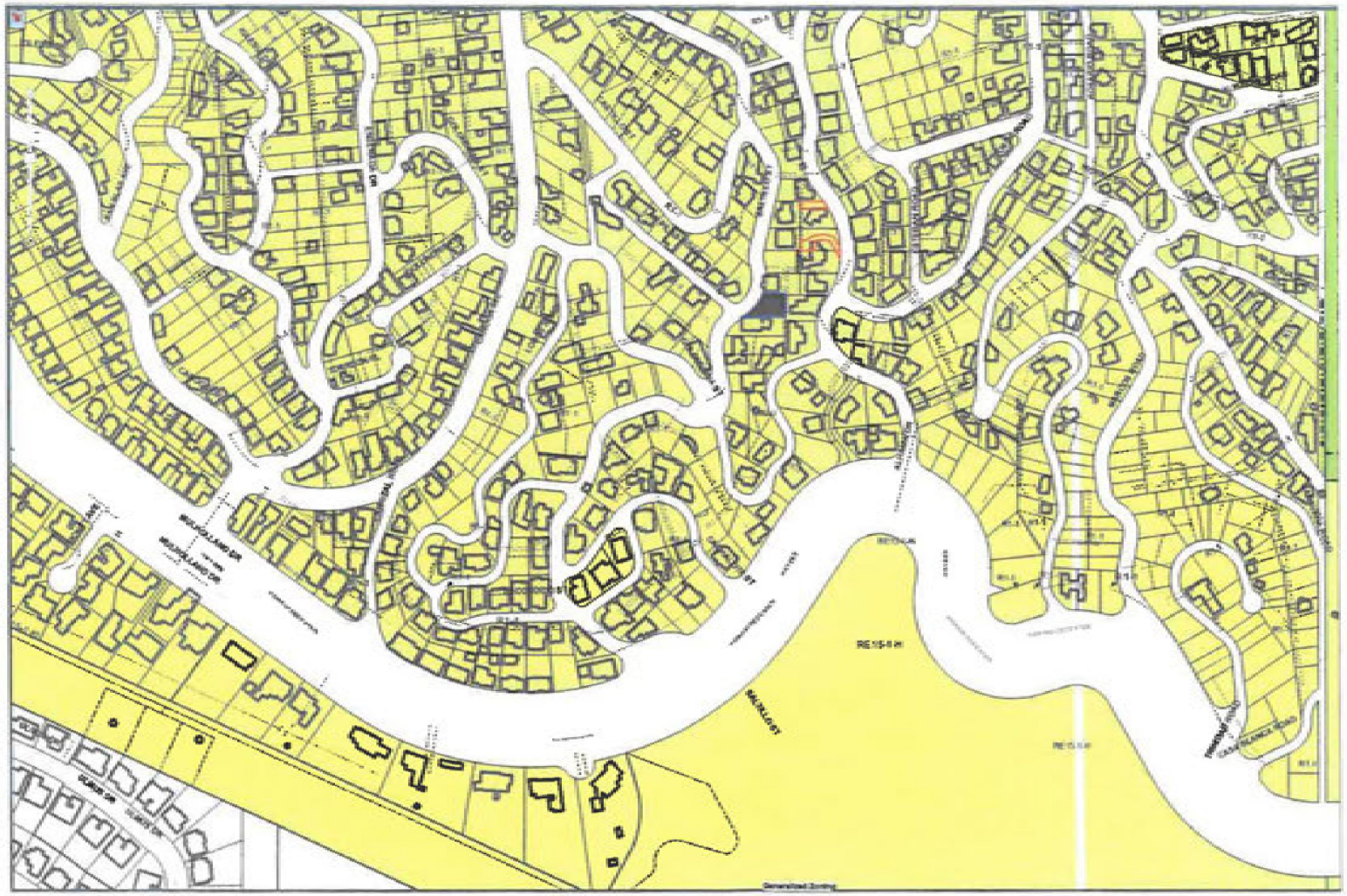
LABYRINTH

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

VISIBILITY STUDY
FROM
MULHOLLAND DRIVE

S-3.2

21



VICINITY MAP

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

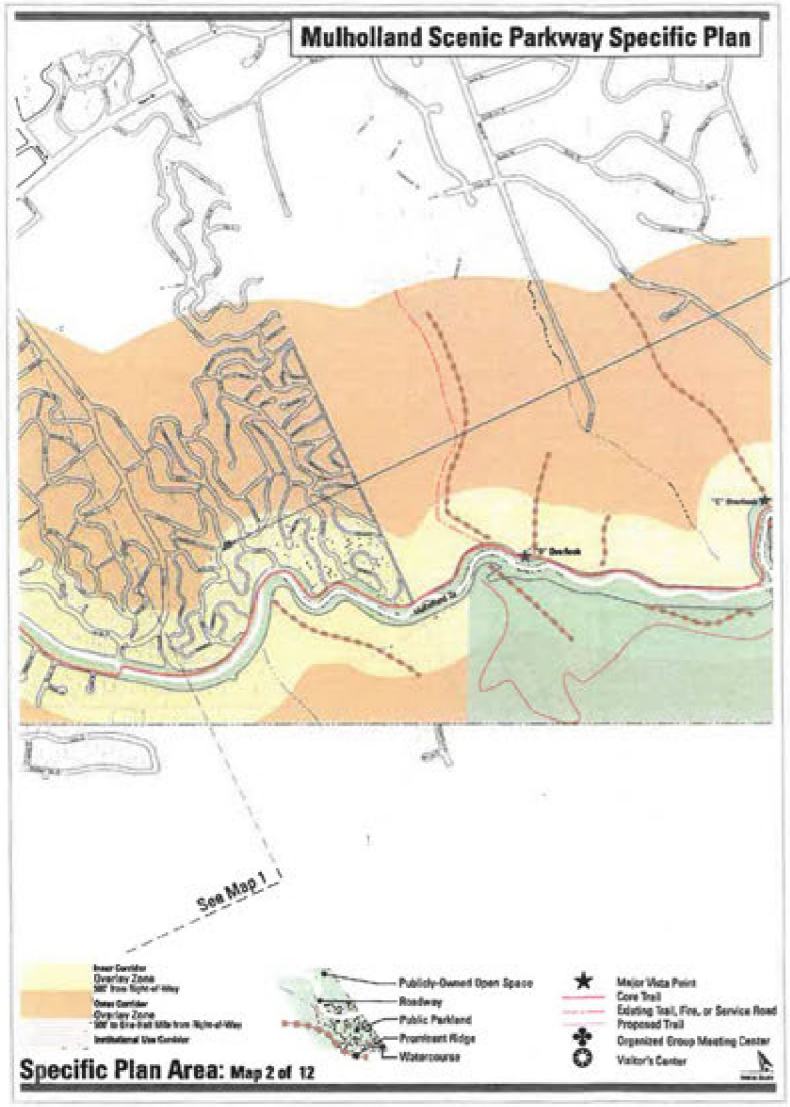
DESIGNER:

DRAWING TITLE:
VICINITY MAP

SCALE:

Drawing No.
S-4.1
22

PLOT DATE: 11/3/2020

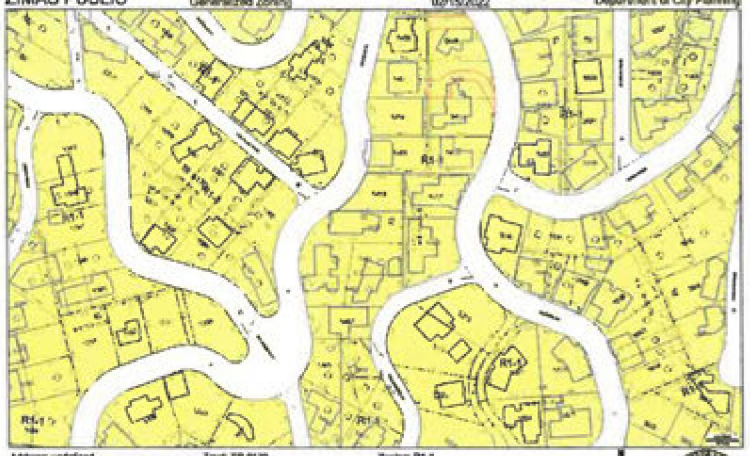


LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

DRAWING TITLE:
MULHOLLAND MAPS

Drawing No.
S-4.2
23



1 ZIMAS MAP

City of Los Angeles
Department of City Planning

2/15/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
None

ZIP CODES
None

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2019-1742-CPU
CPC-2008-8252-CA
CPC-2002-8583-SP
CPC-1956-891
ORD-179774
ORD-167943
ORD-165040
ORD-164358
ORD-163490
ORD-162058
ORD-129279
ORD-128730
DIR-2007-1486-DRB-SPP-MSP
ENV-2019-1743-EIR
ENV-2009-832-CE
ENV-2007-1469-CE
ENV-2005-8253-ND

Address/Legal Information	
PIN Number	165A197 241
Lot/Parcel Area (Calculated)	4,679.5 (sq ft)
Thomas Brothers Grid	PAGE 560 - GRID B5
Assessor Parcel No. (APN)	2172023053
Tract	TR 6170
Map Reference	M B 103-3/103 (SHTS 53-55)
Block	70
Lot	5458
Arb (Lot Cut Reference)	None
Map Sheet	165A197
Jurisdictional Information	
Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1366.00
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-1224 Specific Plan: Mulholland Scenic Parkway (Inner Corridor)
	ZI-1383 Specific Plan: Girard Tract
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	GIRARD TRACT
Subarea	None
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (INNER CORRIDOR)
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.org

2 ZIMAS PARCEL PROFILE REPORT

LABYRINTH
DESIGN STUDIO INC
Tel 818.203.5005

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Nelson Pichardo
9623 Kirk Eaton Drive,
Los Angeles, CA 91331
Tel: 310-378-4401,
E-mail: michellefichardo@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYA PETROV
TEL: (818) 200-5005
E-mail: polya@labyrinthdesign.com

DRAWING TITLE:
ZIMAS MAP AND PARCEL PROFILE REPORT

SCALE:

Date	2022
Job No	4230 SALTILLO
Drawn By	M.N.
Checked By	P.P.

Drawing No.
S-5.1
24

PLOT DATE 11/2022

RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2172023053
APN Area (Co. Public Works)*	0.107 (ac)
Use Code	0100 - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	$61,000
Assessed Improvement Val.	$0
Last Owner Change	05/23/2021
Last Sale Amount	$73,000
Tax Rate Area	37
Deed Ref No. (City Clerk)	58844
	3360
	3-162
	19114707
	1148748
	0566104
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2172023053]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	No
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	9.3777895
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2172023053]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2172023053
Use Code	0100 - Residential - Single Family Residence - Vacant Land
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2198
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	84
Red Flag Restricted Parking	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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1 ZIMAS PARCEL PROFILE REPORT

LABYRINTH
DESIGN STUDIO INC.
Tel 818.300.5605

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mathew Farrah
4230 Alta Dena Drive,
Los Angeles, CA 90011
Tel: 310-579-4665,
E-mail: michellefarrah@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLITA PAYAM
TEL: (818) 300-5605
450 WAVERLY BLVD, #20
LOS ANGELES, CA, 90026
e-mail: payam@labyrinthstu.com

DRAWING TITLE:

ZIMAS MAP AND PARCEL PROFILE REPORT

SCALE:

Date	2022
Job No.	4230 SALTILLO
Drawn By	M.H.
Checked By	P.P.

Drawing No.

S-5.2

25

PLOT DATE 11/2022

BTC

LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9400, FAX: (213)617-9443

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER: **BTCID: V022-527**
REFERENCE: **DATE: 11/3/2022**
SITE ADDRESS: 4230 SALTILLO ST
AUTHORIZED BY: GONZALO

DESCRIPTION OF SERVICES AND FEES:

Reinstatement Fee		x 10.00 %	
Color Fold Over Labels and Mailing	0	x $2.65	
Color Fold Over Mailing Only	9	x $2.25	$20.25
Appeals – Number	0	x $2.65	
Posting of Site – Number of signs	0	x $85.00 (1st)	
	0	x $70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			$14.00
All Weather Posting (optional)	0	x $20.00	
Removal of Signs (optional)	0	x $50.00	
Credit Card fee		x 0.00 %	$0.00

TOTAL DUE: $34.25

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x MM
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A $ 50.00 fee will be charged if you want a copy of the BTC file(s).	x MM
REFUNDS AND CREDITS ONLY VALID 120 DAYS FROM THE ORIGINAL FILING DATE. Cancellations and changes are subject to a 20% or $50.00 handling fee, whichever is greater. Returned checks subject to a $200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.	x MM
If instructed by the city that your case has gone to appeal or plans, we will immediately mail out per city instructions. The cost of mail and processing of $2.65/label, (price may vary/go without notice if postage increases) is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.	x MM

Signature: Maria Mucciteli
Telephone: (818) 787-1663
Print Name: MEHRAN TEBYANI(OWNER/APP) POUYA PAYAN(REP) CMS(22-8259)

PAID 10/18

CONTINENTAL MAPPING SERVICE

21220 DEVONSHIRE ST #206 CHATSWORTH CA 91311
(818) 787-1663

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby declare that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest current owner addresses on the City Engineer's land records as of the following date of preparation: 11-3-22. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: ☑ Original Mailing List or ☐ Updated Mailing List

MARIA MUCCITELLI (Print or Type) Maria Mucciteli (Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: 11-3-22.

The attached Occupants List is an: ☑ Original Mailing List or ☐ Updated Mailing List

MARIA MUCCITELLI (Print or Type) Maria Mucciteli (Signature)

In certain instances, I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason Unable to Verify*	Attempts Made to Verify**	Additional Information

* (1) Secured Building
(2) Gated Yard
(3) Refused Access
(4) Other: Specify

** (1) Returned to building on three separate occasions
(2) Efforts to contact owner or manager without success
(3) Contact made with owner or manager, who refused to provide the information
(4) Returned to building on three separate occasions

Address 4230 SALTILLO ST.
Number of Labels 9
Work Order # 22-8259

LABYRINTH DESIGN STUDIO INC
Tel: 818.350.5665

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Mehrdad and Mahvash Parhadi
4823 Alla Castro Drive,
Los Angeles, CA 90210
Tel: 310-570-6825,
E-mail: mehrdadparhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL: (818) 350-5665
4350 North Lost Hills #216
Calabasas, CA. 91301
e-mail: pouya@labyrinth-da.com

DRAWING TITLE:
REQUIRED PROJECT NOTIFICATION MATERIALS

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.
S-6.1
26

PLOT DATE: 11/3/2022

REPRESENTATIVE
POUYA PAYAN
1600 SAWTELLE BLVD #230
LOS ANGELES CA 90025

1 **OWNER / APPLICANT**
MEHRAN TEBYANI
259 S BEVERLY DR # 282
BEVERLY HILLS CA 90212

2
PETER GHAZISAEED & ZELDA NIKKA
4238 SALTILLO ST
WOODLAND HILLS CA 91364

3
MARICEL ZABEL & DIEGO MEJIA
4153 ALHAMA DR
WOODLAND HILLS CA 91364

4
ERICH & MICHELLE RANDOLPH
4234 SALTILLO ST
WOODLAND HILLS CA 91364

5
PLUEMJIT WILSOIN & WILSON TRUST
21311 LAS PILAS RD
WOODLAND HILLS CA 91364

6
JOAN MCMAHON & MCMAHON EXCEMPTION TRUST
PO BOX 5136
CANOGA PARK CA 91303

CMS 22-8259
21220 DEVONSHIRE ST #205
CHATSWORTH CA 91311

11
OCCUPANT
21305 LAS PILAS RD
WOODLAND HILLS CA 91364

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.3005

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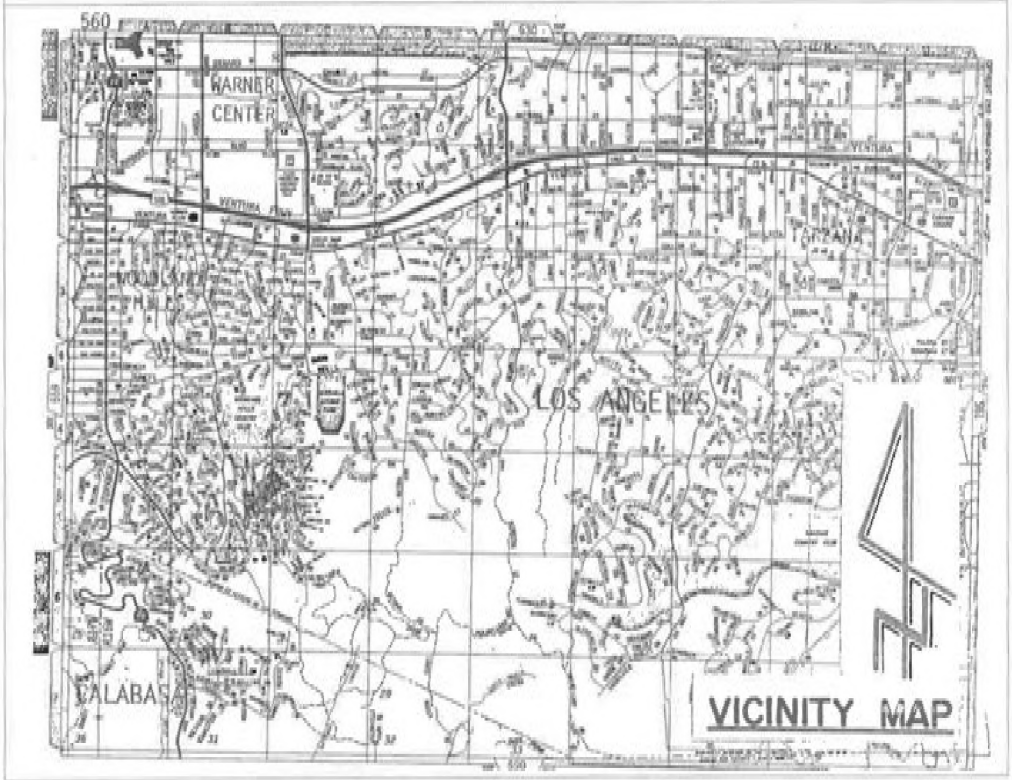

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

REQUIRED PROJECT NOTIFICATION MATERIALS

S-6.3

27.2



INDIVIDUAL PROPERTIES

PREFERENCE#	PROPERTY ADDRESS	NUMBER OF UNITS	BUILDING SQUARE FOOTAGE	LOT SIZE (LOT SQUARE FOOTAGE)	FLOOR AREA RATIO
1	4238 N SALTILLO ST	1	1,613	5,520.50	29%
2	4201 N ALHAMA DR	1	2,049	5,290.50	38%
3	4153 N ALHAMA DR	1	3,234	6,772	48%
4	4324 N SALTILLO ST	1	1,173	6,962	17%
5	21205 W GOLONDRINA ST	1	1,555	8,325	19%
6	21213 W GOLONDRINA ST	1	1,768	8,112	22%
7	4220 N SALTILLO ST	1	2,068	7,462	28%
8	4207 W ALHAMA DR	1	3,218	6,185	52%
9	4242 N SALTILLO ST	1	3,979	10,611	37%
10	21311 W LAS PILAS ROAD	1	1,997	5,265	38%
11	21305 W LAS PILAS ROAD	1	768	6,038	13%
12	21308 W LAS PILAS ROAD	1	2,164	7,567	29%

# OF BUILDING INCLUDED IN THE ANALYSIS			AVERAGE BUILDING SQUARE FOOTAGE	AVERAGE LOT SIZE	AVARAGE FAR (USE THE MY COVERAGE VALUES ABOVE, NOT THE AVARAGE FOR EACH PROPERTY TO FIND THE AVERAGE FOR THE NEIGHBOURHOOD)
12			2133.00	7017.02	31%
PROPOSED PROJECT	4230 N SALTILLO ST	1	1,899	4,671	**40.66%**

LABYRINTH DESIGN STUDIO INC.
Tel: 818.230.5665

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Nahidi
9411 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: (310) 270-6811
E-mail: michellefaith.fox@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
PONYA PAYAN
TEL: (818) 230-5665
E-MAIL: ponya@labyrinth-da.com

DRAWING TITLE:
NEIGHBORHOOD COMPATIBILITY

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.
E-1
28

PLOT DATE 1-1-0022

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 4

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: SEP. 2022

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	E-5.1	
2	4.106.3	Grading and paving	E-5.1	
3	4.106.4	Electric vehicle (EV) charging	E-7.2	
4	4.106.5	Cool roof for reduction of heat island effect	E-7.4	
5	4.106.7	Reduction of heat island effect for non-roof areas	E-5.2	OLSEN PAVEMENT
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	E-7.4	
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	E-2.2	GRN 18R
8	4.303.1.3.2	Multiple showerheads serving one shower	E-2.2	GRN 18R
9	4.303.3	Water submeters	E-2.2	GRN 18R
10	4.303.4	Water use reduction	E-2.2	GRN 18R
11	4.304.1	Outdoor water use in landscape areas	E-2.2	GRN 18R
12	4.304.2	Irrigation controllers	LANDSCAPE PLANS	
13	4.304.3	Metering outdoor water use	LANDSCAPE PLANS	
14	4.304.4	Exterior faucets	LANDSCAPE PLANS	
15	4.304.5	Swimming pool covers	E-2.2	GRN 18R
16	4.305.1	Graywater ready	E-2.2	GRN 18R
17	4.305.2	Recycled water supply to fixtures	E-2.2	GRN 18R
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	
20	4.305.4	Groundwater discharge	E-2.2	GRN 18R
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	E-2.2	GRN 14
22	4.407.3	Flashing details	X	

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
23	4.407.4	Material protection	E-2.2	GRN 14
24	4.408.1	Construction waste reduction	E-2.2	GRN 14
25	4.410.1	Operation and maintenance manual	E-2.2	GRN 14
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	E-2.2	GRN 14
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	E-2.2	GRN 14
28	4.504.2	Finish material pollutant control	E-2.2	GRN 14
29	4.504.2.1	– Adhesives, sealants, caulks	E-2.2	GRN 14
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	E-2.2	GRN 14
33	4.504.3	Carpet systems	E-2.2	GRN 14
34	4.504.3.1	Carpet cushion	E-2.2	GRN 14
35	4.504.4	Resilient flooring systems	E-2.2	GRN 14
36	4.504.5	Composite wood products	E-2.2	GRN 14
37	4.504.6	Filters	E-2.2	GRN 14
38	4.505.2.1	Capillary break	STRUCTURAL PLANS	
39	4.505.3	Moisture content of building materials	E-2.2	GRN 14
40	4.506.1	Bathroom exhaust fans	E-2.2	GRN 14
41	4.507.2	Heating and air-conditioning system design	E-2.2	GRN 14

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LABYRINTH DESIGN STUDIO INC.
Tel: 310 395 5095

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Nichelle and Hadrian Pichardi
8523 Alta Vista Drive,
Los Angeles, CA 90210
Tel: 310-279-4863,
Email: nichelle.hudson@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POOYA PAYDAR
TEL: (818) 395-5095
e-mail: pooya@labyrinth-inc.com

DRAWING TITLE:
SUSTAINABILITY CHECKLIST

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: M.M.
Checked By: P.P.

Drawing No.
E-2.1
29

PLOT DATE 11/2022

LA DBS

STORM WATER POLLUTION CONTROL
(2020 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flows, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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(Rev. 10/01/09) Page 1 of 1

LA DBS

2020 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listing/drawing that can be verified by a field visit (field visit check sheet). The inventory shall not be less than each unit: 1 standard 15-inch (inside diameter) shaft or larger and the same aperture or subgrade and shall not have energy loads added, fans or other equipment. In those jurisdictions in the projected footprint of the PV storage. The panel or subpanel shall provide capability to install a 40-ampere minimum dedicated branch circuit and spatially segregated equipment installation with a branch circuit interconnection junction. The service panel or subpanel circuit directory shall identify the overcurrent protective device reserved/reserved for future PV charging as "PV CAPABLE". The inventory area access location shall be permanently and visibly marked as "PV CAPABLE". (4.106.4.1)
2. For common parking area serving 5 or more spaces, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The panel or subpanel shall have a minimum busbar rating and overcurrent device rating of not less than the sum of the maximum overcurrent protective device ratings for all of the branch circuits supplied per the following calculations: 1. Multiply the maximum rating of each EVSE installed or to be installed by 0.30. 2. Add 100 percent of the maximum rating of the largest EVSE installed or to be installed. 3. Add 40 percent of the maximum rating of the second largest EVSE installed or to be installed. 4. Add 30 percent of the maximum rating of each additional EVSE installed or to be installed. (4.106.4.2)
3. Each table shown in 3.15 shall have a 3-year rapid SRI value of at least 78 or have a 3-year aged value (calculated at at least 0.63 and a thermal emittance of at least 0.75). Roofs with slopes 2:12 shall have an aged SRI value of at least 28 or have a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates listed. (4.303.1)
6. Water systems, incurred by metal drain are discontinued, the combined flow rate of all the shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers (weather or soil-based controllers). (4.304.1)
8. For projects that include landscape work, the Landscape Certificate of Completion Form GRN 12 shall be completed prior to final inspection approval. (Water Efficiency ESO No. 2015)
9. Annular spaces around pipes, electric cables, conduits or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar methods. Piping openings to be protected in accordance with Section 312.3 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.405.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new appliances, air conditioners and fabric systems, thermal insulating, or a windbreak, the terms 'Cold' in Section 4.103.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, LADBS Rule 445)
14. All fiber and other related or distribution components openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and conditioning equipment. (4.504.1)
15. Paints and coatings, adhesives, sealers and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The PDO Gutter Certificate Checklist, Form GRN 1, shall be site-placed and verified prior to final inspection approval. This manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the living interior shall meet the testing and product requirements of one of the following (4.504.3):
   a. Carpet and Rug Institute's Green Label Plus Program
   b. California Department of Public Health's Specification 01350
   c. NSF/ANSI 140 at the Gold level
   d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total non-teaching resilient flooring shall comply with one or more of the following (4.504.4):
   a. FSC certified to Table 4.504.4(a)
   b. Certified under CA Department of Public Health's Specification 01350
   c. Compliant under the Resilient Floor Covering Institute (RFCI) FloorScore program
   d. When the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard components used products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The Formaldehyde Limitation Verification (Checklist, Form GRN 1, shall be completed prior to final inspection approval. (4.504.5)
21. Environmentally sensitive/building shall provide regularly occupied areas of the building with a MERV 13 filter for mechanical intake air. Filters shall be installed prior to occupancy and maintained per the manufacturer's recommendations of the filter and shall be included in the operation and maintenance manual. (4.504.6)
22. A 6-inch-deep area of 1/2 inch or larger clean aggregate shall be provided for purposes of soil or grade stabilization, or a vapor barrier shall be provided in direct contact with concrete for purposes of moisture control. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. "Wet and Stay" framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Interior insulation materials which are exposed within the building cavity or assembly shall be installed in accordance with manufacturer's instructions. (4.505.3)
25. Interior insulation shall be installed in accordance with manufacturer's instructions before covering with gypsum board or other finish materials. (4.505.3)
26. Heating and air-conditioning systems shall be sized and designed using ASHRAE/ACCA Manual J-2004, ASHRAE/CSA 28-S-2004 or ASHRAE Handbooks and have their equipment selected to meet these loads with ASHRAE/ACCA 36-S Manual N-1986. (4.507.2)

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(Rev. 01/01/09) Page 1 of 1

LA DBS

2020 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings and ascending three stories and containing 50 units or less shall install a separate meter on submeter within common areas and within each individual dwelling unit. (4.303.1)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water. Exception: Faucet replacement. (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.1)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.1)
5. In other than single family dwellings, leaks shall be sensitive on all publicly accessible ancillary fountain and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated roof system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool deck in its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, the sites with over 500 square feet of landscape area, element water piping shall be installed to prevent discharge from the clothes washer, bathtub, showers, and bathroom/restrooms must feature to be used for a future greywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-required water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 5 cycles of concentration (blowdown); and
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.2.2)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
   A. Shall have a minimum of 5 cycles of concentration (blowdown); and
   B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.2.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for on-site reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following: (Los Angeles Plumbing Code Section 610.4.1):
   A. The hot water system shall not allow more than 0.5 gallons of water to be delivered to any fixture before hot water arrives.
   B. Where a hot water recirculation or similar evaporator heat trace wire system is installed, the branch from the recirculating loop or electric evaporator heat trace wire to the fixture shall contain a maximum of 0.5 gallons.
   C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
      a. The hot water supply piping from the water heater to the fixtures shall have the most direct path.
      b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 7.1.1.3 of the California Energy Code Residential Appendix.
      c. The hot water supply piping shall be installed and insulated in accordance with Section 5.4.1.2.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

13. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to achieve potable water use in landscape areas include, but are not limited to, use of rainwater, recycled water, graywater, or water rescued for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/09) Page 1 of 1

LABYRINTH
DESIGN STUDIO INC
TEL: 818.300.5305

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Yehuda and Malkah Tarbuh
9533 Alan Dale Drive,
Los Angeles, CA 90210
Tel: 310-273-6363,
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DESIGNER:
LABYRINTH DESIGN STUDIO
POURYA FARAR
TEL: (818) 288-0006
1055 WILSHIRE BLVD. #2088
LOS ANGELES CA. 90017
e-mail: pourya@labyrinthdesignstudio.com

DRAWING TITLE:

SUSTAINABILITY CHECKLIST

SCALE:

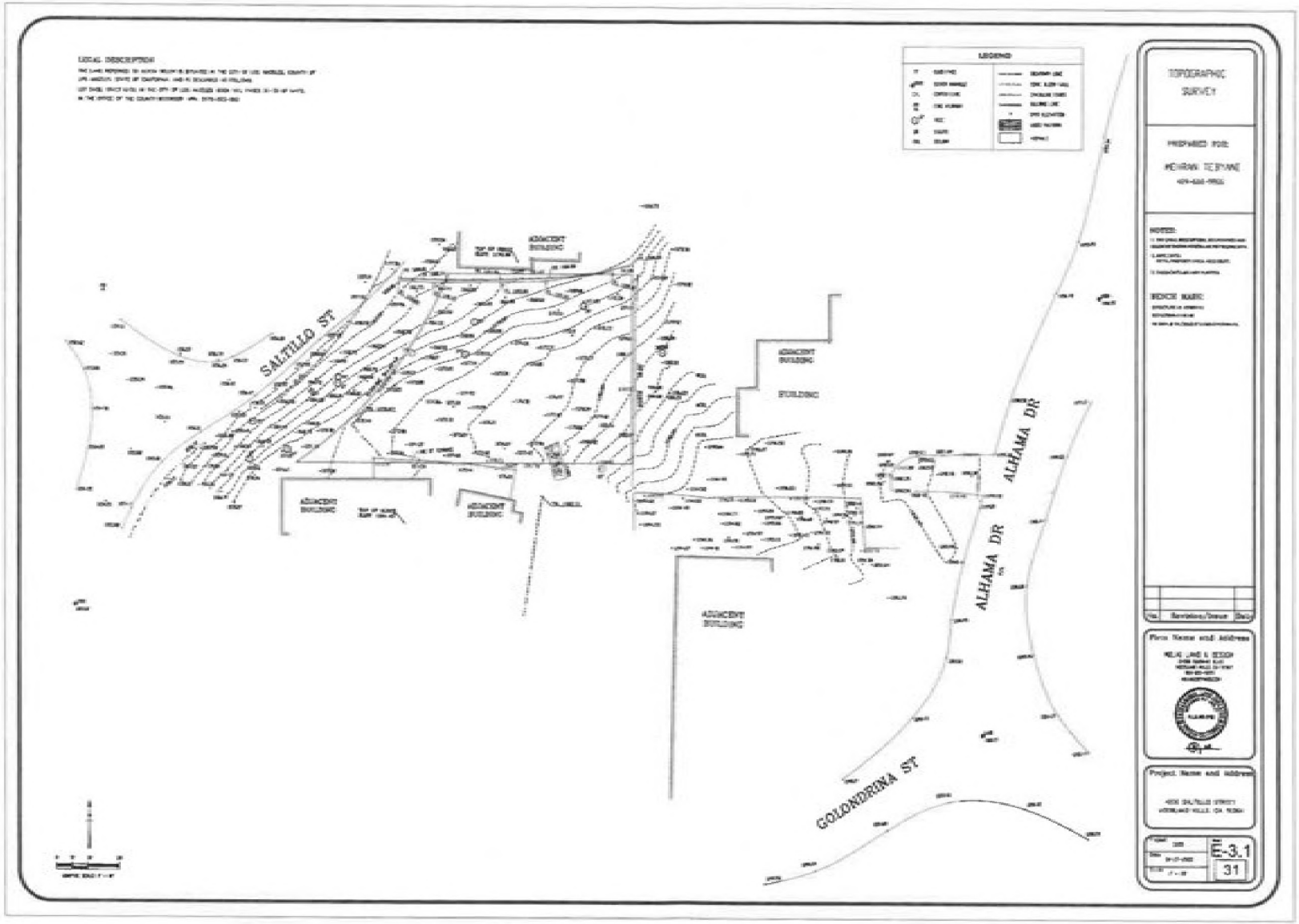
Date:	2021
Job No:	4230 SALTILLO
Drawn By:	H.H
Checked By:	P.F

Drawing No.

E-2.2

30

PLOT DATE: 11/2022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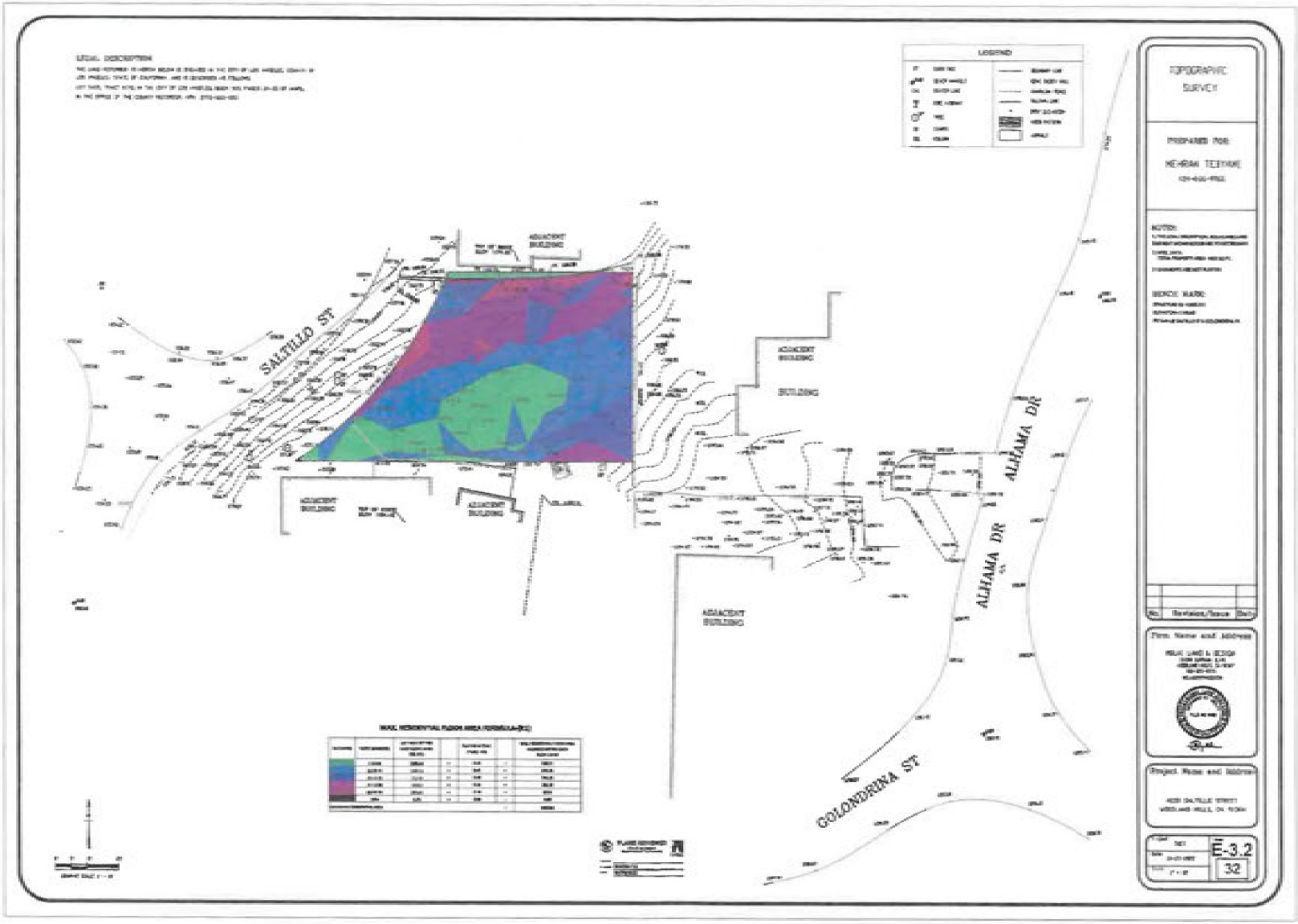
TOPOGRAPHIC SURVEY
PREPARED FOR:
BENCH MARK:
Project Name and address
E-3.1
31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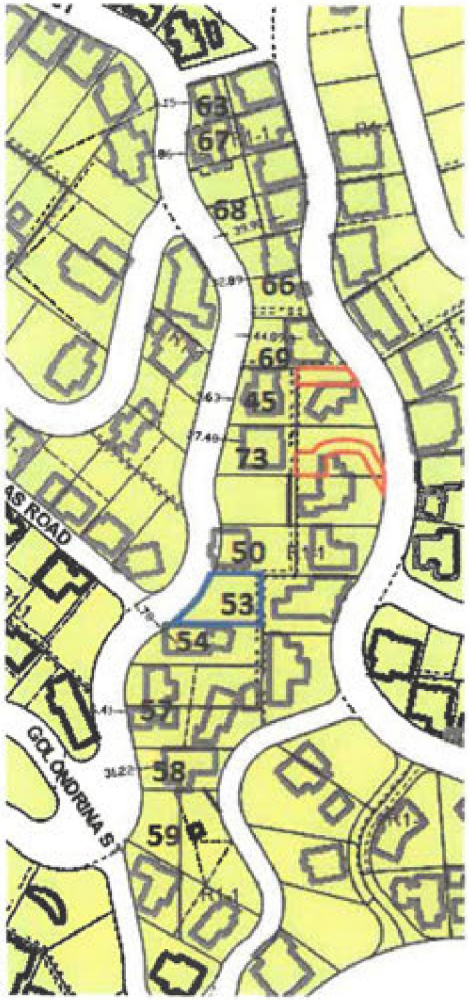
TOPOGRAPHIC SURVEY
PREPARED FOR:
MEHRAN TEEYNIK
NOTES:
BENCH MARK:
No. Revisions/Issue Date
Firm Name and Address
Project Name and Address
E-3.2
32



Lot	Frontage (ft)	Setback (ft)	
63	52.10	6.15	x
67	53.45	9.86	x
68	103.74	39.90	x
66	93.91	32.89	x
69	61.29	44.89	x
45	71.95	9.63	x
73	95.27	27.48	x
50	61.18	0.00	x
53	78.23		x
54	73.20	1.78	x
57	102.00	6.41	x
58	50.89	31.22	x
59	65.04		x

Results

Number of lots: 13

Prevailing Setback: 5.84 ft

Calculation:

Total no of lots entered: 13
Total frontage entered: 962.35 ft
40% from total frontage entered: 384.94 ft
No of lots used in the calculation: 6
Setback range used: 0.00 ft - 9.86 ft
Total frontage used in the calculation: 413.88 ft

Lots Used

Lot	Frontage (ft)	Setback (ft)
45	71.95	9.63
50	61.18	0.00
54	73.20	1.78
57	102.00	6.41
63	52.10	6.15
67	53.45	9.86

Calculation Details

Setback Range Used (ft)	No Lots Used	Lots Designation	Frontages Used (ft)	Total Frontage (ft)	Setbacks Used (ft)	Total Setback (ft)
0.00 - 9.86	6	45, 50, 54, 57, 63, 67	71.95, 61.18, 73.20, 102.00, 52.10, 53.45	413.88	9.63, 0.00, 1.78, 6.41, 6.15, 9.86	33.83

PREVAILING SETBACK SURVEY

PREPARED FOR:

MEHRAN TEBYANI
424-666-9966

No.	Revision/Issue	Date

Firm Name and Address

MEHRAN LAND & DESIGN

Project Name and Address

4230 SALTILLO STREET
WOODLAND HILLS, CA. 91364

Project	380
Date	07-29-2021
Scale	AS S
Sheet	E-3.3
	33

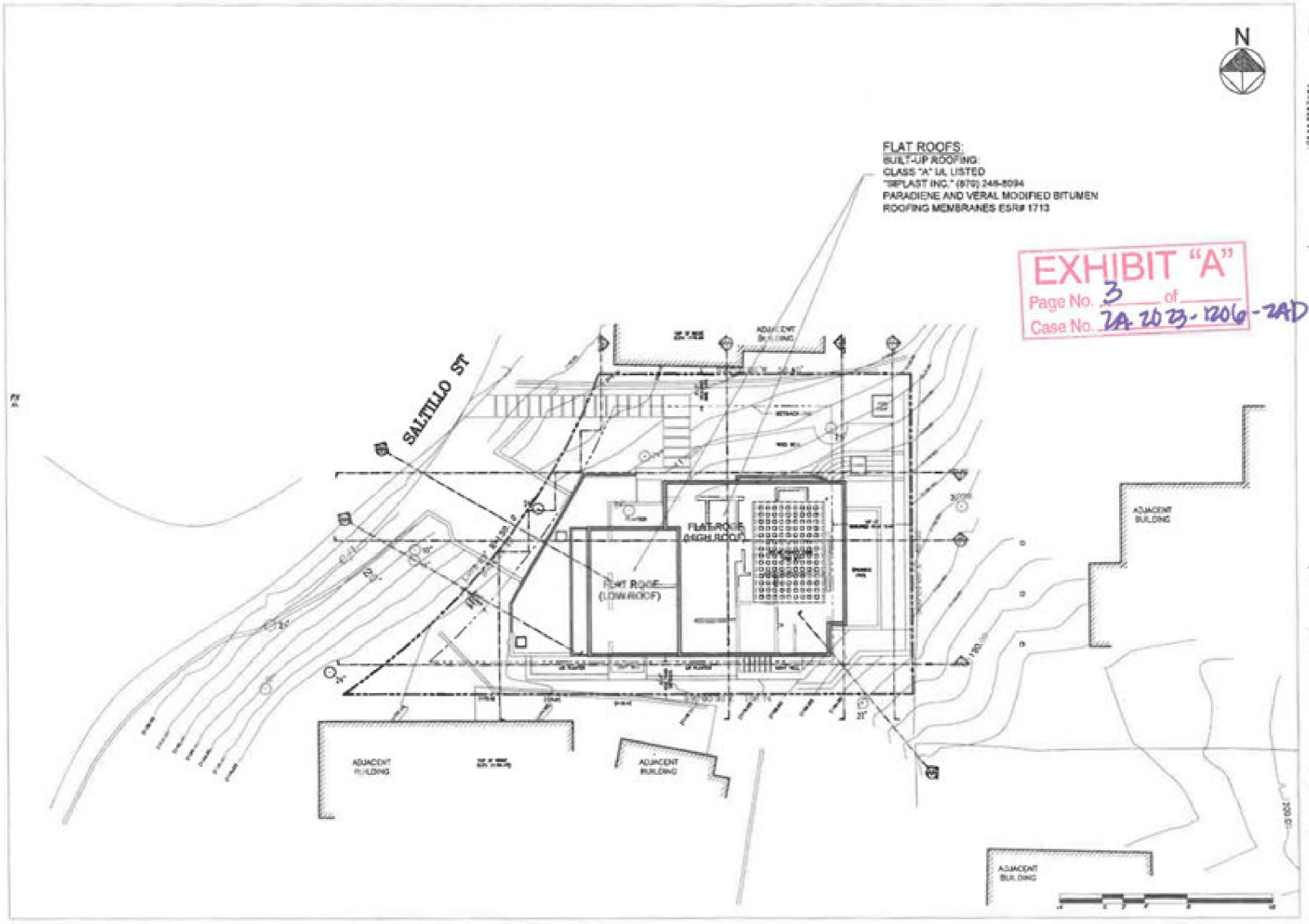


EXHIBIT "A"
Page No. 3 of
Case No. ZA 2023-1206-ZAD-DRB-SPP-MSP-HCA

LABYRINTH
DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:
TOPOGRAPHIC ROOF PLAN

SCALE:

Drawing No.
E-4
34

PLOT DATE 3/13/2024

LOW IMPACT DEVELOPMENT

STORM WATER POLLUTION CONTROL

ROOF SURFACE AREA:	1484 S.F.
IMPERVIOUS SURFACE, UNCOVERED BALCONY	401 S.F.
PERMEABLE PAVEMENT:	217 S.F.
PERMEABLE WOOD DECK	520 S.F.
PLANTER AREA:	110 S.F.
LANDSCAPE AREA:	1156 S.F.
POOL:	155 S.F.
TOTAL PERMEABLE SURFACE:	1,865 S.F.
TOTAL IMPERVIOUS SURFACE:	2788 S.F.
TOTAL	4653 S.F.

TOTAL HARDSCAPE SURFACE= PERMEABLE HARDSCAPE: 737 S.F.

REQUIRED PLANTER AREA:

TOTAL IMPERVIOUS SURFACE AREA:
1,865 S.F. X 0.05 = 93.25 S.F.

TOTAL PLANTER AREA REQUIRED: 93.25 S.F.
TOTAL PLANTER AREA PROVIDED: 48+62 = 110 S.F.

NOTES FOR PLANTER BOXES:

1. RATIO (SURFACE AREA OF PLANTER) / (TRIBUTARY IMPERVIOUS AREA) MIN 0.04.
2. PLANTER IS INSTALLED LEVEL.
3. OVERFLOW ADEQUATE TO MEET MUNICIPAL DRAINAGE REQUIREMENTS
4. MINIMUM 12" DEEP RESERVOIR AT TOP OF PLANTER
5. 21" DEEP SANDY LOAM WITH MINIMUM INFILTRATION RATE OF 5"/HOUR.
6. 12" DEEP PEA GRAVEL OR CRUSHED ROCK.
7. FILTER FABRIC BETWEEN SOIL AND GRAVEL LAYERS
8. PERFORATED PIPE UNDER DRAIN WITH CLEANOUTS AND CONNECTION TO STORM DRAIN OR DISCHARGE POINT.
9. ADEQUATE HEAD FROM UNDER DRAIN TO STORM DRAIN OR DISCHARGE POINT.
10. WATERPROOFING AS REQUIRED TO PROTECT GROUNDWATER OR BUILDING FOUNDATIONS AND GARAGE AND LOBBY AND ALL RESIDENTIAL STRUCTURE.
11. SPLASH BLOCKS OR COBBLES AT DOWNSPOUTS AND INLET PIPES
12. PLANTS SELECTED FOR VIABILITY AND TO MINIMIZE NEED FOR FERTILIZERS AND PESTICIDES.
13. IRRIGATION SYSTEM WITH CONNECTION TO WATER SUPPLY.
14. NO TREES TO BE PLANTED IN PLANTER BOX.

NOTES:

ALL ROOF DRAIN SHALL BE DIRECTED TO PLANTER BOX
AD = AREA DRAIN
DS = DOWN SPOUT (SEE ARCHITECTURAL PLAN)

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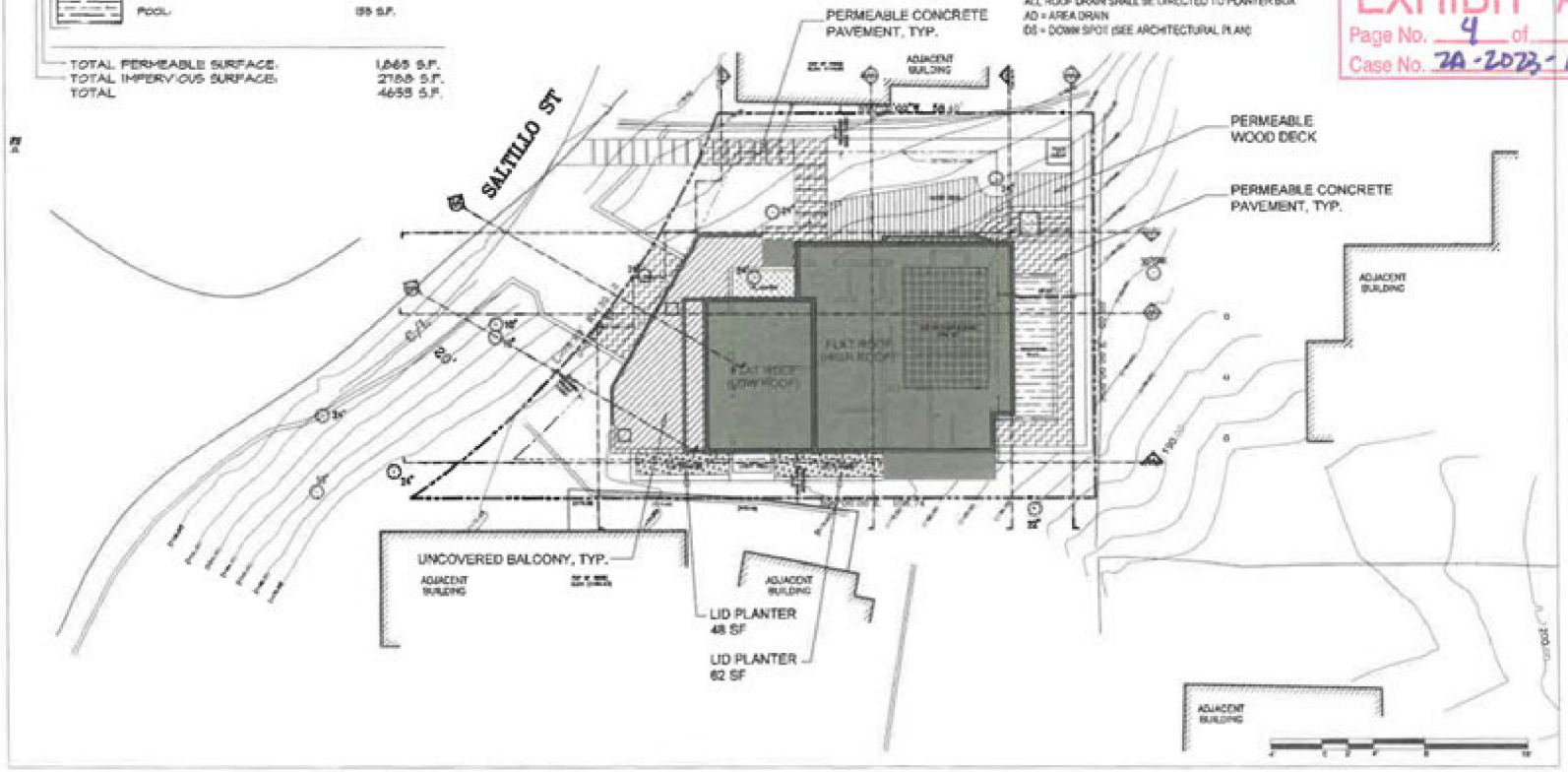
EXHIBIT "A"
Page No. 4 of
Case No. ZA-2023-1206-VAD-DRB-SPP-



LABYRINTH DESIGN STUDIO INC
Tel: 818.303.5000

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:
Michelle and Robert Furtado
9623 Alta Cadena Drive,
Los Angeles, CA 90210
Tel: 310.275.4661
E-mail: michelle.h.furtado@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POOYA PAYAB
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660 Bonifacio # 18-20, #28
Los Angeles, CA 90033
e-mail: pooya@labyrinth-de.com

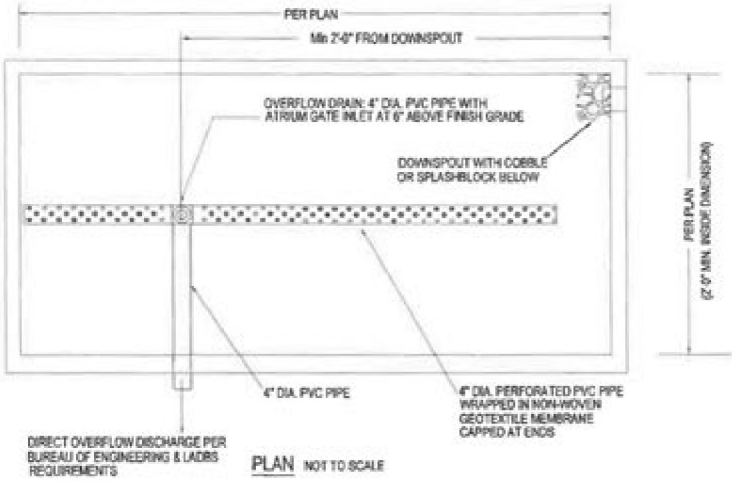
DRAWING TITLE:
GRADING AND DRAINAGE PLAN

SCALE: 1/16"=1'-0"

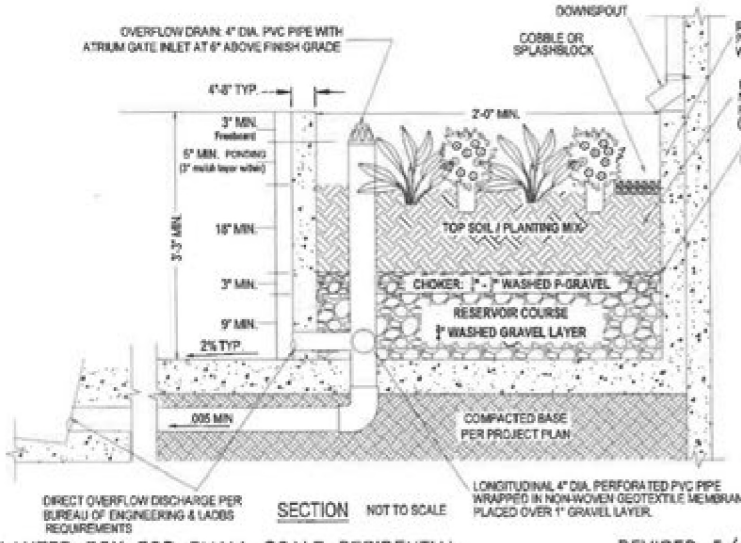
Date	2023
Job No	4230 SALTILLO
Drawn By	B.N.
Checked By	P.P.

Drawing No.
E-5.1
35

PLOT DATE: 11/2022



PLAN NOT TO SCALE



SECTION NOT TO SCALE

NOTES:

1. AT LEAST 9 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

PLANTER BOX FOR SMALL SCALE RESIDENTIAL

REVISED 5/10/16

EXHIBIT "A"
Page No. 5 of
Case No. ZA-2023-1206-ZAD
DRB
SPP
HCA
MSP

LABYRINTH

DESIGN STUDIO INC
Tel: 818.203.5005

REVISIONS

no	date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:
Michelle and Marcus Ambek
9022 Alle Castro Drive,
Los Angeles, CA 90210
Tel: (310) 871-4013
E-mail: michelle@ambek.com

DESIGNER:
LABYRINTH DESIGN STUDIO
PEJMAN PAYKAR
TEL: (818) 203-5005
4230 SALTILLO ST.
LOS ANGELES, CA 91364
e-mail: pejman@labyrinth-da.com

DRAWING TITLE:
PLANTER BOX DETAIL

SCALE:

Date:	2023
Job No.	4230 SALTILLO
Drawn By	RKR
Checked By	P.P.

Drawing No.
E-5.2
36

PLOT DATE: 11/2023

CUT 1: 54 C.Y.
CUT 2: 61 C.Y.
CUT 3: 469 C.Y.
CUT 4: 29 C.Y.
CUT 5: 31 C.Y.
CUT 6: 12 C.Y.
CUT 7: 43 C.Y. foundation and piles for retaining walls

TOTAL NON EXEMPTED CUT =699 C.Y

CUT 9: 27 C.Y. Exempted grading generated from building foundations

TOTAL CUT =726 C.Y

MAXIMUM GRADING QUANTITIES ALLOWED

1000+ (10% OF LOT SIZE) = 1000+0.1X4670= 1467 Q.Y.
MAX. "BY-RIGHT" GRADING QUANTITIES FOR R1 LOT PER TABLE 12.21 C.10-6 X 75 % (NON STANDARD STREET) = 750 Q.Y.

MAX. GRADING QUANTITIES ALLOWED = 750 Q.Y.
MAX. GRADING QUANTITIES PROPOSED = 699 < 750 Q.Y.

ESTIMATED EARTHWORK QUANTITIES

SITE FRONTS ON A NON STANDARD HILLSIDE STREET REFER TO P-2.1 FOR REFERRAL FORM

TOTAL NON EXEMPTED CUT = 699 C.Y.
TOTAL NON EXEMPTED FILL= 0 C.Y. TOTAL EXEMPTED FILL = 0 C.Y.

TOTAL CUT = 726 C.Y.
TOTAL FILL = 0 C.Y.
TOTAL EXPORT = 726 C.Y.

TOTAL GRADING QUANTITY= 726+0 = 726 C.Y.

TOTAL NON-EXEMPTED GRADING = 699 C.Y. < 750 C.Y.

TOTAL EXEMPTED EXPORT = 27 C.Y. (BUILDING FOUNDATIONS)

REFER TO EARTH WORK CALCULATION PLAN SHEET E-5.3

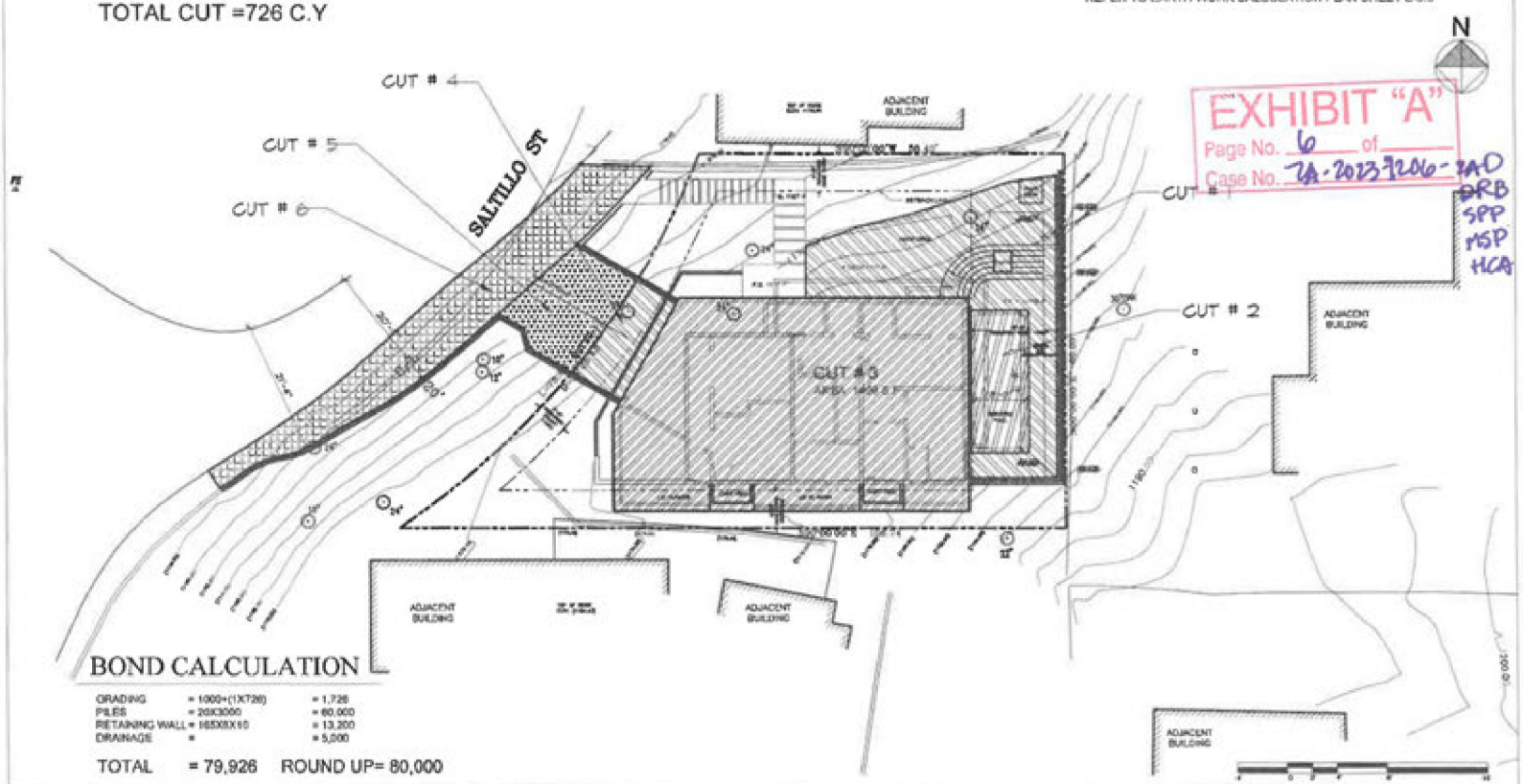


EXHIBIT "A"
Page No. 6 of
Case No. ZA-2023-7206-ZAD DRB SPP MSP HCA

BOND CALCULATION

GRADING	= 1000+(1X726)	= 1,726
PILES	= 20X3000	= 60,000
RETAINING WALL	= 165X8X10	= 13,200
DRAINAGE	=	= 5,000

TOTAL = 79,926 ROUND UP= 80,000

LABYRINTH DESIGN STUDIO INC
Tel: 818 309-5606

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PARTAK
TEL (818) 309-5606

DRAWING TITLE:
CUT AND FILL CALCULATION

SCALE: 1/16"=1'-0"
Date: 2023
Job No: 4230 SALTILLO
Drawn By: N/A
Checked By: P.P.

Drawing No.
E-5.3
37

PLOT DATE 11/2022

STORM WATER POLLUTION PREVENTION
(EROSION CONTROL) PLAN NOTES

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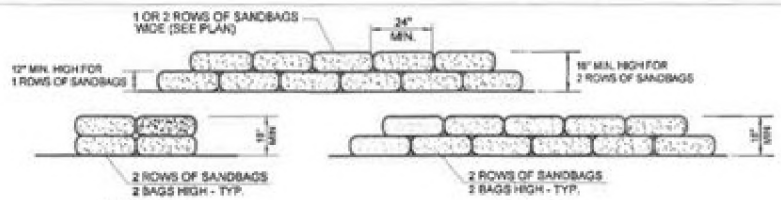

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ELEVATION
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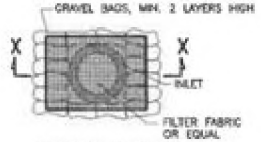

TEMPORARY INLET FILTER

PLAN VIEW
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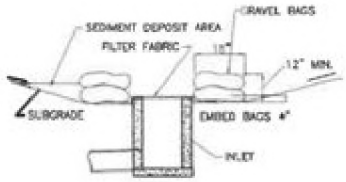

TEMPORARY INLET FILTER

SECTION X – X
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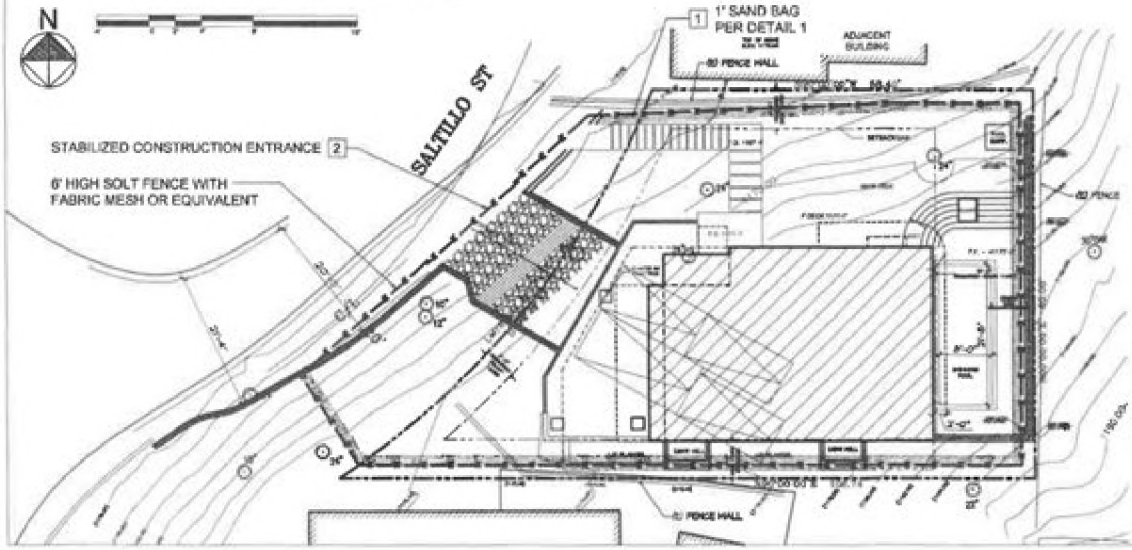

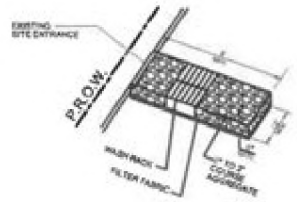

2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SYMBOL	LEGEND
	1' SAND BAG PER DETAIL 1 ON THIS SHEET
	6' HIGH SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2

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DESIGN STUDIO INC.
Tel: 818 350 5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
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E-mail: [illegible]

DESIGNER:
LABYRINTH DESIGN STUDIO
[illegible]
TEL: (818) 350-5005
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[illegible]
e-mail: [illegible]

DRAWING TITLE:

EROSION CONTROL PLAN

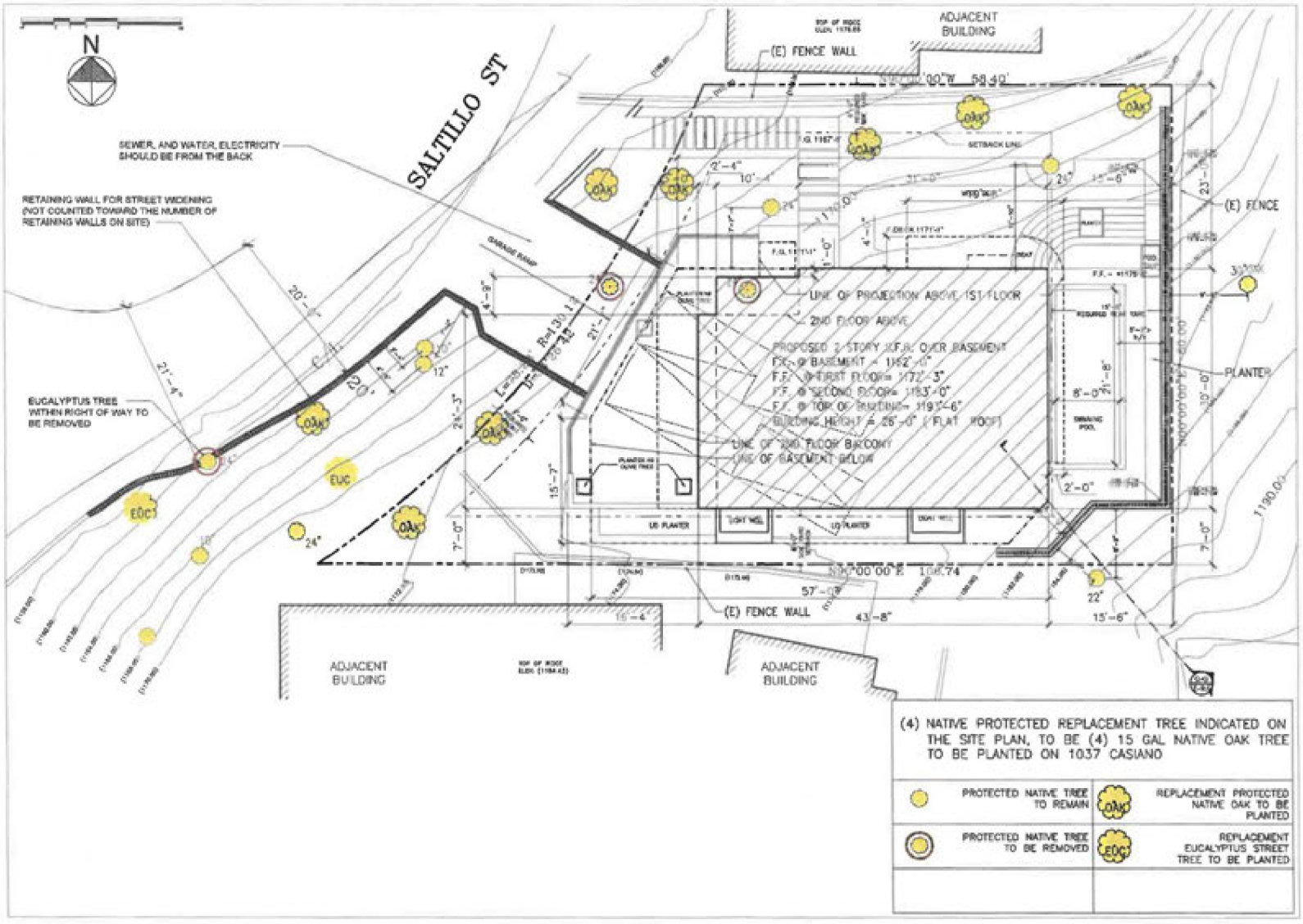
SCALE:	1/16"=1'-0"
Date	2022
Job No.	4230 SALTILLO
Drawn By	N.N
Checked By	B.T

Drawing No.

E-5.4

38

PLOT DATE 11/2022



LABYRINTH

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:
SITE PLAN / PLOT PLAN

SCALE: 3/32"=1'-0"

Drawing No.
E-6.1
39

PLOT DATE 3/15/2024

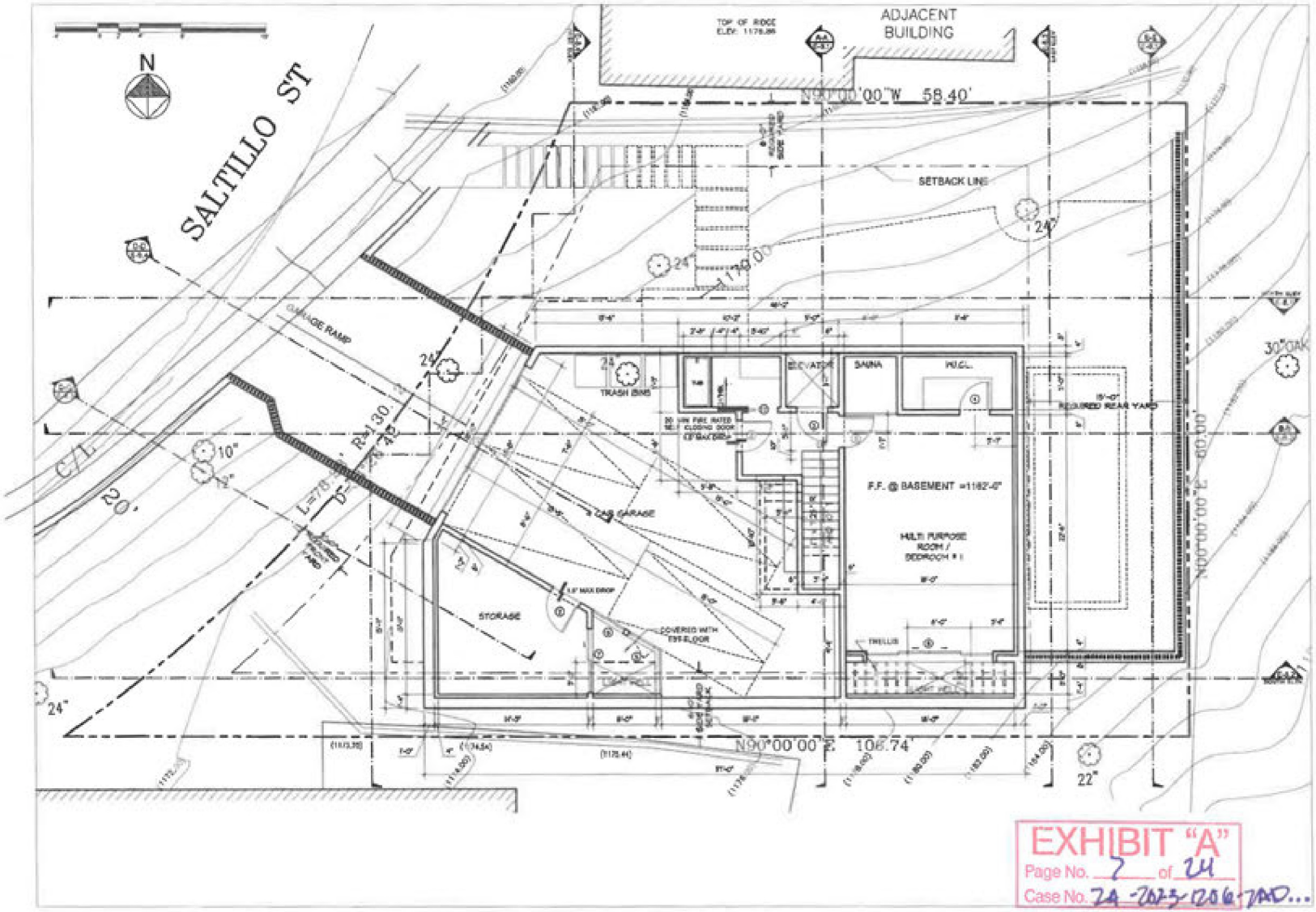


EXHIBIT "A"
Page No. 2 of 24
Case No. 24-2023-1206-TDO...

LABYRINTH
DESIGN STUDIO INC
Tel: 818.200.5855

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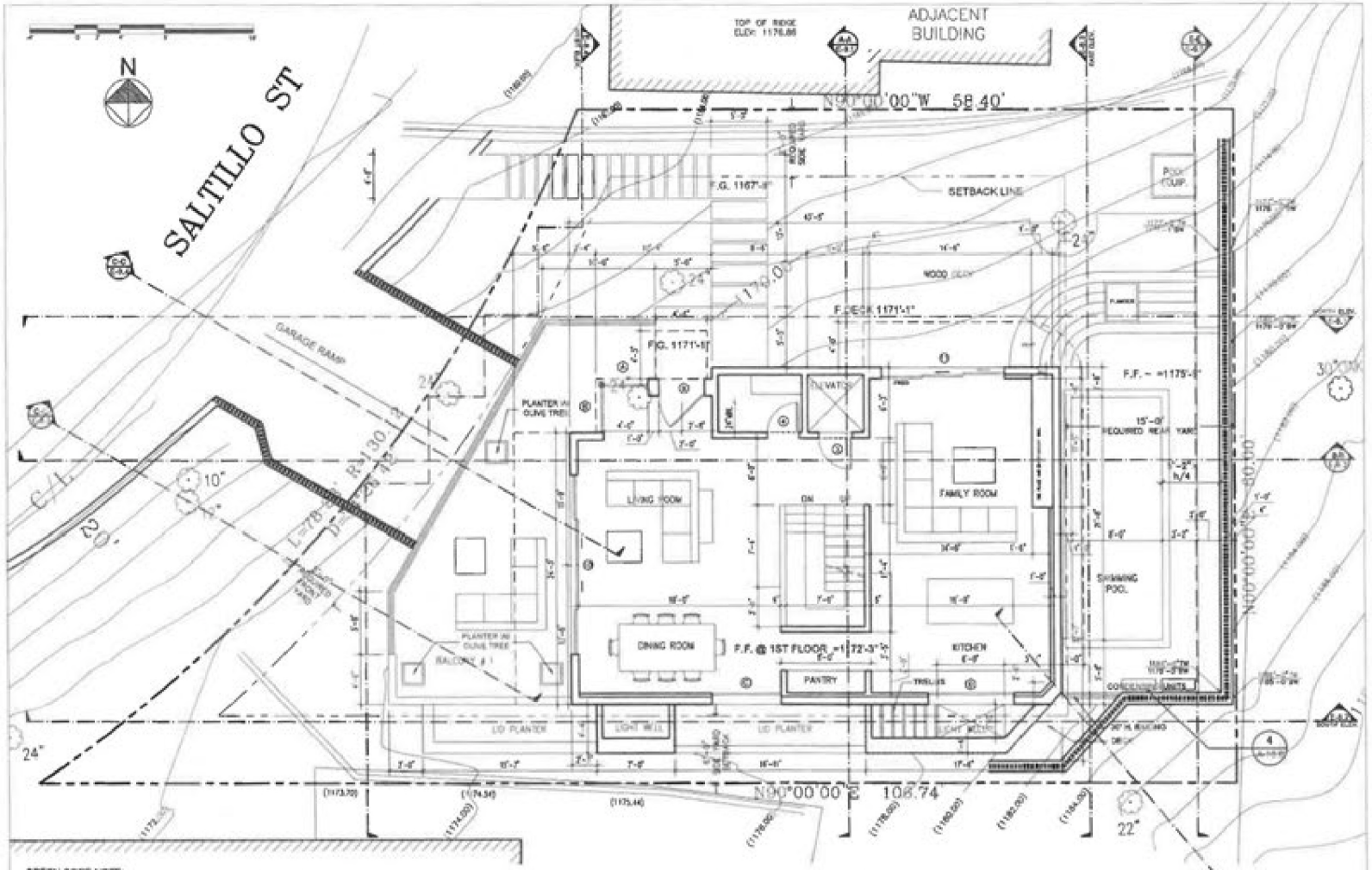


GREEN CODE NOTE:
FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". (4.105.4.1)
GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION FOR ALL 125 VOLT, SINGLE PHASE, 15 & 20-AMPERE RECEPTACLES INSTALLED IN & GARAGE, OUTDOORS, BATHROOMS COUNTERTOP RECEPTACLES WITHIN 6' OF THE KITCHEN SINK OR WET BAR.

LABYRINTH
DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:

DESIGNER:
LABYRINTH DESIGN STUDIO
FOUTA PATSIS

DRAWING TITLE:
1ST FLOOR PLAN

SCALE: 1/8"=1'-0"

Date: 2023
Job No: 4230 SALTILLO
Drawn By: M.H.
Checked By: P.P.

Drawing No.
E-7.2
41

PLOT DATE 3/10/2024

EXHIBIT "A"
Page No. 8 of 24
Case No. ZA-2023-1206-ZAD...

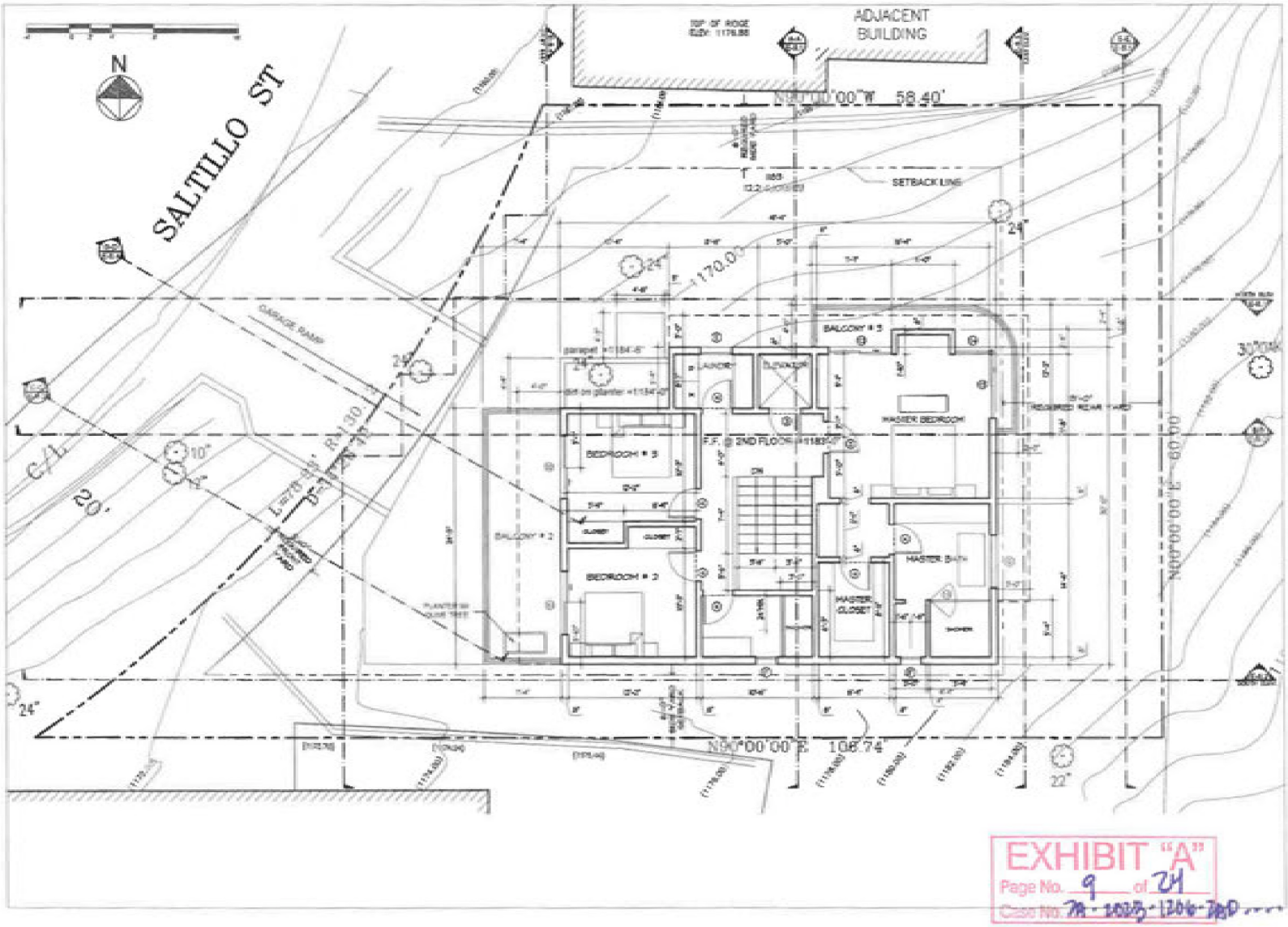


EXHIBIT "A"
Page No. 9 of 24
Case No. PA-2023-1206-TOD

DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:

DESIGNER:

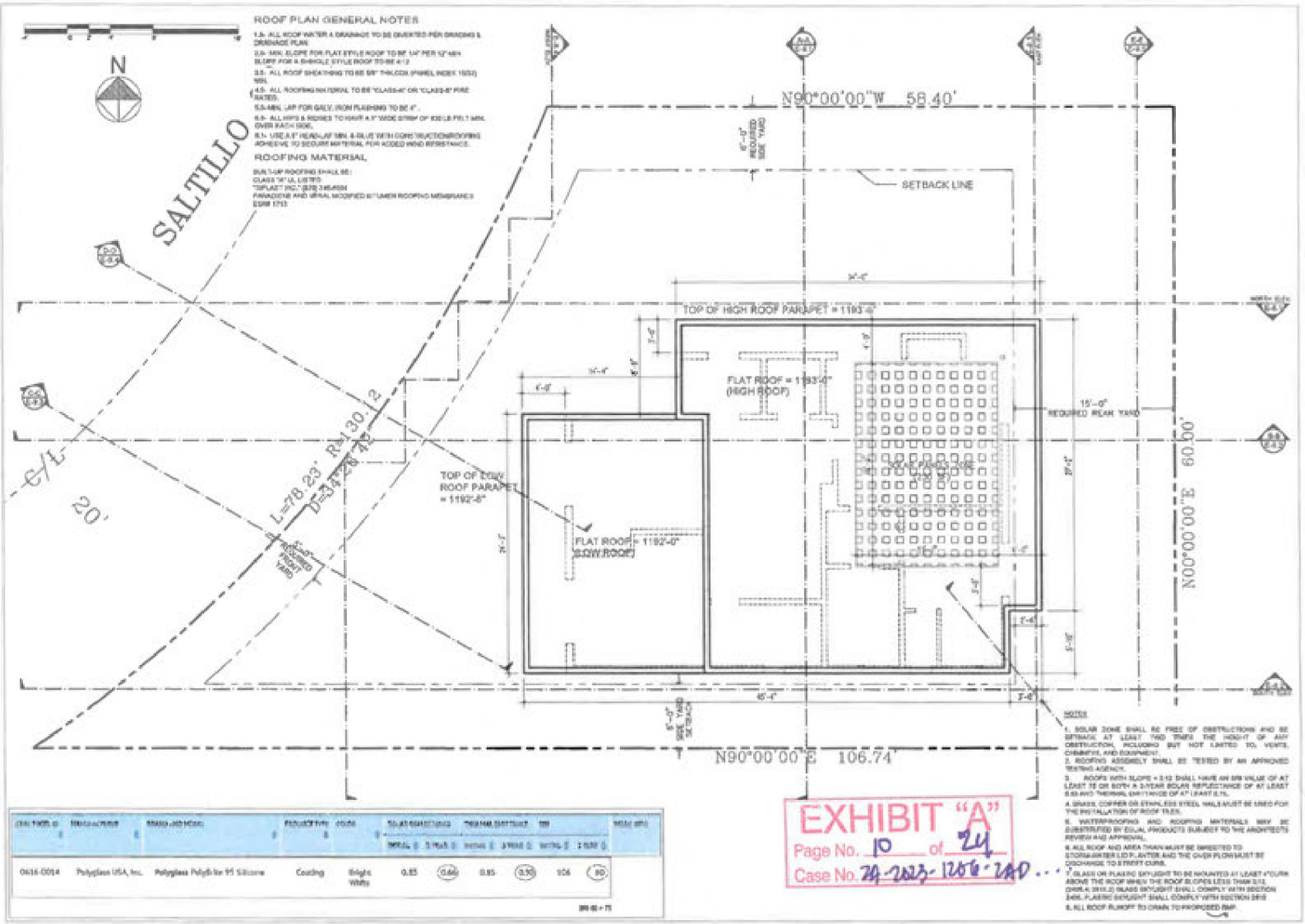
DRAWING TITLE:
2ND FLOOR PLAN

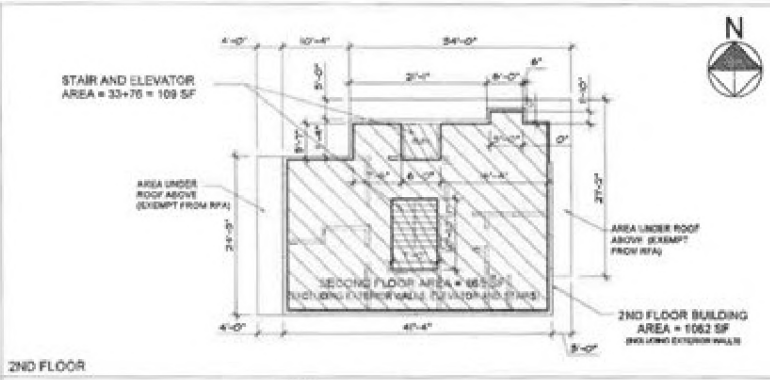
SCALE: 1/8"=1'-0"

Date: 2022
Job No.: 4230 SALTILLO
Drawn By: N.N.
Checked By: K.F.

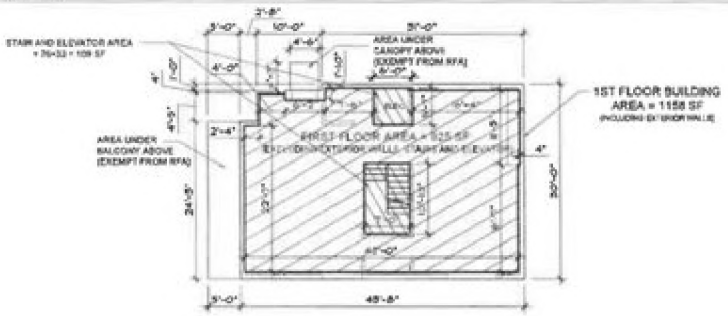
Drawing No.
E-7.3
42

PLOT DATE 1/1/2022

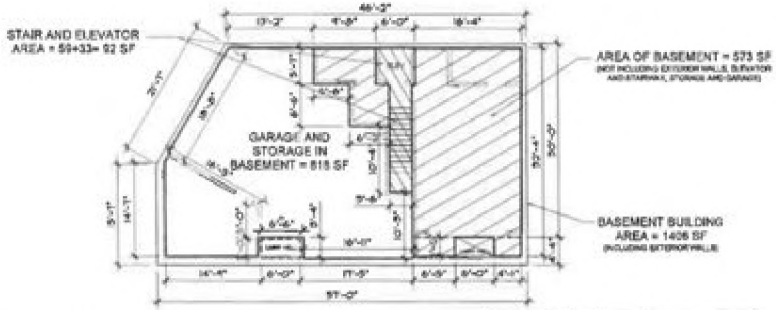

ROOF PLAN GENERAL NOTES
1.0- ALL ROOF WATER & DRAINAGE TO BE DIVERTED PER GRADING & DRAINAGE PLAN.
2.0- MIN. SLOPE FOR FLAT STYLE ROOF TO BE 1/4" PER 12" MIN SLOPE FOR A SHINGLE STYLE ROOF TO BE 4:12
3.0- ALL ROOF SHEATHING TO BE 5/8" THK.CDX (PAPER), INDEX 150/2 MIN.
4.0- ALL ROOFING MATERIAL TO BE "CLASS-A" OR "CLASS-B" FIRE RATED.
5.0-MIN. LAP FOR GALV. IRON FLASHING TO BE 4".
6.0- ALL HIPS & RIDGES TO HAVE A 9" WIDE STRIP OF #30 LB FELT MIN. OVER EACH SIDE.
7.0- USE A 6" HEAD LAP MIN. 4-BLUE WITH CONSTRUCTION ROOFING ADHESIVE TO SECURE MATERIAL FOR ADDED WIND RESISTANCE.
ROOFING MATERIAL
BUILT-UP ROOFING SHALL BE:
CLASS "A" UL LISTED
"GIPLAST" (SCT (STD 2.65.4004
PARADIENE AND URINAL MODIFIED BITUMEN ROOFING MEMBRANE)
ESR# 1713
N
SALTILLO
N90°00'00"W 58.40'
6'-0" REQUIRED SIDE YARD
SETBACK LINE
TOP OF HIGH ROOF PARAPET = 1193'-0"
FLAT ROOF = 1193'-0" (HIGH ROOF)
15'-0" REQUIRED REAR YARD
TOP OF LOW ROOF PARAPET = 1192'-6"
FLAT ROOF = 1192'-0" (LOW ROOF)
N00°00'00"E 60.00'
N90°00'00"E 106.74'
C/L
20'
L=78.23' R=130.12' D=34°26'42"
NOTES
1. SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT.
2. ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.
3. ROOFS WITH SLOPE < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 78 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND THERMAL EMITTANCE OF AT LEAST 0.75.
4. GRASS, COPPER OR STAINLESS STEEL WALLS MUST BE USED FOR THE INSTALLATION OF ROOF TILES.
5. WATERPROOFING AND ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECTS REVIEW AND APPROVAL.
6. ALL ROOF AND AREA DRAIN MUST BE DIRECTED TO STORM WATER LID PLANTER AND THE OVER FLOW MUST BE DISCHARGE TO STREET CURB.
7. GLASS OR PLASTIC SKYLIGHT TO BE MOUNTED AT LEAST 4"CURB ABOVE THE ROOF WHEN THE ROOF SLOPES LESS THAN 3/12.
EXCEPTION: GLASS SKYLIGHT SHALL COMPLY WITH SECTION 2405.5. PLASTIC SKYLIGHT SHALL COMPLY WITH SECTION 2610
8. ALL ROOF RUNOFF TO DRAIN TO PROPOSED BMP.
EXHIBIT "A"
Page No. 10 of 24
Case No. ZA-2023-1206-TOC...
Polyglass USA, Inc.
Polyglass Polyflex 95 Silicone
Coating
White
0.85
0.66
0.85
0.90
106
80
PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364
OWNER:
DESIGNER:
DRAWING TITLE:
ROOF PLAN
SCALE: 1/8"=1'-0"
Date: 2023
Job No: 4230 SALTILLO
Drawn By: R.K.
Checked By: P.P.
Drawing No.
E-7.4
43
PLOT DATE 3/13/2024



2ND FLOOR



1ST FLOOR



BASEMENT FLOOR (EXEMPTED RFA)

SUMMARY OF AREA CALCULATION

	Area per Zoning Code	Area per Building Code		Area per BHO	Area per School Fee
		R3	U		
Basement	573	573	815	0	740
1st Floor	1034	1158	0	1034	1207
2nd Floor	865	1062	0	865	953
Total	2472	2793	815	1899	2900

PROPOSED BUILDING AREA TABULATION

	Area per Zoning Code	Area per Building Code	Residential Floor Area (RFA) per BHO	Area per School Fee
Basement	573	573	0	740
1st Floor	1034	1158	1034	1207
2nd Floor	865	1062	865	953
Area more than 14' H.	0	0	0	0
2nd Floor above 1st Floor	0	0	0	0
Roof above 2nd floor	0	0	0	0
Attached Garage and Storage (Basement)	0	815	0	0
Total	2472	2793	1899	2900

Area per Zoning Code for the proposed single family residence	2472

TOTAL PROPOSED RESIDENTIAL FLOOR AREA (RFA) = 1,899 SF

ALLOWED RESIDENTIAL FLOOR AREA (RFA) PER BASELINE HILLSIDE ORDINANCE PER SLOPE ANALYSIS = 1,918 SF

PROPOSED RFA (1,899 SF) < ALLOWED RFA (1,918 SF)

TOTAL AREA PER ZONING CODE FOR THE PROPOSED SINGLE FAMILY RESIDENCE = 2,472 SF

LABYRINTH
DESIGN STUDIO INC
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Hakeem Parhadi
4823 Via Cadiz Drive,
Los Angeles, CA 91316
Tel: 310-275-0400,
E-mail:michelleh.hadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
PO BOX 55220
TEL (818) 200-5005
E-MAIL

DRAWING TITLE:

PROPOSED ZONING COMPLIANCE SHEET

SCALE: 1/16"=1'-0"

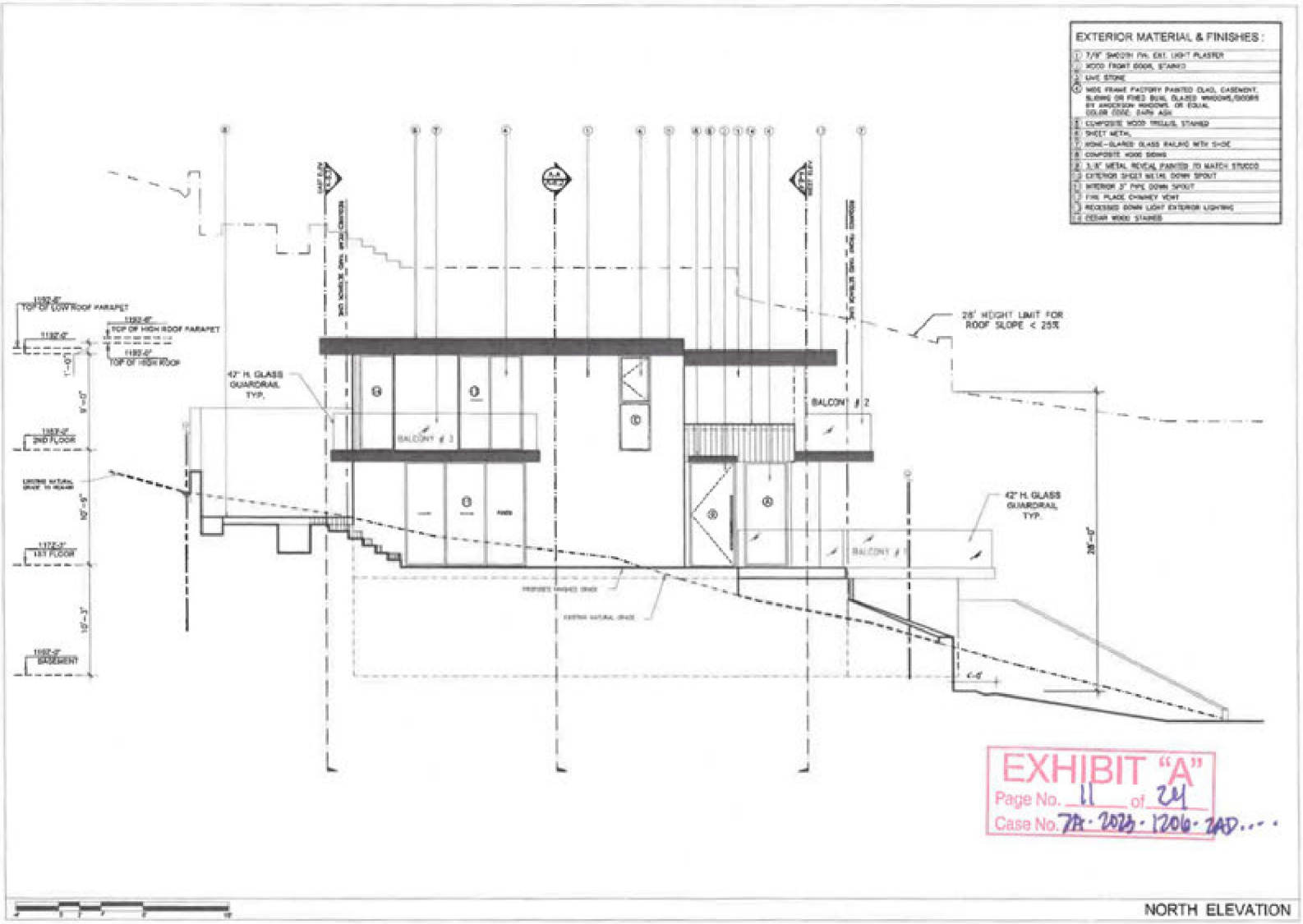
Date: 2022
Job No: 4230 SALTILLO
Drawn By: M.M.
Checked By: F.P.

Drawing No.

E-7.5

44

PLOT DATE: 11/2022



NORTH ELEVATION

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER
LABYRINTH DESIGN STUDIO

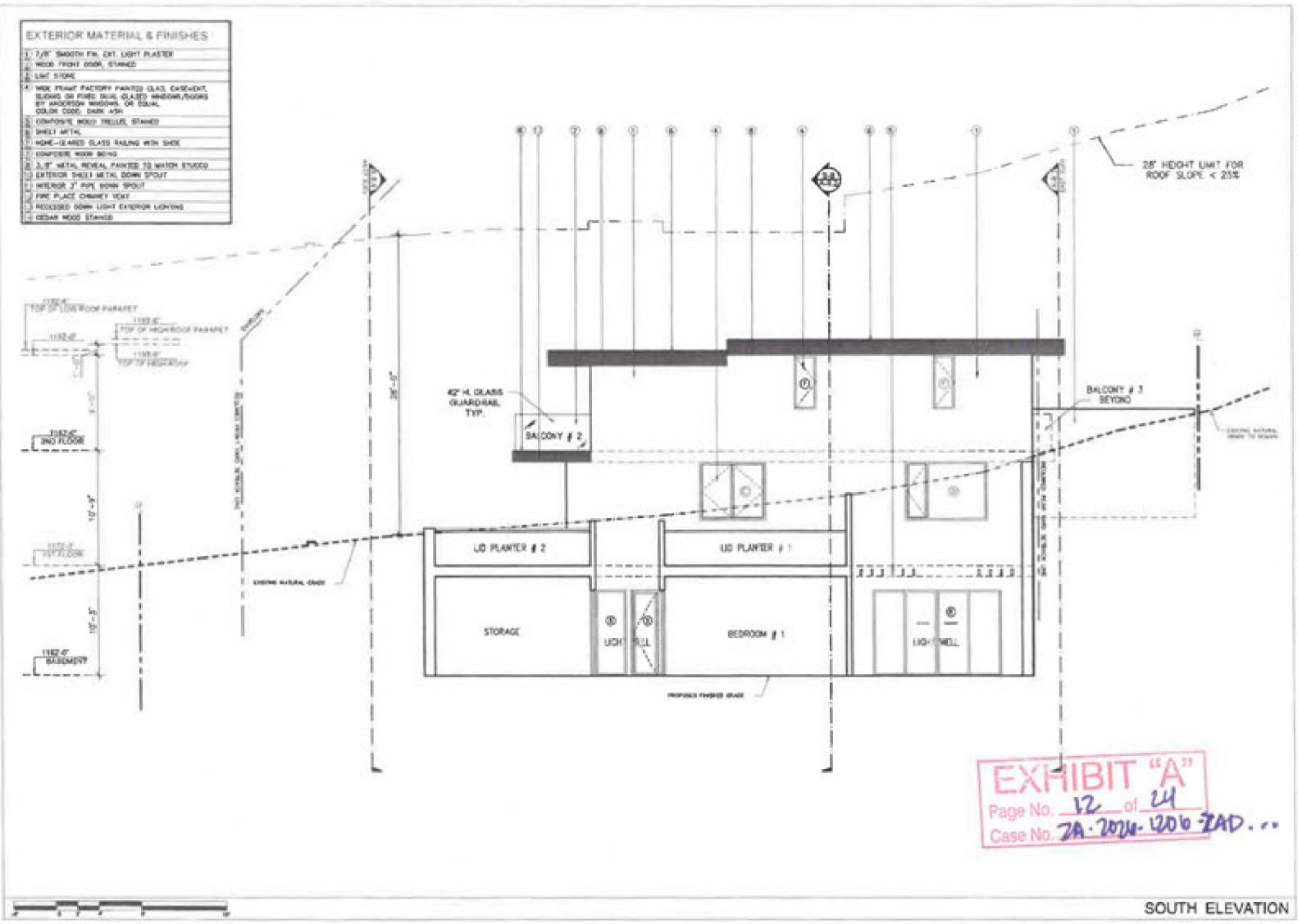
DRAWING TITLE:
NORTH ELEVATION

SCALE: 1/8"=1'-0"

Date 2022
Job No. 4230 SALTILLO
Drawn By N.N.
Checked By P.P.

Drawing No.
E-8.1
45

PLOT DATE 2/2023



SOUTH ELEVATION

EXHIBIT "A"
Page No. 12 of 24
Case No. ZA-2020-4206-ZAD...

LABYRINTH

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:

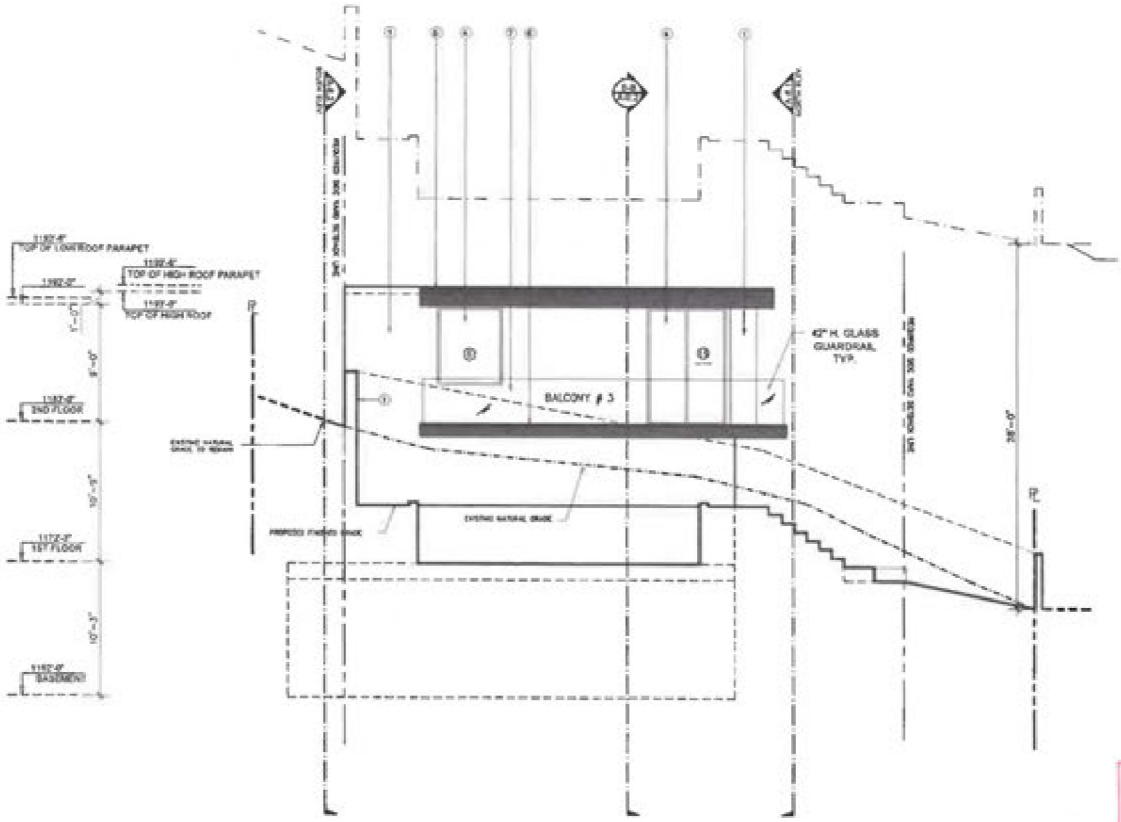
DESIGNER:

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Drawing No.
E-8.2
46

PLOT DATE 3/2023



EXTERIOR MATERIAL & FINISHES :
1 7/8" SMOOTH FIN. EXT. LIGHT PLASTER
2 WOOD FRONT DOOR, STAINED
3 LIME STONE
4 MEDIUM FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS/DOORS BY ANDERSEN WINDOWS, OR EQUAL COLOR: DARK ASH
5 COMPOSITE WOOD SIDING/LAP, STAINED
6 SHEET METAL
7 NON-GLARED GLASS RAILING W/SH SHOE
8 COMPOSITE WOOD SIDING
9 2 1/2" METAL REVEAL PAINTED TO MATCH STUCCO
10 EXTERIOR SHEET METAL DOWN SPOUT
11 INTERIOR 3" PIPE DOWN SPOUT
12 FIRE PLACE CHIMNEY VENT
13 RECESSED DOWN LIGHT EXTERIOR LIGHTING
14 CEDAR WOOD STAINED

EAST ELEVATION

EXHIBIT "A"
Page No. 13 of 24
Case No. DIR-2023-12056-TDO...

LABYRINTH DESIGN STUDIO INC.
Tel: 818.209.5005

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Hernan Cornell
4023 Alba Capri Drive,
Los Angeles, CA 90210
Tel: 310-270-6664,
E-mail: michellehcornell@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLITE PAYOR
TEL (818) 209-5005
1868 SHATTUCK AVE. #202
LOS ANGELES, CA. 90272
E-MAIL: jpolite@labyrinthdesignstudio.com

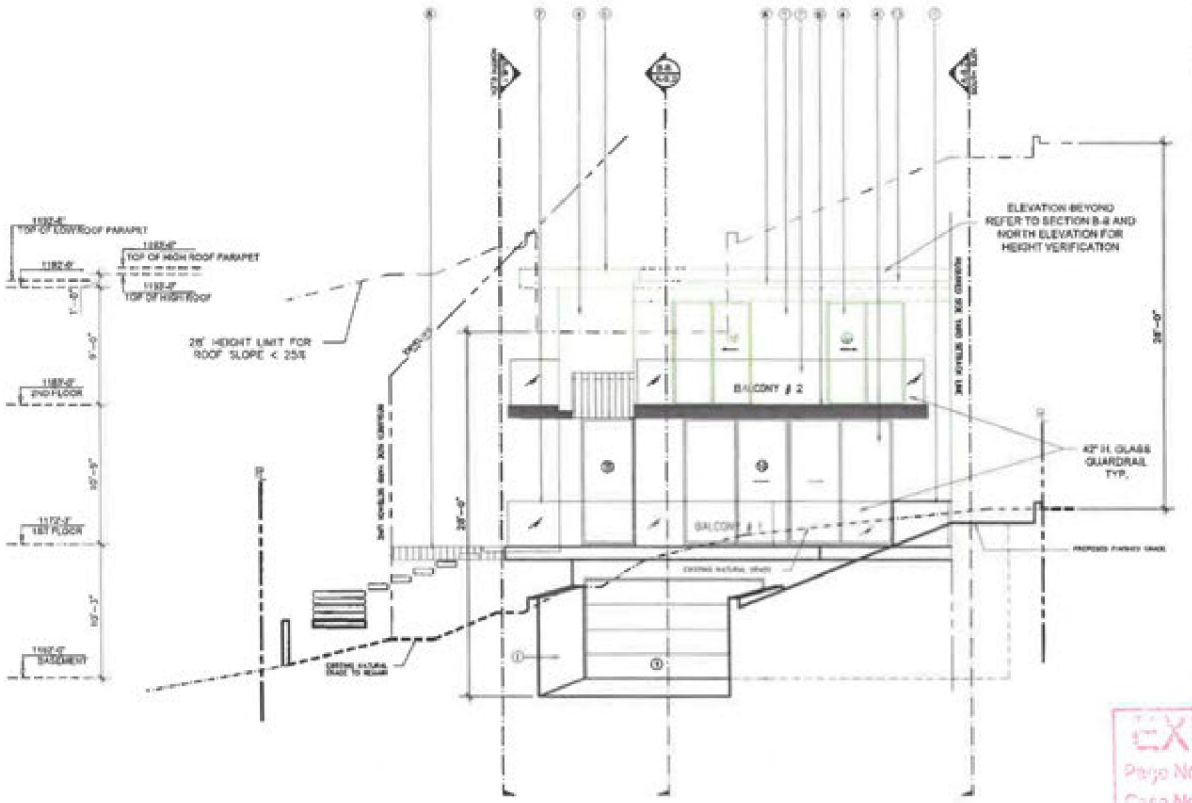
DRAWING TITLE:
EAST ELEVATION

SCALE: 1/8"=1'-0"

Date	2022
Job No.	4230 SALTILLO
Drawn By	N.H.
Checked By	P.P.

Drawing No.
E-8.3
47

PLOT DATE 2/2023



EXTERIOR MATERIAL & FINISHES :

1	7/8" SMOOTH FIN. EXT. LIGHT PLASTER
2	WOOD FRONT DOOR, STAINED
3	LIME STONE
4	WIDE Pfleuf FACTORY PAINTED CLAD CASEMENT, SLIDING OR FIXED EQUL CLAZED WINDOWS/DOORS BY ANDERSON WINDOWS, OR EQUAL COLOR CODE: DARK ASH
5	COMPOSITE WOOD TRELLIS, STAINED
6	SHEET METAL
7	NONE-GLARED GLASS RAILING WITH SHOE
8	COMPOSITE WOOD SIDING
9	3 1/2" METAL REVEAL PAINTED TO MATCH STUCCO
10	EXTERIOR SHEET METAL DOWN SPOUT
11	INTERIOR 2" PVC DOWN SPOUT
12	FIRE PLACE CHIMNEY VENT
13	RECESSED DOWN LIGHT EXTERIOR LIGHTING
14	CEDAR WOOD STAINED

WEST ELEVATION

EXHIBIT "A"
Page No. 14 of 24
Case No. ZA-2023-12016-ZAD...

LABYRINTH DESIGN STUDIO INC.
Tel: 818 990 5005

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Webster Perlish
4523 Alta Loma Drive,
Los Angeles, CA 90027
TEL: 310-270-9645,
e-mail:michellefisher3@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLIYIL PRITOO
TEL: (818) 990-5005
9954 RHEEBLE BLVD #200
GRANADA HILLS, CA. 91344
e-mail: pritoo@labyrinthdesign.com

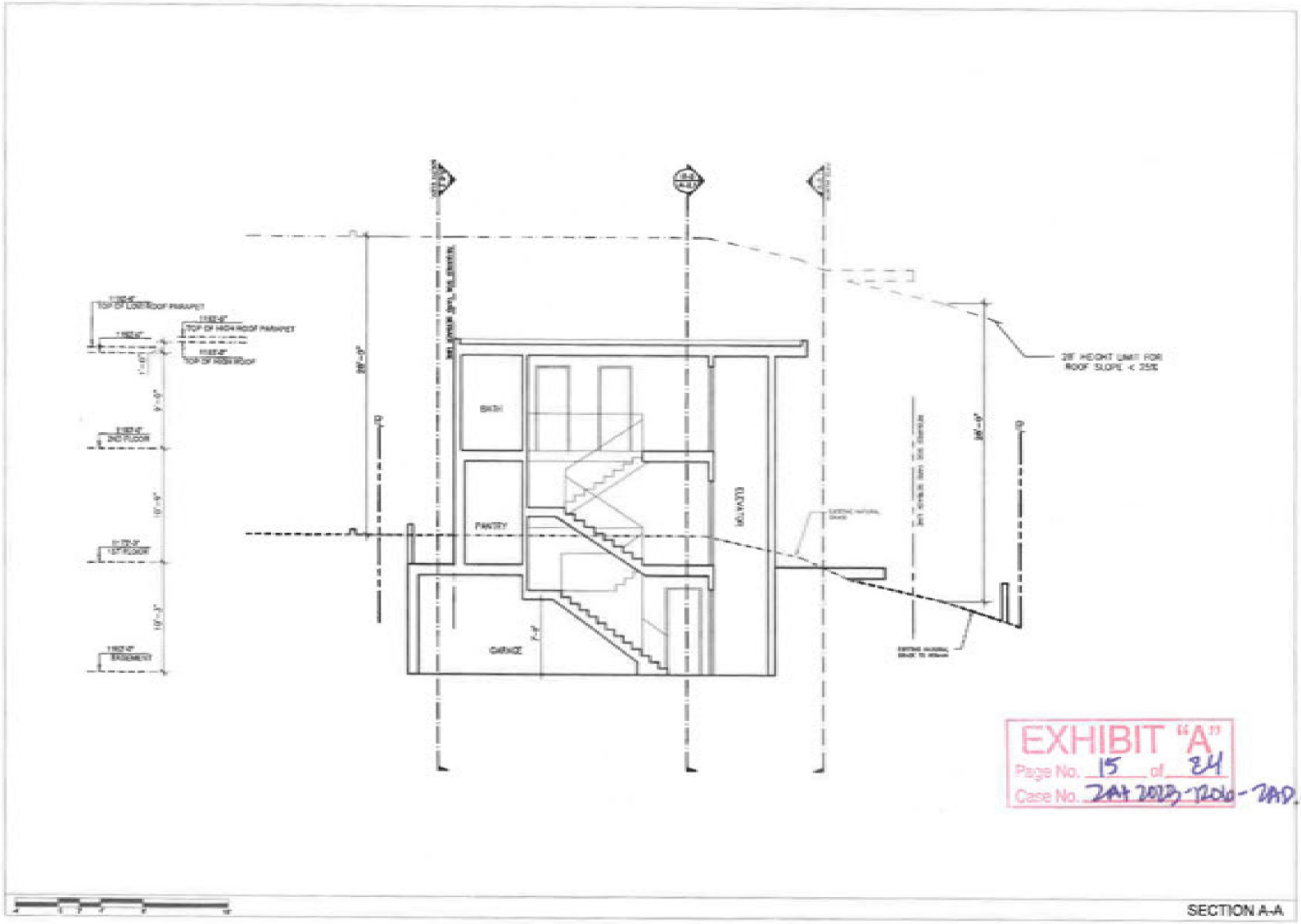
DRAWING TITLE:
WEST ELEVATION

SCALE: 1/8"=1'-0"

Date 2023
Job No. 4230 SALTILLO
Drawn By M.N.
Checked By P.P.

Drawing No.
E-8.4
48

PLOT DATE 3/2023



SECTION A-A

LABYRINTH

DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:

SECTION A-A

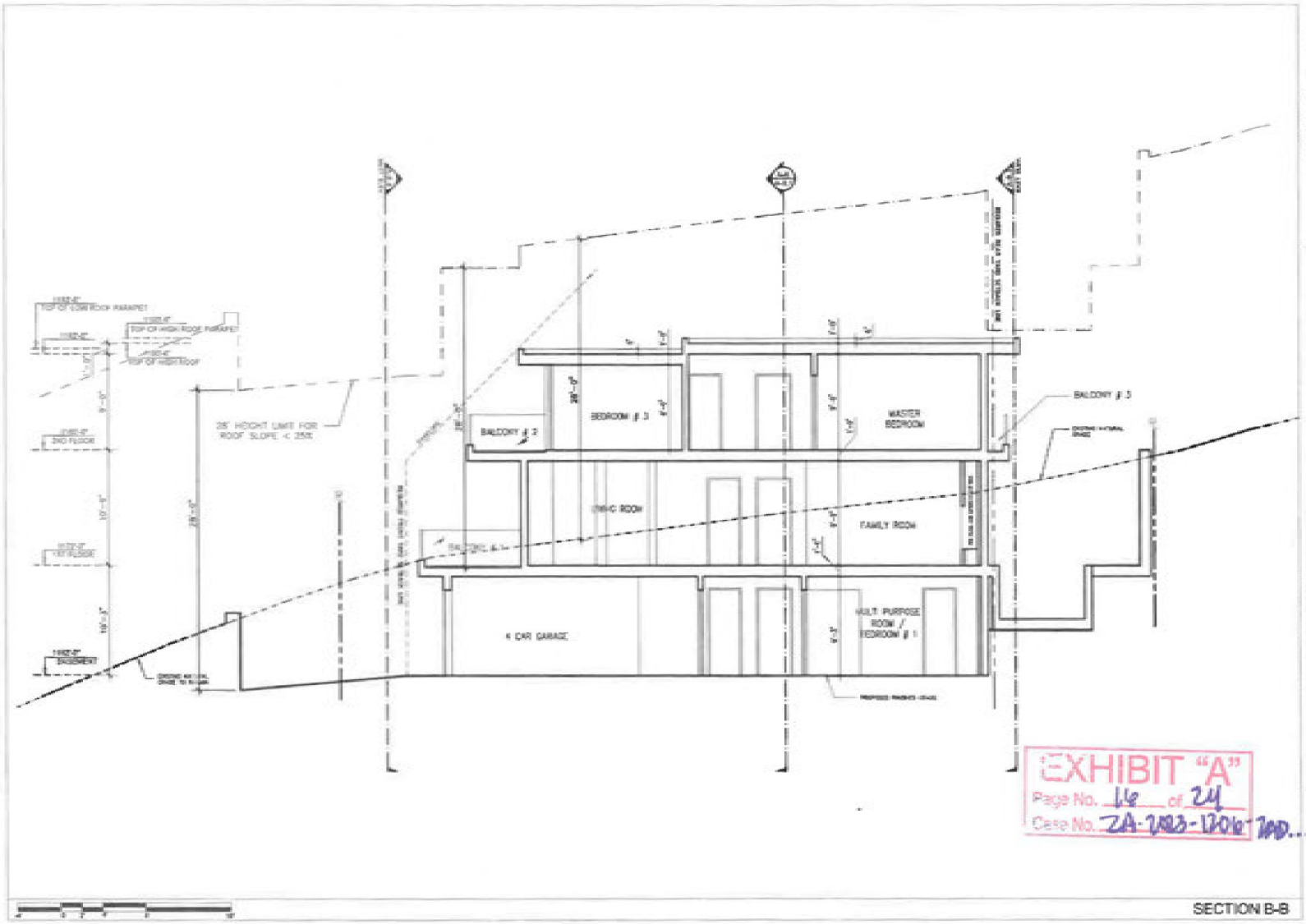
SCALE:

Drawing No.

E-9.1

49

PLOT DATE



SECTION B-B

EXHIBIT "A"
Page No. 16 of 24
Case No. ZA-2023-12016-ZAD...

LABYRINTH
DESIGN STUDIO INC

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

OWNER:

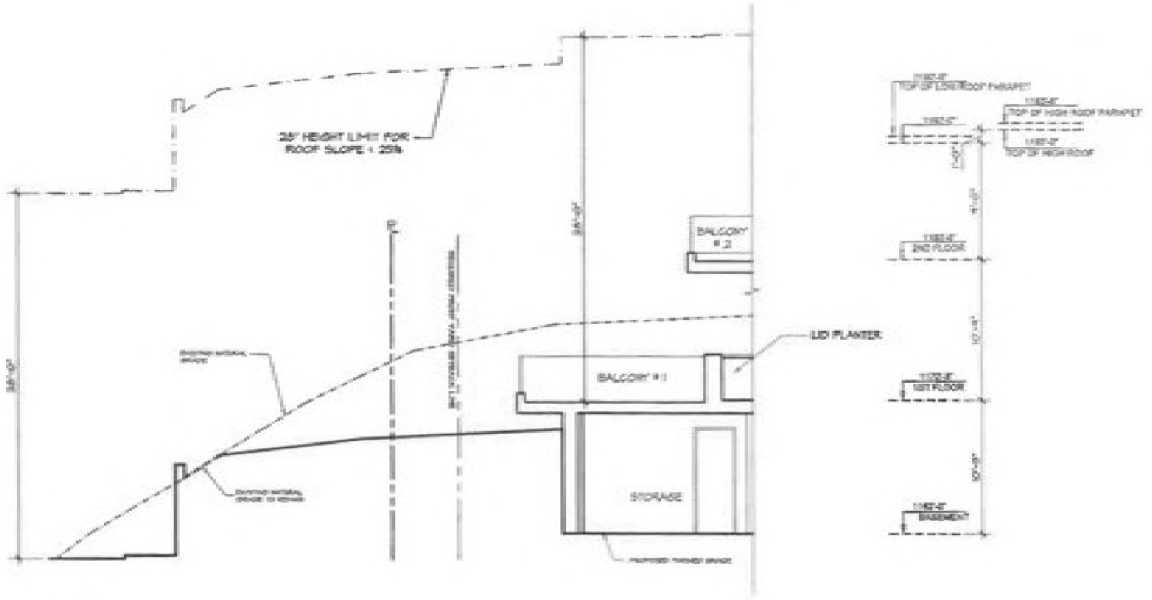
DESIGNER:

DRAWING TITLE:
SECTION B-B

SCALE:

Drawing No.
E-9.2

50



SECTION D-D

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:
LABYRINTH DESIGN STUDIO

DRAWING TITLE:

SCALE:

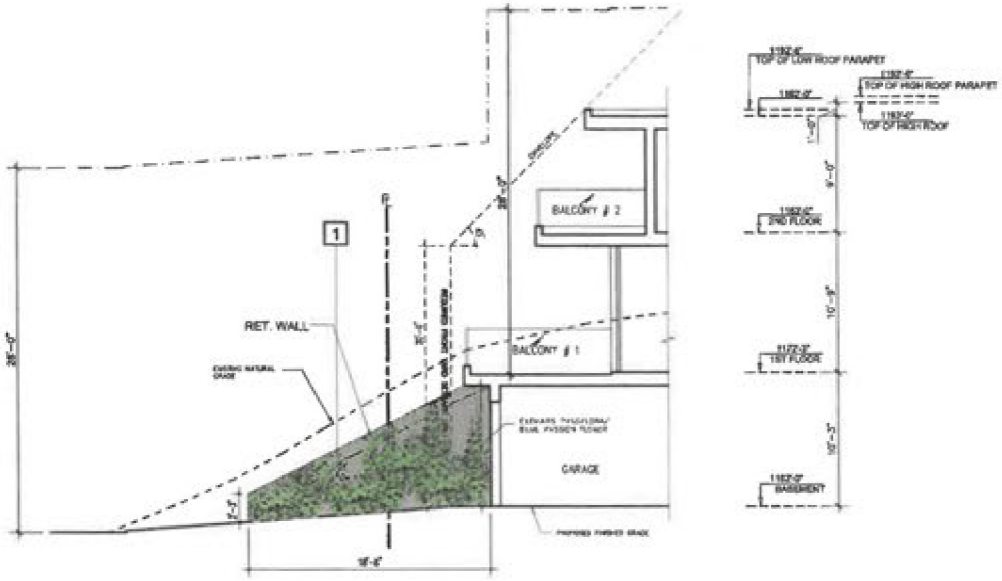
Date: 2021
Job #: 4230 SALTILLO
Drawn By: KW
Checked By: KP

Drawing No.:

E-9.3

51

PLOT DATE: 11/8/2022



1

RET. WALL AND BLOCK WALL FINISH

7/8" SMOOTH FIN. EXT. PLASTER LAHABRA 61588 MORNING SIDE (30) BASE 100



SECTION D-D

LABYRINTH

DESIGN STUDIO INC.

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:

SECTION D-D

SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.K.
Checked By: P.P.

Drawing No.

E-9.4

52

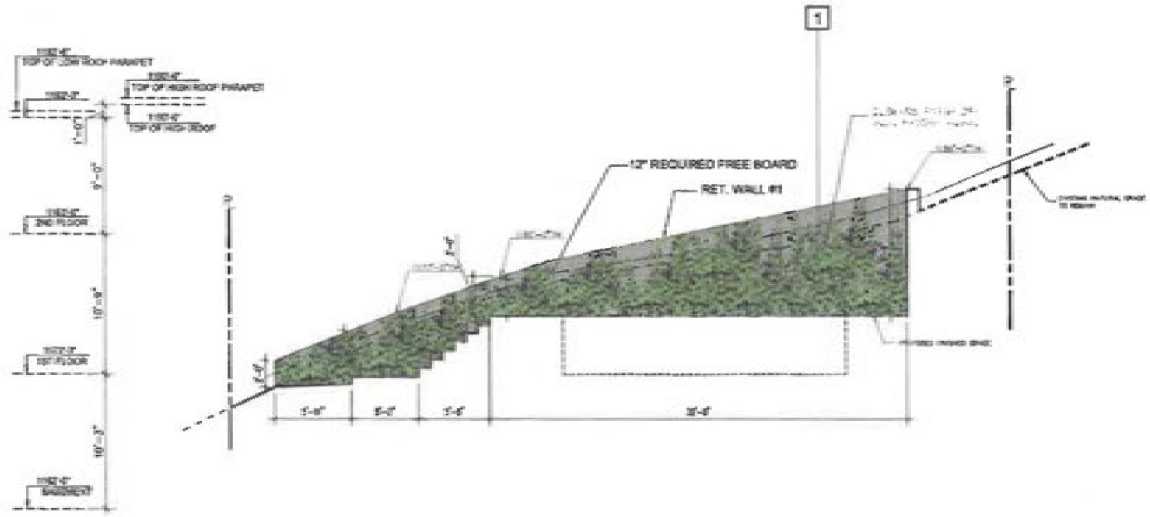
PLOT DATE 2/2023

1

RET. WALL AND BLOCK WALL FINISH

7/8" SMOOTH FIN. EXT. PLASTER
LAHASRA 81308 MORNING SIDE
(30) BASE 100





SECTION E-E

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

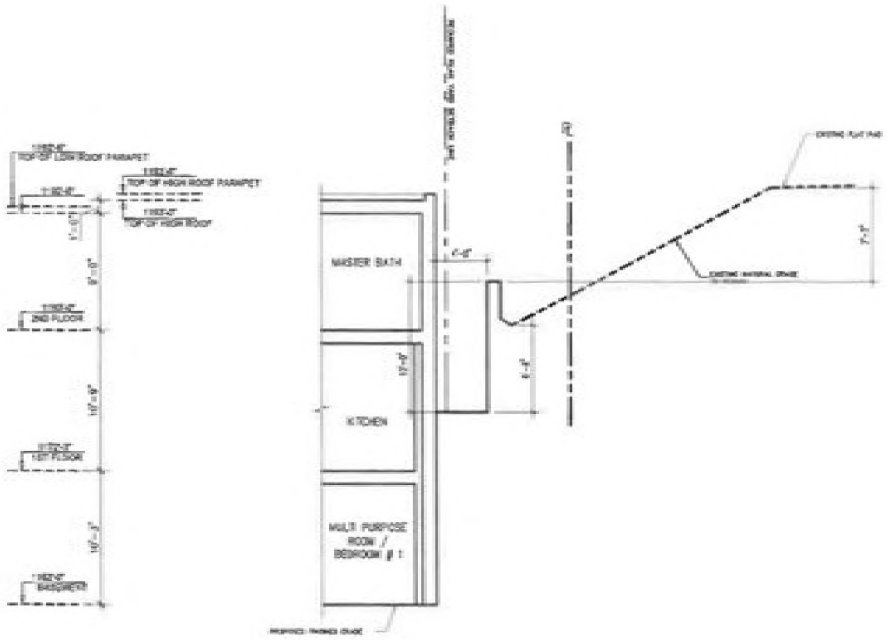
DRAWING TITLE:
SECTION E-E

SCALE:

Date:
Job No:
Drawn by:
Checked By:

Drawing No.
E-9.5
53

PLOT DATE 2023



SECTION G-G

LABYRINTH

DESIGN STUDIO INC.

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:
LABYRINTH DESIGN STUDIO

DRAWING TITLE:
SECTION G-G

SCALE: 1/8"=1'-0"

Date	2023
Job No.	4230 SALTILLO
Drawn By	H.M.
Checked By	P.P.

Drawing No.

E-9.6

53.1

PLOT DATE: 3/20/23



LABYRINTH

DESIGN STUDIO INC.

REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

DESIGNER:

DRAWING TITLE:

COLORED RENDERING

SCALE:

Date: 2022
Job No.: 4230 SALTILLO
Drawn By: [illegible]
Checked By: P.A.

Drawing No.

E-10.1

54

PLOT DATE: [illegible]



EXHIBIT "A"
Page No. 17 of 24
Case No. ZA-2023-RDP-ZAD...

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

DRAWING TITLE:

COLORED RENDERING

SCALE:

Drawing No.

E-10.2

55



PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

COLORED RENDERING

E-10.3

56

EXHIBIT "A"
Page No. 19 of 24
Case No. PA-2023-DAD-ZAD...



EXHIBIT "A"
Page No. 19 of 24
Case No. ZA-2023-12016-ZAD...

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

COLORED RENDERING

E-10.4

57



1 FACADE PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
LAHABRA #1588 MORNING SIDE
(30) BASE 100



2 COMPOSITE WOOD SIDING

1" THICK, TOUNGE AND GROVE, COMPOSITE SIDING FROM NEWTECHWOOD TEAK COLOR MECHANICALLY INSTALLED



3 SHEET METAL FASCIA

18 GAGE BLACK SHEET METAL



4 ALUMINUM CLAD DOORS & WINDOWS

MANUFACTURER: FLEET WOOD
COLOR: DARK ANODIZE



5 EXTERIOR RECESSED LIGHT

RECESSED DAMP PROOF DOWN LIGHT



6 GLASS RAILING WITH SHOE

INVISIBLE S-HOE PER DETAIL FROM CRL LAURANCE
S&S DETAIL 3 / A11.1



7 FRONT DOOR
SOLID WOOD AND STEEL

MEHTA CUSTOME ENTRY DOOR
FROM Pivot Door Company
1200 Valley St,
Colorado Springs, CO 80915
(719) 425-4289



8 RAMP ENTRY SURFACE

WASHED AGGREGATE CONC. WITH STRIPES OF ARTIFICIAL GRASS



LABYRINTH DESIGN STUDIO INC.
TEL: 818.292.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

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e-mail: penny@labyrinth-da.com

DRAWING TITLE:

COLORED RENDERING / MATERIAL BOARD

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N
Checked By:	P.P.

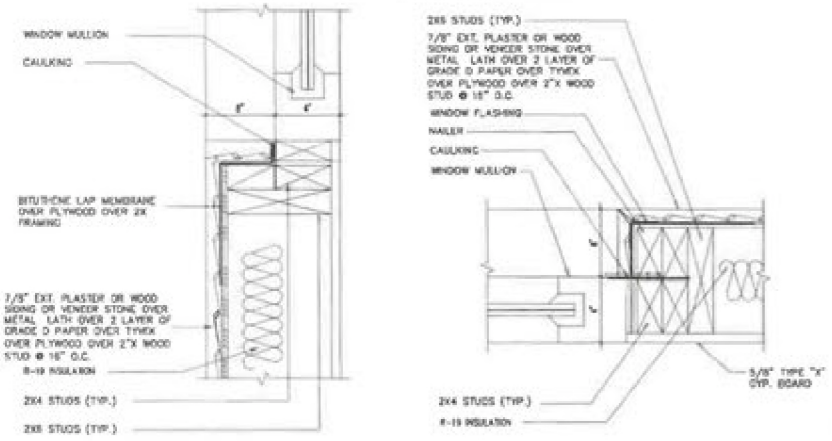
Drawing No.

E-10.5

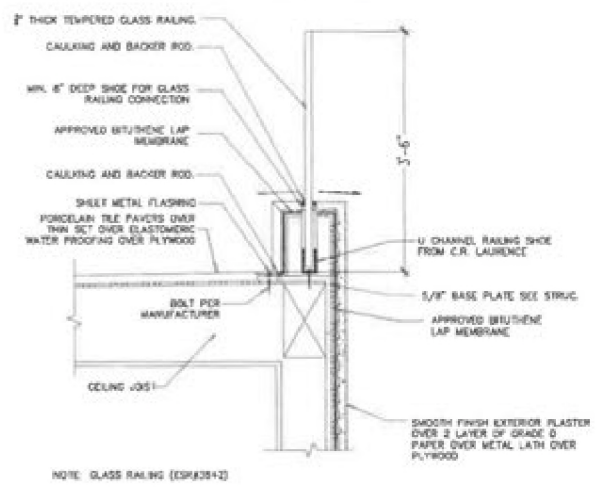
58

PLOT DATE: 2022

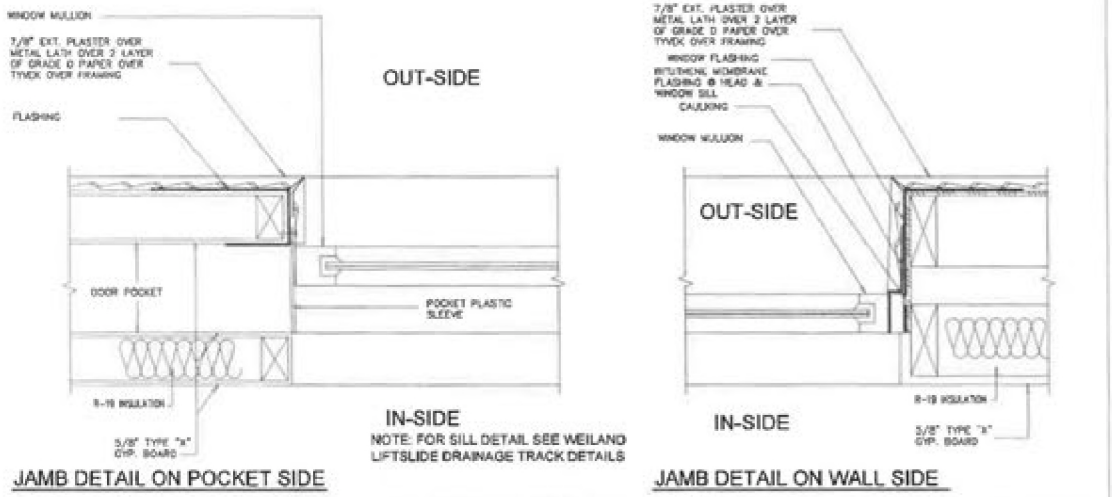
EXHIBIT "A"
Page No. 20 of 21
Case No. ZA-2023-1204-ZA



1 RECESSED WINDOW AND DOOR DETAIL @ FRONT ELEVATION



2 RAILING @ BALCONY



3 RECESSED POCKET DOOR DETAIL @ FAMILY ROOM



CONDENSING UNIT ON WALL

4 CONDENSING UNIT ON WALL

LABYRINTH DESIGN STUDIO INC.

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

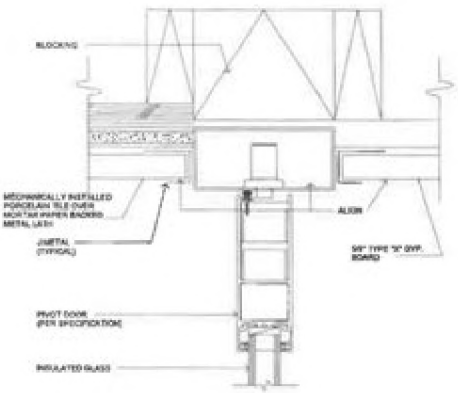
DESIGNER:
LABYRINTH DESIGN STUDIO
POLYOLPAYSAN

DRAWING TITLE:
DETAILS

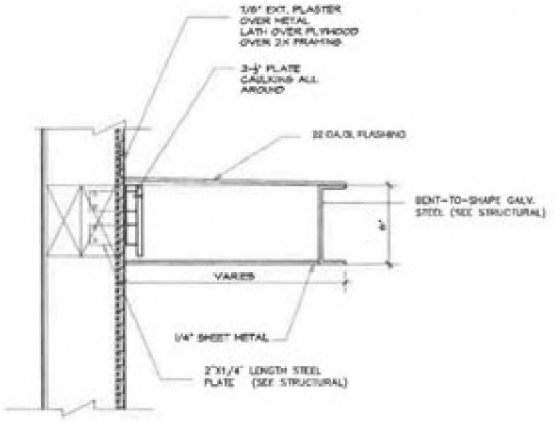
SCALE: 1/8"=1'-0"

Drawing No.
E-10.6
59

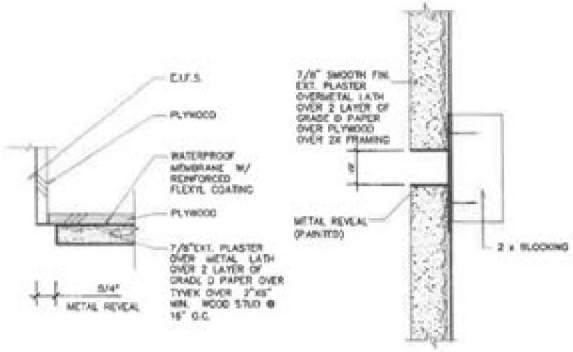
PLOT DATE: 3/13/2024



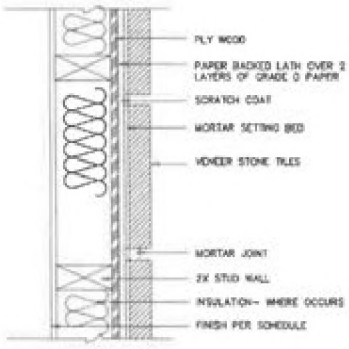
1 ENTRY PIVOT DOOR HEAD DETAIL



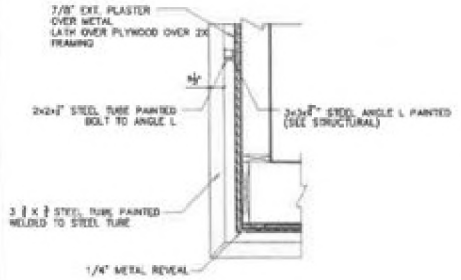
2 METAL AWNING DETAIL



3 METAL REVEAL DETAIL



4 STONE INSTALLATION DETAIL



5 METAL SCREEN WALL DETAIL

LABYRINTH DESIGN STUDIO INC
Tel: 818.505.5005

REVISIONS

No	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

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POUYA FATEMI
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DRAWING TITLE:
DETAILS

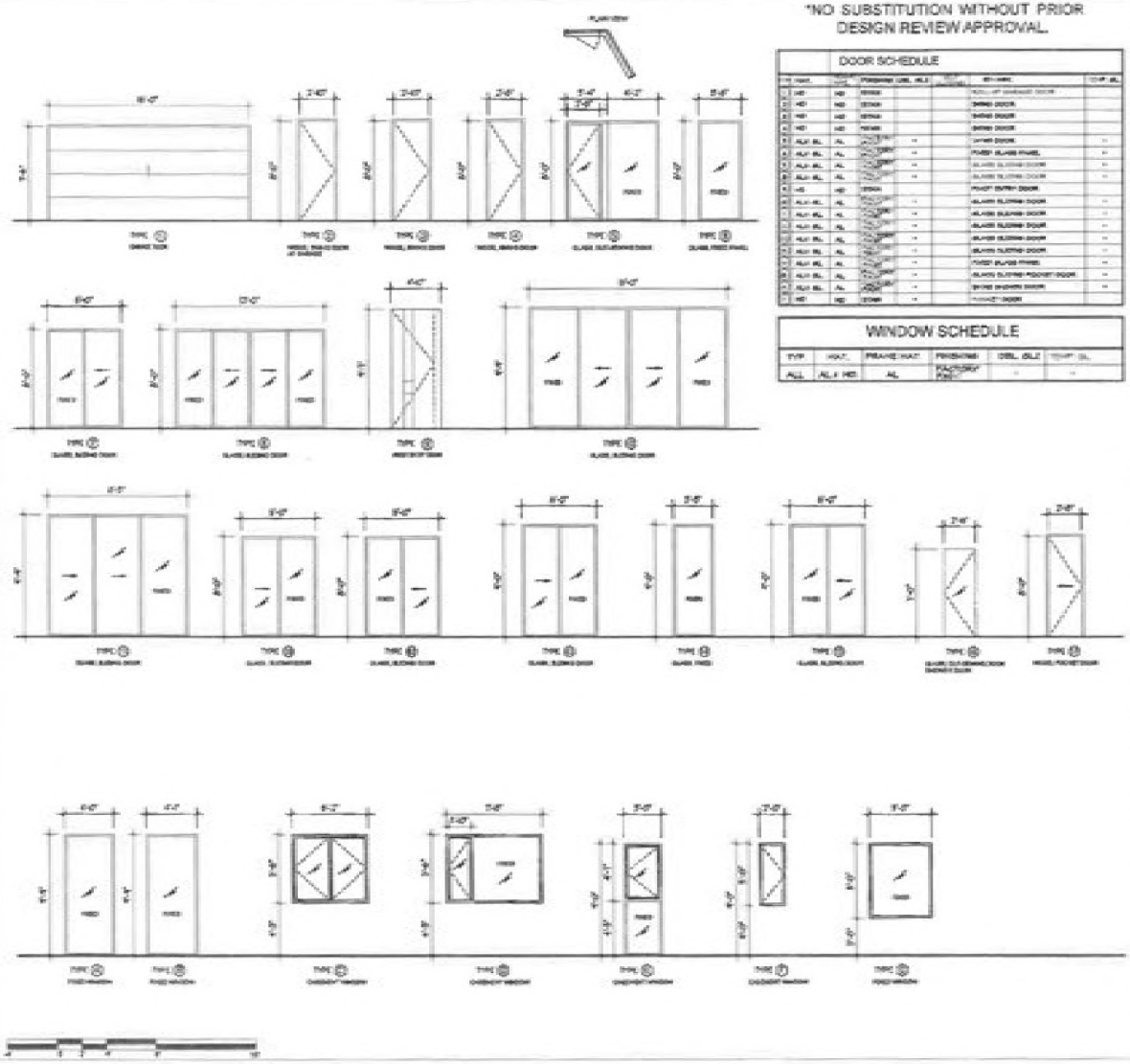
SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: F.F.

Drawing No.
E-10.7
60

PLOT DATE 11/2022

*NO SUBSTITUTION WITHOUT PRIOR DESIGN REVIEW APPROVAL.



DOOR SCHEDULE

NO.	MAT.	FINISH	GLASS	U-FACTOR	SHGC	HARDWARE	COMMENTS
1	WD	STAIN					
2	WD	STAIN					
3	WD	STAIN					
4	WD	STAIN					
5	ALUM.	AL.					
6	ALUM.	AL.					
7	ALUM.	AL.					
8	ALUM.	AL.					
9	ALUM.	AL.					
10	WD	STAIN					
11	ALUM.	AL.					
12	ALUM.	AL.					
13	ALUM.	AL.					
14	ALUM.	AL.					
15	ALUM.	AL.					
16	ALUM.	AL.					
17	WD	STAIN					

WINDOW SCHEDULE

TYP.	MAT.	FRAME MAT.	FINISH	GLASS	U-FACTOR	SHGC
ALL	ALUM.	AL.				

NOTE: ALL OPENINGS TO HAVE SECURITY ALARM SYSTEM.

AL - ALUMINUM WD - WOOD GL - GLASS HS - SOLID WOOD AND STEEL

ALL GLAZING IN DOORS MUST BE TEMPERED (GLASS (TYP.)

ALL DOORS AND WINDOWS ARE ALUMINUM CLAD WITH INTERIOR WOOD FINISH

HERS FEATURE SUMMARY

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAILS PROVIDED IN THE BUILDING COMPONENTS TABLES BELOW.

NOTE:

1. DOOR MUST OPEN UNDER A LANDING NOT MORE THAN 1" BELOW THE THRESHOLD, EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 8" BELOW THE THRESHOLD.
2. ALL WOOD EXTERIOR SWING DOOR ARE SOLID CORE 1 3/4" THICK MIN.(SASH) (E.N.O.) MIN. THICKNESS OF WOOD ALL ALUMINUM, GLASS 0", FIBERGLASS MIN. 20 GAUGE, STEEL 20 GAUGE, ALL EXTERIOR GLASS PANELS ARE 1" THICK (DRAKE GLASS) DUAL THICKNESS OF THE LARGEST GLASS PANELS ARE SHOWN (ARE PANELS SUPPORT WINDOWS AND CONDITIONS SHALL COMPLY WITH CBC (2010 CHAPTER 24 - HAZARDOUS GLASS (CHAPTER 12).
3. EXTERIOR DOOR ASSEMBLIES SHALL COMPLY TO THE PERFORMANCE REQUIREMENTS OF STANDARD SPEC 12-24-1 OR SHALL BE APPROVED HORIZONTAL SLIDING CONSTRUCTION, BE SOLID CORE WOOD, HAVING FACING (PLIES) AND SHALL NOT LESS THAN 1 3/8" INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/8" INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR UBC 7-2 (EXCEPTION: HORIZONTALLY OR OTHERWISE FIRE-RETARDANT TREATED WOOD DOORS) (TABLE 5.2.3)
4. GLAZING IN HAZARDOUS LOCATION SHALL BE TEMPERED (1406.2)
5. PROVIDE AND EXPRESS SWING.
6. THRESH IN ELEVATOR OR DYNAMIC DOOR.
7. DOORS AND ENCLOSURE FOR HOT TUB, SHOWTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 60" OF STANDING SURFACE).
8. AT WITHIN 24" OF VERTICAL EDGE OF DUCTED DOOR AND LESS THAN 57 OF WALKING SURFACE.
9. ON WALL ENCLOSING EQUIPPED LANDING.
10. SHADES AND TRANSMUNTS
11. PRE STAINED AND PRE FINISHED DOOR AND WINDOWS SHALL BE PROVIDED
12. DOORS AND WINDOWS ARE FROM TILETWOOD AND ANY SUBSTITUTION REQUIRED PRIOR DESIGN REVIEW APPROVAL.

SECURITY REQUIREMENT NOTES:

1. ALL ENTRY DOORS: (1) SHELLAC (APPLY BY HAND) SHALL BE ARRANGED TO SHUT THE DEADBOLT HAVE A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING (NOT DOOR SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR WINDOW WITH PORTS IN THE DOOR OR ADJOINING WALL SURFACE).
2. NOTHING, OVERHANG, OR VEHICLE AREA OF A MATERIAL WHICH WOULD PROVIDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 3 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES (2007).
3. WOOD FRAME—TYPE DOORS SHALL BE 1 3/4" THICK MINIMUM WITH SOLID CORE CONSTRUCTION (EXCEPTION 1 = DOOR STOPS OF 15—PANEL DOORS SHALL BE OF CORE—WOOD CONSTRUCTION WITH THE GLASS OR JOINED BY DIRECT TO THE GRAIN, SECTION 4)
4. CLOSET DOOR HAS A SECURITY GROUND FOR LAY APARTMENT HOUSE, SHALL BE PROVIDED WITH A LIGHT (BULB (SEE TEXT) NOT LESS AS MAXIMUM HEIGHT OF 10 FEET (IN THE EXTERIOR) (2008).
5. ALL PANEL—TYPE DOOR (WHICH ADDITIONAL FRESH DEFENSE SHALL HAVE NON—REMOVABLE MIRROR PANEL HANGED SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" HEX. PROFESSIONAL THE DRIVE PLATE FOR LATCHES AND HOUSING BOLTS FOR PROTECTIVE DOOR DEVICE IN WOOD CONSTRUCTION SHALL BE SECURED WITH TWO JAMB AND TWO WALL STRAPPED WITH SCREWS NOT LESS THAN 3—1/2" LONG (SECTION 5, 1008.7).
6. PROVIDE DOOR VIEWS WITH HARDENED INSERTS, CEILING/OPEN LATCH WITH KEY—OPERATED LOCKS ON OUTSIDE, DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN 2, 1, AND 2 DESIGNATIONS) (SEC. 1008.2)
7. STRAIGHT DOOR VIEWS SHALL HAVE A MIN. TAPERS OF 1" LATCH AN APPROXIMATE OF NOT LESS THAN 3/4", AND 1/4 HOOD—SHAPED OR AN EXPANDED—LINE DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (STEEL 2)
8. ALL THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF (1) A DOUBLECYLINDER LATCH OPERATED BY A DEADBOLT AND A DEADBOLT OPERATED BY (2) A HIGH PERFORMANCE ENGINE TAPE FINISH (3) PROTOTYPICALLY OF THE DEADLOCKING LATCH, AND WHICH MUST BE EXTERNALLY OPERATED, SHALL NOT BE OPERATED BY A SINGLE ACTION PROTECTED SPECIAL KNOWLEDGE (2) EXPERT MAKE USED IN EMERGENCIES, SUCH AS THE DOOR WHERE AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 40 INCHES.
9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL RAISED AREAS NO NOT MORE THAN 300 SQ. IN. IN AREA. HOLLOWS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT HOLLOWS NOT OVER 10 INCHES LONG HAVE ANY ADDITIONAL WIDTH OF NOT LESS THAN 3 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER OR TECHNICIAN WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 5/8 INCHES AND 5 INCHES TO WIDTH. (EXCEPTION 1 (SEC 5)
10. GLAZING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE HORIZ RAILING TO PREVENT FLOATING AND HOUSING OF THE GLASS PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (2008)
11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES (WE SHALL BE TO CONSTRUCTION AND INSTALLED THAT THEY REMAIN DISTINCT AND ENGAGED WHEN SUBJECTED TO THE TESTS (REQUIRED IN SEC. 1910.1)
12. METAL OR WOODEN SHUTTERS ON SLIDING DOORS SHALL BE SECURED WITH A STANDARD LOCK, PADLOCK WITH A HIGH, SLOTTED (EXCEPTION HARDENED STEEL SHACKLE AND BOLTS, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR COMPARABLE DEVICE (UNLESS SECURED ELECTRICALLY OPERATED DEVICE)
13. PROVIDE METAL GUARD AT TOP AND BOTTOM OF METAL ACCORDION DRIVE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS ON PADLOCKS, CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS (MECHANIC THAT CYLINDER PROJECTS BEYOND THAT FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS (2010)
14. ALL DOORS IN GROUPS OF SLIDING WITH AT LEAST ONE WINDOWS OPENING THAN 3 IN. (BUT LESS THAN 48 IN.) SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED SAFETY—RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (2010)
15. GLASS OPENINGS WITHIN 40" OF THE DOOR LOCK WHICH THE DOOR IS IN THAT CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED SAFETY—RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS, OR GRILLE HAVING 1/2 MINIMUM OPENING OF 3". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO NEW PORTS OR WINDOWS WHICH DO NOT EXCEED 12" IN THEIR GREATEST DIMENSIONS. (2010)
16. SLIDING/FOLD WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE (2" LEAST ONE DIMENSION OF 5" OR LESS, WHICH ARE CONSTRUCTED TO PREVENT HUMAN ENTRY. (2010) (E)
17. OTHER OPEN HOLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES IN (L.T. 1) AND 2 DESIGNATIONS, SUCH DEVICES SHALL BE KEY OPERATED WITH METAL BARS, GRILLES (WELDED TO WITH MINIMUM 5/16" HARDENED STEEL SCREWS AND BOLTED HARDENED STEEL NUTS). (2010) (E)
18. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PREVENT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (2010)
19. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN DISTINCT AND ENGAGED WHEN SUBJECTED TO THE TESTS (ADOPTED IN SEC. 1910.1) (E)
20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PREVENT HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE EQUIPMENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES, OR SIMILAR DEVICES, THAT EXCEEDS TWO INCHES OF ANY DIMENSION. (2010) (E)
21. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS OF NOT LESS THAN 12 INCHES IN ONE DIMENSION (2010) (E)

LABYRINTH DESIGN STUDIO INC.
TEL: 310.310.5600

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No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES, CA 91364

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POLIN HANSON
TEL: (310) 310-5600
1880 CENTURY PARK EAST
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e-mail: polin@labyrinthdesign.com

DRAWING TITLE:

DOORS AND WINDOWS SCHEDULE

SCALE: 1/8"=1'-0"

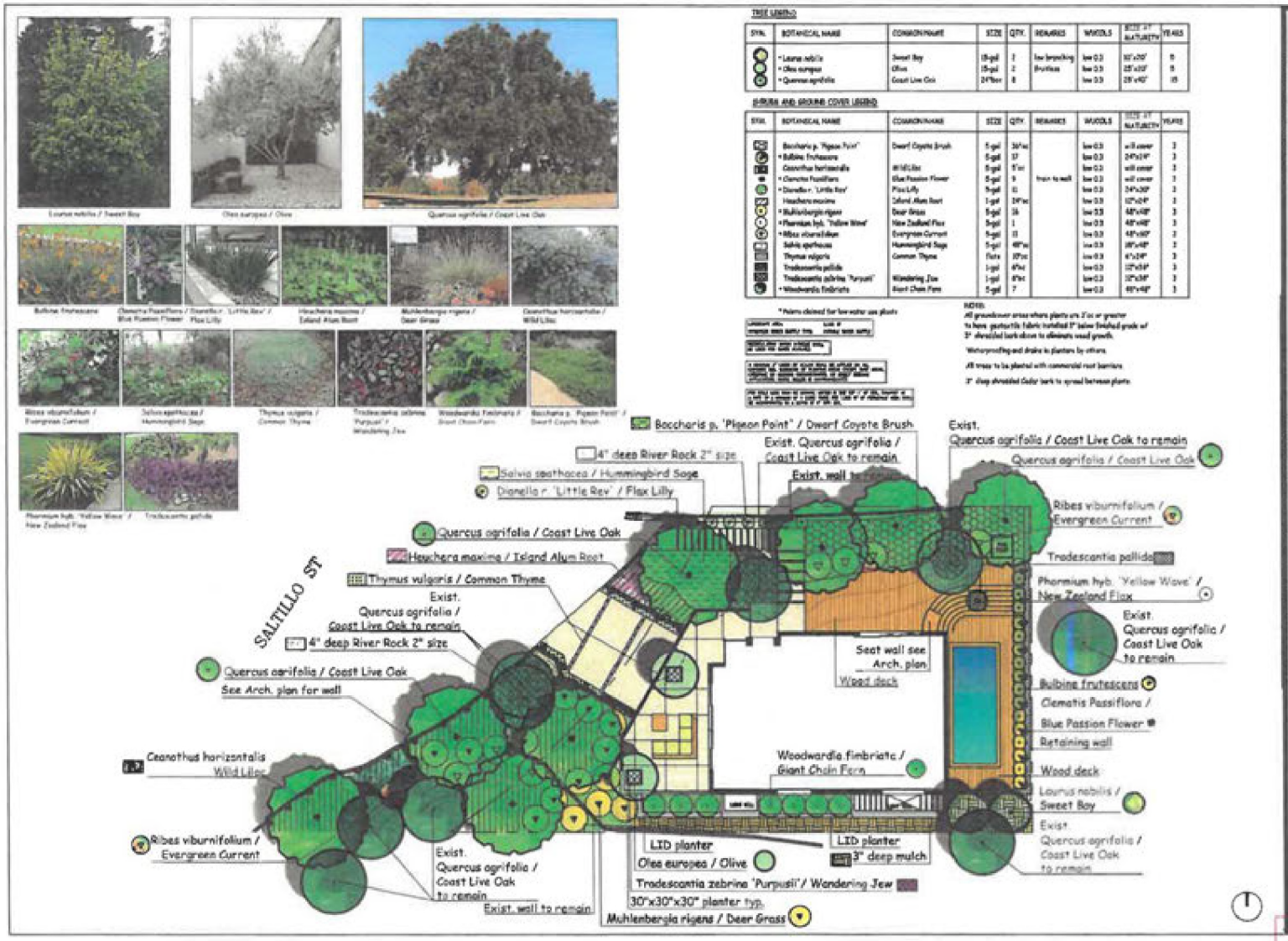
Date: 2013
JAS No.: H228-SALTILLO
Drawn By: H.H.
Checked By: P.H.

Drawing No.:

W-1

61

PLOT DATE: 11/1/2013



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	• Laurus nobilis	Sweet Bay	15-gal	2	low branching	low 0.3	30'x20'	5
	• Olea europea	Olive	15-gal	2	fruitless	low 0.3	25'x20'	5
	• Quercus agrifolia	Coast Live Oak	24"box	8		low 0.3	25'x40'	15

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	5-gal	36"oc		low 0.3	will cover	3
	• Bulbine frutescens		5-gal	37		low 0.3	24"x24"	3
	Ceanothus horizontalis	Wild Lilac	5-gal	5'oc		low 0.3	will cover	3
	• Clematis Passiflora	Blue Passion Flower	5-gal	9	train to wall	low 0.3	will cover	3
	• Dianella r. 'Little Rev'	Flax Lilly	5-gal	11		low 0.3	24"x30"	3
	Heuchera maxima	Island Alum Root	1-gal	24"oc		low 0.3	12"x24"	3
	• Muhlenbergia rigens	Deer Grass	5-gal	36		low 0.3	48"x48"	3
	• Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	1		low 0.3	48"x48"	3
	• Ribes viburnifolium	Evergreen Current	5-gal	13		low 0.3	48"x60"	3
	Salvia spathacea	Hummingbird Sage	5-gal	48"oc		low 0.3	36"x48"	3
	Thymus vulgaris	Common Thyme	flats	10"oc		low 0.3	6"x24"	3
	Tradescantia pallida		1-gal	6"oc		low 0.3	12"x24"	3
	Tradescantia zebrina 'Purpusii'	Wandering Jew	1-gal	6"oc		low 0.3	12"x24"	3
	• Woodwardia fimbriata	Giant Chain Fern	5-gal	7		low 0.3	48"x48"	3

* Points claimed for low water use plants

NOTES:
All groundcover areas where plants are 3'oc or greater to have geotextile fabric installed 2" below finished grade of 3" shredded bark above to eliminate weed growth.
Waterproofing and drains in planters by others.
All trees to be planted with commercial root barriers.
3" deep shredded Cedar bark to spread between plants.

YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

4 PICKS LITTLE ST
LOS ANGELES, CA 91364

PLANTING PLAN

DATE: OCT. 18, 2022
SCALE: 1/16"=1'-0"
JOB NUMBER: 230902
DRAWN BY:

L-1 62

EXHIBIT "A"
Page No. 24 of 24
Case No. ZA-2023-1206-ZAD..

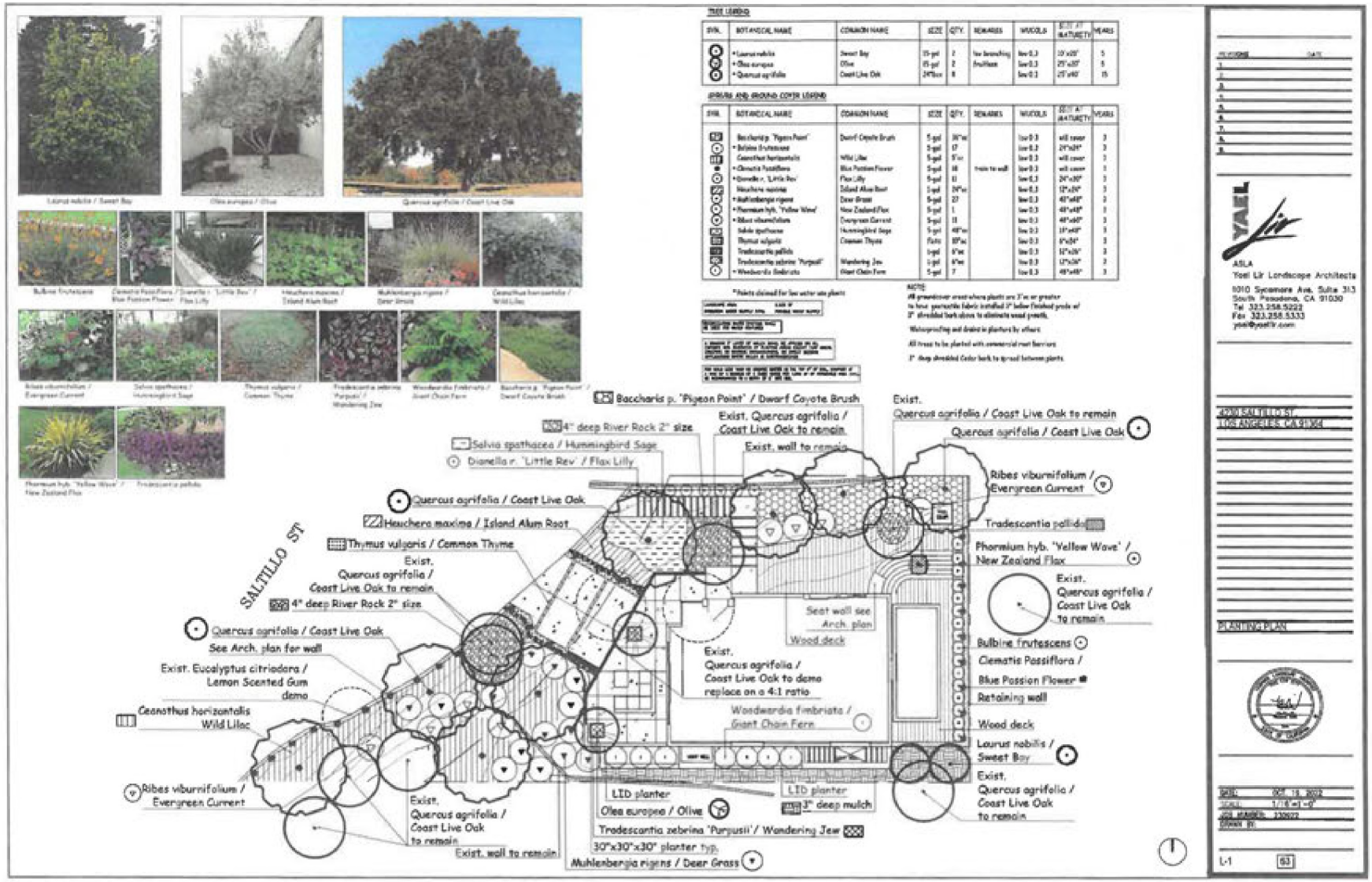


EXHIBIT "A"
Page No. 22 of 24
DIR. NO. ZA-2023-1206-ZAD....

ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND

DESCRIPTION	SYM	P.S.I.	RAD.	G.P.M.
"RAINBIRD" RWS-B-1400	■	10	-	.50

"EUROPEAN" BRASS CONTROL VALVES, (BFP)
"ARECO" GATE VALVE (T-113)
"CHRISTY" CHECK/VAC VALVE, (CVB)
"RAINBIRD" QUICK COUPLER (w. J-HC-1")
"EUROPEAN" (3100) series MASTER VALVE
"HUNTER" FLOW SENSOR (HTF---150 ITS/M)
"HUNTER" PRESSURE REGULATOR (PRS)
"HUNTER" BACKFLOW PREVENTER (HPS)
"HUNTER" ADCI
"HUNTER" 100-MR SYNC WIRELESS
ELECTRIC SCH. 40 P.V.C.
PRESSURE LINE SCH. 40 P.V.C.
NON-PRESSURE LINE SCH. 40 P.V.C.
IRRIGATION HOSE
POINT OF CONNECTION

NETAFIM LEGEND		
"NETAFIM" EXCESS/FLUSH	⊙	CONTROL VALVE, TECHNIFILTER & PRESSURE REGULATOR
"NETAFIM" LINE FLUSH VALVE	⊙	
"NETAFIM" TECHLINE CV (TLCV4---18RCB)	----	BURIED 2" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HOSE	- - - -	

LANDSCAPE AREA:	2,520 SF
IRRIGATION WATER SUPPLY TYPE:	POTABLE WATER SUPPLY

1. HAVE COMPANCE WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

2. AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE [illegible] PACKAGE"

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MAINTENANCE PURPOSES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo) 56.0

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER USE
1 / water use plants	.3	DRIP	.81	.37	135	7.41	259
2 / water use plants	.3	DRIP	.81	.37	195	11.45	576
3 / water use plants	.3	DRIP	.81	.37	390	1265	4033
4 / water use plants	.3	DRIP	.81	.37	101	3.7	334
5 / water use plants	.3	DRIP	.81	.37	30	11.1	366
6 / water use plants	.3	DRIP	.81	.37	155	201.05	502
7 / water use plants	.3	DRIP	.81	.37	101	3.7	334
8 / water use plants	.3	DRIP	.81	.37	1744	51.02	2827
9 / water use plants	.3	DRIP	.81	.37	30	7.41	223
10 / water use plants	.3	DRIP	.81	.37	1274	415.88	1429
11 / water use plants	.3	DRIP	.81	.37	150	18.5	574
12 / water use plants	.3	DRIP	.81	.37	30	11.1	344
13 / water use plants	.3	DRIP	.81	.37	1004	445.48	13837
14 / water use plants	.3	DRIP	.81	.37	30	7.41	229
15 / water use plants	.3	DRIP	.81	.37	105	38.85	1206
POOL	1.0	-	-	1.0	1273	1731	53731
			SUM		2,532	1,048.89	
ESTIMATED TOTAL WATER USE (ETWU)							82,495
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							48,256

ETAF CALCULATION

ETAF x AREA	1,048.89
TOTAL AREA	2,532
AVERAGE ETAF	.41

1. HYDROZONING, IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 15 P.S.I. AND A MAXIMUM FLOW PRESSURE OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DEFICIENCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

2. DO NOT INSTALL ANY PLANTS, THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS HAVE BEEN INSTALLED AND TESTED.

3. ALL SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO WALKS, DRIVES, ETC.

4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FINALIZE ALL VALVE LOCATIONS IN FIELD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON THE JOB SITE.

6. ALL PLANTING AREAS SHALL BE PROVIDED WITH A MINIMUM OF 3" OF APPROVED MULCH.

7. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

8. ALL SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO WALKS, DRIVES, ETC.

9. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO WALKS, DRIVES, ETC.

10. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FINALIZE ALL VALVE LOCATIONS IN FIELD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

11. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 15 P.S.I. AND A MAXIMUM FLOW PRESSURE OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DEFICIENCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

12. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

13. THE WORK OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE IRRIGATION SYSTEM DURING THE MAINTENANCE PERIOD.

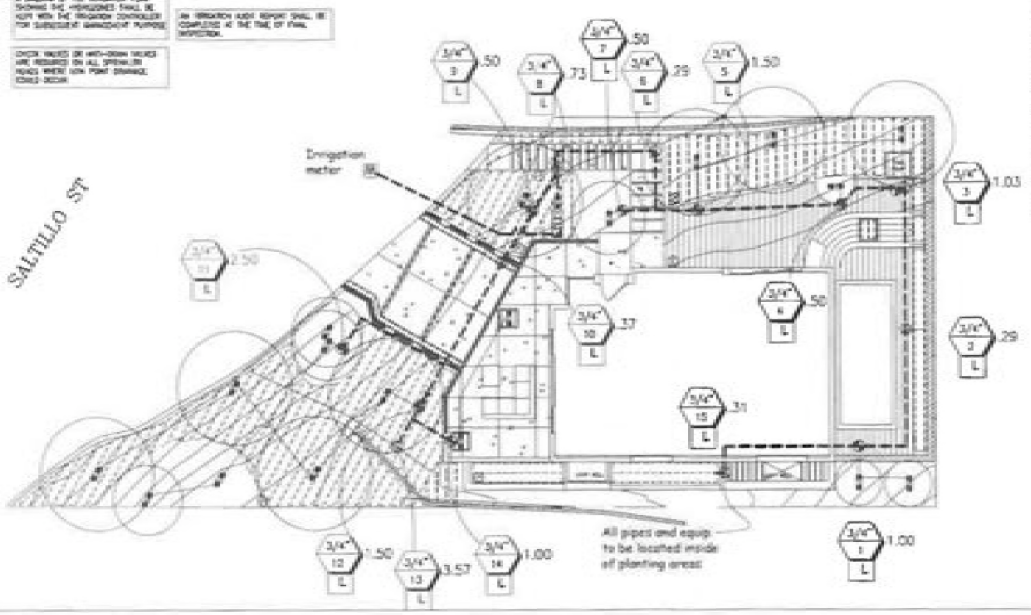
15. INSTALLATION OF THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.

16. PROVIDE SLEEVES AS SHOWN ON DRAWINGS OR AS NEEDED.

17. LOCATE VALVE BOXES IN LOWER ROLLER - REDUCE AND ENCASE IN PLASTIC (AS USED).

18. GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK.

19. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION REGARDING THE LOCATION OF MAIN.



YAEL
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave, Suite 313
South Pasadena, CA 91030
Tel: 323.258.5333
Fax: 323.258.5330
yael@yaellir.com

4008 SALTILLO ST
LOS ANGELES, CA 91364

IRRIGATION PLAN

DATE: OCT. 19, 2022
SCALE: 1/16"=1'-0"
JOB NUMBER: [illegible]
DRAWN BY:

L-2 | 64

EXHIBIT "A"
Page No. 23 of 24
Case No. 24 2023-1216-ZAD



EXHIBIT "A"
Page No. 24 of 24
Case No. ZA-2023-12016-ZAD...

PLOT PLANS

PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT 5458, TRACT TR 6170, BLOCK: 70
M.B. 103-31/33 (SHTS 53-55)
MAP SHEET: 165A107
ASSESSOR PARCEL NO. (APN): 2172-023-053
PIN# 165A107 241

ADDRESS: 4230 SALTILLO STREET
LOS ANGELES , CA 91364

OCCUPANCY : R-3 (RESIDENTIAL), U (PRIVATE STORAGE AND GARAGE)
USE : RESIDENCE

ZONING : R1-1 HILLSIDE AREA MULHOLLAND SCENIC PARKWAY (INNER CORRIDOR)
TYPE OF CONSTRUCTION:
TYPE V - B SPRINKLER THROUGHOUT: (NFPA-13D SPRINKLER SYSTEM)

SCOPE OF WORK: NEW 2 STORY SINGLE FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, NEW RET. WALL AND SHORING FOR THE WALL, NEW POOL. (4) NATIVE PROTECTED REPLACEMENT TREE ON THE SITE PLAN, TO BE (4) 15 GAL NATIVE OAK TREE TO BE PLANTED ON 1037 CASIANO

LOT AREA: 4,653 SF PER SURVEY / 4,670.5 SF PER ZIMAS

HEIGHT LIMIT: 28'-0" ENCROACHMENT PLANE START AT 20' ON FRONT AND SIDES
PROPOSED BUILDING HEIGHT = 28'-0"

PARKING SPACES:
2 REQUIRED, 2 PROVIDED IN ATTACHED GARAGE

SPRINKLER THROUGHOUT:
(NFPA-13D SPRINKLER SYSTEM)
SEPARATE PERMIT IS REQUIRED FOR SPRINKLER SYSTEM
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

OWNER:
MEHRAN TEBYANI
4230 SALTILLO STREET,
WOODLAND HILLS, CA
Tel: (424) 666-9966
E-mail: MehranTebyani@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN & NIAZ NAVIDI
1600 SAWTELLE BLVD. # 230
LA., CA. 90025
TEL (818) 200-5005 E-MAIL:
POUYA@LABYRINTH-DS.COM

CONSULTANTS

STRUCTURAL ENGINEER:
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AMIR PIRBADIAN, INC.
5435 BALBOA BLVD., #214
ENCINO, CA 91436
TEL : 818-990-6425
FAX : 818-990-6427
CA LICENSE #: C72413

PROPERTY SURVEYOR:
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MOHAMMAD ALI MOLAI
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WOODLAND HILLS, CA 91367
TEL: 818-325-9225
E-mail: MOLAI22@YAHOO.COM

E.M.P. ENGINEER:
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AC ENGINEERING
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Fax: (818) 456-1811
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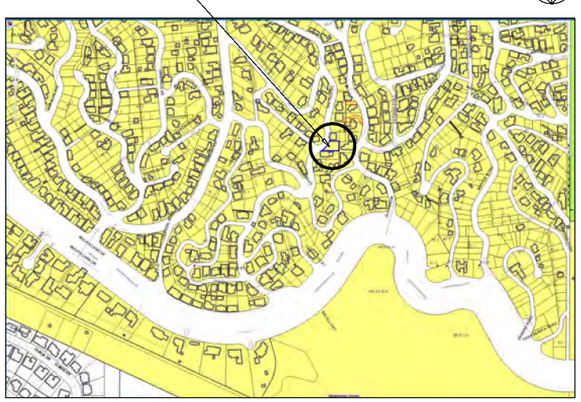
SOILS ENGINEER:
BYER GEOTECHNICAL INC.
ROBERT I. ZWEIGLER
1461 E. CHEVY CHASE DR. #200
GLENDALE, CA 91206
818-549-9959
E-mail: info@byergeo.com

LANDSCAPE ARCHITECT:
YAEL LIR LANDSCAPE ARCHITECTS
1010 SYCAMORE AVE.
SOUTH PASADENA, CA 91030
YAEL LIR
323-258-5222
E-mail: yael@yaellir.com

VICINITY MAP:

N

SUBJECT PROPERTY



PROJECT : NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH BASEMENT @

4230 SALTILLO STREET
LOS ANGELES , CA 91364

SUMMARY OF AREA CALCULATION (SEE E-7.5 FOR MORE INFO.)

	Area per Zoning Code	Area per Building Code R3	Area per Building Code U	Area per BHO	Area per School Fee
Basement	573	573	818	0	740
1st Floor	1034	1158	0	1034	1207
2nd Floor	865	1062	0	865	953
Total	2472	2793	818	1899	2900

PROPOSED BUILDING AREA TABULATION

	Area per Zoning Code	Area per Building Code	Residential Floor Area (RFA) per BHO	Area per School Fee
Basement	573	573	0	740
1st Floor	1034	1158	1034	1207
2nd Floor	865	1062	865	953
Area more then 14' H.	0	0	0	0
2nd Floor above 1st Floor	0	0	0	0
Roof above 2nd floor	0	0	0	0
Attached Garage and Storage (Basement)	0	818	0	0
Total	**2472**	**2793**	**1899**	**2900**
Area per Zoning Code for the proposed single family residence	**2472**			

TOTAL PROPOSED RESIDENTIAL FLOOR AREA (RFA) = 1,899 SF

ALLOWED RESIDENTIAL FLOOR AREA (RFA) PER BASELINE HILLSIDE ORDINANCE PER SLOPE ANALYSIS = 1,918 SF

PROPOSED RFA (1,899 SF) < ALLOWED RFA (1,918 SF)

TOTAL AREA PER ZONING CODE FOR THE PROPOSED SINGLE FAMILY RESIDENCE = 2,472 SF

4 GARAGE REQUIRED , 4 GARAGE PROVIDED
LOT ON A STANDARD HILLSIDE STREET REFER TO F-2.1 FOR REFERRAL FORM

LOT COVERAGE VERIFICATION

LOT AREA = 4,670.5 SF PER ZIMAS
TOTAL BUILDING AND STRUCTURES OVER 6' IN HEIGHT = 1,815
LOT COVERAGE = % 38 < % 40

BOND CALCULATION

GRADING	= 1000+(1X726)	= 1,726
PILES	= 20X3000	= 60,000
RETAINING WALL	= 165X8X10	= 13,200
DRAINAGE	=	= 5,000
TOTAL	= 79,926	ROUND UP= 80,000

ESTIMATED EARTHWORK QUANTITIES

SITE FRONTS ON A SUBSTANDARD HILLSIDE STREET REFER TO F-2.1 FOR REFERRAL FORM

MAXIMUM GRADING QUANTITIES ALLOWED

1000+ (10% OF LOT SIZE) = 1000+0.1X4670= 1467 Q.Y.
MAX. "BY-RIGHT" GRADING QUANTITIES FOR R1 LOT PER TABLE 12.21 C.10-6 X 75 % (NON STANDARD STREET) = 750 Q.Y.

MAX. GRADING QUANTITIES ALLOWED = 750 Q.Y.
MAX. GRADING QUANTITIES PROPOSED = 699 < 750 Q.Y.

BUILDING SETBACKS:

BUILDING SET BACK	REQUIRED	PROPOSED
FRONT YARD	5'-0"	6'-3"
SIDE YARD (NORTH)	6'-0"	23'-0"
SIDE YARD (SOUTH)	6'-0"	7'-0"
REAR YARD	15'-0"	15'-6"

CODE

The 2020 LARC, based on the 2019 CRC and the 2018 IBC. AND 2020 L.A. GREEN BUILDING CODE

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L-3	ELEVATIONS
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Page No. 1 of 67
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SPECIFIC NOTE

1- THE FOLLOWING ITEMS SHALL BE UNDER SEPARATE PERMIT:
WATERFALL AND OUTDOOR FOUNTAIN, BBQ AND FIRE SPRINKLERE SYSTEM.

2- GENERAL CONTRACTOR MUST PROVIDE SHOP DRAWING FOR THE ARCHITECT'S APPROVAL BEFORE MANUFACTURING OR FABRICATION OF THE FOLLOWING ITEMS:
a: ALL PRECAST ELEMENTS NOTE: ALL PRECAST ELEMENTS SHALL BE FROM SANDSTONE DESIGN INC. TEL: (661) 847-1001
b: DOORS AND WINDOWS
c: SHEET METAL WORK
d: RAILING AND GUARDRAILS
e: STRUCTURAL STEEL ELEMENTS
f: KITCHEN CABINETS
j: GRANITE AND MARBLE WORK

3-DIMENSIONS INDICATED ON PLANS FOR WINDOWS ARE INTENDED AS FINISHED DIMENSIONS. GENERAL CONTRACTOR MUST CHECK ARCHITECTURAL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF WORK.

4-PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)
5- INSULATION TO BE PINK TORCH FIBER GLASS FROM OWENS CORNING OR EQUAL WITH SAME RECYCLE CONTENT. REFER TO A-01.4 FOR REQUIREMENT

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

COVER SHEET

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

F-0

1

PLOT DATE 11/2022

APPLICATIONS:

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW SUPPLEMENTAL APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Application OK for filing on _____ **by** _____

Size (total existing) _____ **sq. ft.** **(total proposed)** _____ **sq. ft.**

Demolition _____ **sq. ft.** **Addition** _____ **sq. ft.**

Garage _____ **sq. ft.** ___ **Car(s) Attached/Detached**

Lot size _____ **sq. ft.** **FAR** _____ **Height** _____ **Council District** _____

Zone: _____ **Baseline Hillside Applies Y/N** **Girard Tract**

Inner / Outer / Institutional **Upslope / Downslope** **Visible / Non-Visible**

Application Type:

- ☐ **Preliminary Design Review**
- ☒ **Design Review / Project Permit Compliance**
- ☐ **Continued Design Review**
- ☐ **Design Review / Project Permit Compliance Modification**
- ☐ **Project Permit Adjustment**

Project Type:

- ☒ **New Construction**
- ☐ **Addition**
- ☐ **Remodel**
- ☐ **Other:** _____

Project Address: 4230 Saltillo Street, Los Angeles, CA 91364

Assessor Parcel Number: 2172023053

Proposed Project Description: (describe in detail, including ALL proposed work, dimensions, and calculated Residential Floor Area [RFA] number)

New 2 Story 1,899 S.F. Single Family residence over 573 S.F. basement and an attached 4 car garage in the basement on a 4,653 S.F. vacant lot. 2 new retaining walls and a new swimming pool. 726 Q.Y, of Grading and shoring for the retaining walls. removal of 2 protected trees as specified in the tree report ZAD case for 2 issues: widening Saltillo Street in front of the proposed project. and to the boundary of the hillside

Representative(s)

Name: Labyrinth Design Studio Inc., Pouya Payan
Address: 1600 Sawtelle Blvd, Suite 230, LA 90025
Telephone: 818-200-5005
Email: Pouya@Labyrinth-ds.com

Applicant(s) / Property Owner(s)

Name: Mehran Tebyani
Address: P.O. Box 817, Beverly Hills, CA 90213
Telephone: 424-666-9966
Email: MehranTebyani@gmail.com

1. **Property Description: # of Existing lots:** 1 **# of Proposed lots:** 1 **Total Lot Area:** 4,653 **sq. ft.**
2. **Property Location:** Is the project in the following? (check all that apply)
   - ☐ **Inner Corridor**
     - ☐ **Within 100 feet of Mulholland**
     - ☐ **Institutional Corridor**
   - ☒ **Outer Corridor**
   - ☒ **Girard Tract**
   - ☒ **Hillside Ordinance**
3. **Property Orientation:**
   Building Pad Relative to Street — Upslope x Downslope ___
   Building Pad Relative to elevation of Mulholland Drive — Upslope ___ Downslope x
4. **Project Visibility:** Is the project visible from Mulholland Drive? **Yes** ___ **No** x
5. **Viewshed Penetration:** Does the project penetrate the viewshed? **Yes** ___ **No** x
6. **Access:** Does the project alter access onto the Mulholland Right-of-way? **Yes** ___ **No** x
7. **Improved Street Width:** Improvement required: **Yes** x **No** ___ Dedication required: N/A **ft.**
8. **Environmental Protection Measures:** Is the project...
   - ☐ On a prominent ridge
   - ☐ Within 50 vertical feet of a prominent ridge
   - ☐ Within 200 feet of a public parkland
   - ☐ Within 100 feet of a stream bank
9. **Project Size:**

a.	**Existing Structure(s) Residential Floor Area**	N/A	**sq. ft.**
b.	**Existing Garage/Covered Carport:**	N/A	**sq. ft.**
c.	**Existing Covered Porch/Patio/Breezeway/Balcony area:**	N/A	**sq. ft.**
d.	**Existing Basement Area:**	N/A	**sq. ft.**
e.	**Demolition:**	N/A	**sq. ft.**
f.	**Proposed New Construction Residential Floor Area:**	1,899	**sq. ft.**
g.	**Proposed Garage/Covered Carport:** AND STORAGE	818	**sq. ft.**
h.	**Proposed Covered Porch/Patio/Breezeway/Balcony area:**	N/A	**sq. ft.**
i.	**Proposed Basement Area:**	573	**sq. ft.**
j.	**Proposed Floor Area, All Structures** (per 12.03):	1,899	**sq. ft.**
k.	**Proposed Residential Floor Area, All Structures** (per 12.03):	1,899	**sq. ft.**
l.	**Lot Coverage** (building footprint of all structures divided by lot sq. ft.):	38	**%**
m.	**Floor Area Ratio (FAR)** (total Residential Floor Area divided by lot sq. ft.):	40	**%**
n.	**Total Hardscape** (impermeable surfaces):	0	**sq. ft.**
o.	**Total Lot Coverage** (building footprint and hardscape divided by lot sq. ft.):	40	**%**

10. **Project Building Height:** Existing structure: N/A ft. Proposed structure: 28 ft.
11. **Average Natural Slope** (per 17.02): Existing site: 25 % Proposed site: 10 %
12. **Grading:**
    Cut: 726 cubic yards **Export:** 726 cubic yards Require Haul Route: **Yes** ___ **No** x
    Fill: 0 cubic yards **Import:** 0 cubic yards
13. **Sustainability:** Do plans reflect the sustainable building measures being used for the project? **Yes** x **No** ___
14. **Existing Trees:** Does the project propose moving or cutting down any Protected Trees (Oak, California Black Walnut, Western Sycamore or California Bay trees) or other Native Trees? **Yes** x **No** ___
    Number of Oak trees to be cut down? 2 To be moved? _____
    Number of other protected trees to be cut down? 1 To be moved? _____

EXHIBIT "A"
Page No. 2 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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DESIGN STUDIO INC.
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

MULHOLLAND SCENIC PLAN APPLICATION FORM

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

F-1

2

PLOT DATE 11/2022

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMININARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address | **District map** 165A107 | **APN** 2172023053
Tract TR 6170 | **Block** 70 | **Lot** 5458

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) **(LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))**

Street Name (1) SALTILLO ST
R/W width 40 **Roadway width:** <20' **Plan Index** aerial

☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☒ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width _____

Street Name (2) _____
R/W width _____ **Roadway width:** _____ **Plan Index** _____

☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width _____

Street Name (3) _____
R/W width _____ **Roadway width:** _____ **Plan Index** _____

☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☐ No ☐ Yes - width _____

Vehicular Access:

1. Is the **Continuous Paved Roadway (CPR)*** at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Do **any** of the streets listed in the **Street designations section** have a roadway width of less than 20 feet adjacent to the lot(s)? **(LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))**
   ☒ **Yes– A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit**
   ☐ No
3. Is the **CPR** at least **20** feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? **(LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))**
   ☐ Yes
   ☒ **No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit**

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j)
Lot located within 200 feet of available sewer mainline:
☐ Use existing wye and permit ☐ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☒ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form: **PAGE 1 of 2**

Sign _____ Print name _____
Date: Jon Lin Digitally signed by Jon Lin DN: C=US, E=jon.lin@lacity.org, CN=Jon Lin Location: van nuys Reason: BOE/PW/Water Address Approve Only Contact Info: jon.lin@gmail.com Date: 2022.08.12 10:00:21-07'00' Phone _____ Location _____

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMININARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

****IMPORTANT**: If a ZAD is required as a result of a CPR having a width of less than 20 feet, typically a BOE investigation and report is not required.

If a ZAD is required for lot(s) that are abutting street(s) with roadway width(s) of less than 20 feet, a formal investigation and engineering report **WILL BE REQUIRED**. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Applicants subject to a ZAD as listed above are advised to submit the following documents and pay the BOE investigation fee to either the BOE Valley District Office Public Counter at 6262 Van Nuys Blvd, Rm. 251 Van Nuys CA 91401 or BOE Land Development Group Public Counter at 201 N. Figueroa St, Ste. 1150, Los Angeles, CA 90012

1. BOE investigation fee. (check made payable to the City of Los Angeles) (Per LAMC 62.106)
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

The typical BOE standard improvement requirement is: Construct a minimum 20 foot wide roadway with a 14 foot half roadway and 4 foot sidewalk adjacent to the property within a minimum 18 foot half right of way. Sidewalk easement may be required to make driveway apron ADA compliant.

Applicants wishing to complete public improvements required in lieu of applying for a ZAD for relief from minimum street access requirements are advised to contact the B permit section of the BOE district in which the property is located to discuss requirements for public street improvements or deviations from the standard improvement requirement.

Central: 201 N Figueroa St, Ste. 770, Los Angeles CA, 90012

Harbor 608 Harbor Blvd 4th floor, San Pedro, CA 90731

Valley 6262 Van Nuys Blvd, Rm. 351, Van Nuys, CA 91401

West LA: 1828 Sawtelle Blvd, 3rd floor, West Los Angeles CA 90025

EXHIBIT "A"
Page No. 3 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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DESIGN STUDIO INC.
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:
REFERRAL FORM

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.
F-2.1
3

PLOT DATE 11/2022

Department of Building and Safety / City Planning

Joint Referral Form

Slope Analysis and Maximum Residential Floor Area Verification Form

Single Family Zone Hillside Ordinance No. 181,624 and 184,802

Instructions:

1. This form is used by the Department of Building and Safety and City Planning to determine a permitted maximum Residential Floor Area for a project (new construction or addition to existing construction) in the R1, R1H, RS, RA and RE zones located within the Hillside Area as defined in Section 12.03 of the Code.

2. Proposed construction subject to Hillside Area Requirements will be accepted for Plan Check by the Department of Building and Safety, only if the Slope Analysis Verification Form has been verified and signed by the City Planning staff.

3. Complete Section I, II and III on page 2 and submit this form along with two copies of the Slope Analysis map prepared by a State of California registered Civil Engineer or Licensed Surveyor that includes the following information for the proposed construction site to the Department of City Planning at one of the locations listed below (item No. 4).

   a. A slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed be a State of California registered Civil Engineer or Licensed Land Surveyor. The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with two-foot intermediates. The map shall also indicate the datum, source and scale of topographic data used in the slope analysis, and **shall attest to the fact that the slope analysis has been accurately calculated.**

   b. The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e., with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the RFAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2c.

   c. The Slope Analysis Map shall be prepared using CAD-based, or other type of software specifically designed for such purpose.

4. City Planning staff are located at the following locations:

Downtown Office	**Van Nuys Office**	**West LA Office**
City Planning Counter (Station 7)	City Planning Counter	City Planning Counter
201 N. Figueroa St., 4th Floor	6262 Van Nuys Blvd., Suite 251	1828 Sawtelle Blvd., 2nd Floor
Los Angeles, CA 90012	Van Nuys, CA 91401	Los Angeles, CA 90025
(213) 482-7077	(818) 374-5050	(310) 231-2912

Department of Building and Safety / City Planning

Slope Analysis and Maximum Residential Floor Area Verification Form

SECTION I. Name Applicant(s) / Property Owner(s): Pouya Payan

Address: 1600 Sawtelle Blvd #230 Phone Number: 818-200-5005

L.A. 90025

SECTION II. Project Address:

Lot: 5458 Tract: 6170 APN: 2172 - 023 - 053

Proposed Project Description: (describe proposed work in detail)

New 2 Story Single Family Residence over Basement

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]

(A)	(B)		(C)		(D)
Slope Bands (%)	Lot Area within each Slope Band (sq. ft.) From survey/contour map.		FAR From the Zone circled in Table 1 or Table 2		Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99	1169.14	X	0.45	=	526.113
15 - 29.99	1504.14	X	0.45	=	676.863
30 - 44.99	712.95	X	0.40	=	285.18
45 - 59.99	1036.90	X	0.35	=	362.915
60 - 99.99	223.13	X	0.30	=	66.939
100 +	6.75	X	0.00	=	0
Maximum Residential Floor Area					1918.01

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

April 3, 2017

EXHIBIT "A"
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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SLOPE ANALYSIS FORM

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

F-2.2

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PLOT DATE 11/2022

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

I Mohamad A. Molai (Print Name), the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: PLS 9192, Expiration Date: 03-31-2023), Certify that all of the above information is correct.

Signature: _____ Date: 8/16/22 3/9/2022

LICENSED LAND SURVEYOR
MOHAMAD ALI MOLAI
PLS 9192
STATE OF CALIFORNIA

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 1918.01 (sq. ft.)

Property Information:

Lot: 5458 Tract: 6170

Assessor Parcel number: 2172 023 053

City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes ☒ No ☐

Name (Please Print): SHASHA YU

Signature: Shasha Yu Date: 08/29/2022

Notes: APPROVED MAX. RESIDENTIAL FLOOR AREA 1,918.01 SF

PLANS REVIEWED
City of Los Angeles
Department of City Planning
LOS ANGELES CITY PLANNING

CASE NO.
PLANNER SHASHA YU
DATE 08/29/2022

April 3, 2017 Page 3 of 3

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OWNER:
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DRAWING TITLE:

SLOPE ANALYSIS FORM

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

F-2.3

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PLOT DATE 11/2022

APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:
☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g., vacation hold)
Related Case Number(s):

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address[1] _____ Unit/Space Number _____

Legal Description[2] (Lot, Block, Tract) Lot 5458, Block 70, Tract TR 6170

Assessor Parcel Number 2172023053 Total Lot Area 4,653

2. PROJECT DESCRIPTION

Present Use Vacant Lot

Proposed Use New Single Family Residence

Project Name (if applicable) 4230 Saltillo

Describe in detail the characteristics, scope and/or operation of the proposed project
New 2 Story 1,899 S.F. Modern Single Family residence over 573 S.F. basement and an attached 4 car garage in the basement on a 4,653 S.F. vacant lot. 2 new retaining walls and a new swimming pool.
726 Q.Y, of Grading and shoring for the retaining walls. removal of 2 protected trees as specified in the tree report
ZAD case for Saltillo and for 20 foot roadway to the boundry of hillside area

Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions

☒ Site is undeveloped or unimproved (i.e., vacant)
☐ Site has existing buildings (provide copies of building permits)
☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
☐ Site is located within 500 feet of a freeway or railroad
☐ Site is located within 500 feet of a sensitive use (e.g., school, park)
☐ Site has special designation (e.g., National Historic Register, Survey LA)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

☐ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☒ Removal of any on-site tree
☐ Removal of any street tree
☒ Removal of protected trees onsite / public right-of-way
☒ Grading
☐ Haul Route
☐ New construction: 1,899 + 573 basement= 2472 _____square feet
☐ Additions to existing buildings
☐ Interior tenant improvement
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)[3] 0 + Adding 1 = Total 1
Number of Affordable Units[4] Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NO
Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO
If so, what is/are your dedication requirement(s)? N/A ft.
If you have dedication requirements on multiple streets, please indicate: 4230 Saltillo Street, Los Angeles, CA 91364

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☒ YES ☐ NO

Authorizing Code Section 12.24x21 C.10 (1) (3)
Code Section from which relief is requested (if any): Zoning Administrator Determination (ZAD)
Action Requested, Narrative: Roadway width in front of the property is proposed to be widended to a minimum 16 foot due to protected trees and extensive height of retaininhg wall in Public right of way if desired to get 20 feet roadway width, widening the streets leading to the boundary of Hillside is not possible so we are requesting for a re leaf on both ZADs

Authorizing Code Section Mulholland Scenic Parkway (Inner Corridor)
Code Section from which relief is requested (if any): _____
Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO
If YES, list all case number(s) _____

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.
[4] As determined by the Housing and Community Investment Department

EXHIBIT "A"
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Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

F-3.1

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PLOT DATE 11/2022

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- ☐ Condition Compliance Review
- ☐ Modification of Conditions
- ☐ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☐ Plan Approval subsequent to Main Conditional Use
- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral attached in package

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) See attached

Hillside Referral Form (BOE) See attached

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name Pouya Payan

Company/Firm Labyrinth Design Studio Inc.

Address: 1600 Sawtelle Blvd, Suite 230, LA, CA 90025 Unit/Space Number _____

City Los Angeles State California Zip Code: 90025

Telephone 818-200-5005 E-mail: Pouya@Labyrinth-ds.com

Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) Mehran Tebyani

Address P.O. Box 817 Unit/Space Number _____

City Beverly Hills State CA Zip Code: 90213

Telephone 1-424-666-9966 E-mail: mehrantebyani@gmail.com

Agent/Representative name Same as Applicant

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information *(select only one)*

- ☐ Owner
- ☐ Agent/Representative
- ☒ Applicant
- ☐ Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/repres

EXHIBIT "A"
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Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
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POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

F-3.2

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PLOT DATE 11/2022

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
   - **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
   - **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

   a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.

   b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

   c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

   d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature _____ Date 8/19/2022

Print Name Mehran Tebyani

Signature _____ Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 19th 2022 before me, J. Teitgen, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Mehran Tebyani, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

J. TEITGEN
Notary Public - California
Los Angeles County
Commission # 2371530
My Comm. Expires Aug 19, 2025

EXHIBIT "A"
Page No. 8 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

F-3.3

8

PLOT DATE 11/2022

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City") from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice, inverse condemnation actions, and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____ Date: 8/19/2022

Print Name: Mehran Tebyan

OPTIONAL

NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

EXHIBIT "A"
Page No. 9 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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DESIGN STUDIO INC.
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

DEPARTMENT OF CITY PLANNING APPLICATION

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

F-3.4

9

PLOT DATE 11/2022

PROTECTED TREE REPORT

4230 Saltillo St.
Woodland Hills, CA 91364

SUMMARY

PROJECT OVERVIEW	
Site Address	**4230 Saltillo St.,Woodland Hills, CA 91364**
Location and/or Specific Plan	**Woodland Hills**
Project Description	**New Single Family Residence**
Number of Protected Trees on Site	**9**
Number of Recommended Removals	**2**

This Tree Report was prepared at the request of the property owner, Mehran Tebyani, who is preparing to build a single family residence on this property. The subject property is an empty 4,653 square foot lot and is located in the Woodland Hills area of Los Angeles. The proposed new residence will have a footprint of 1865 square feet.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica var. californica)*; Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

At this time, I observed nine (9) coast live oak (*Quercus agrifolia*) trees on the property. Two oaks are recommended for removal and replacement and seven (7) oaks will be retained and protected in place.

NEIGHBOR TREES

There are two (2) coast live oak trees on the neighboring property that will not be impacted by construction. This tree will be retained and protected in place.

CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

At this time, I observed one **City of Los Angeles Street Tree** in the parkway perimeter of the property. This tree is recommended for removal.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed no **Non-Protected Significant Tree** on the property.

EXHIBIT "A"
Page No. 10 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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REVISIONS

No.	Date

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LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

TREE REPORT
SUMMARY

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

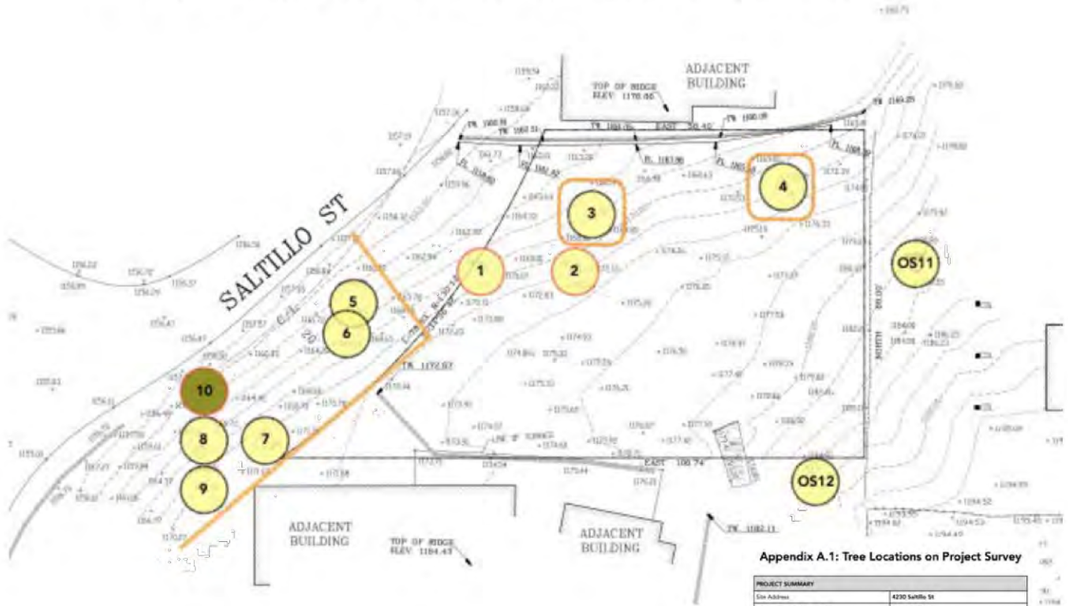
Drawing No.

F-4.1

10

PLOT DATE 11/2022

APPENDIX A.1 - TREE LOCATION - SURVEY MAP, REDUCED



Appendix A.1: Tree Locations on Project Survey

PROJECT SUMMARY	
Site Address	4230 Saltillo St
Location and/or Specific Plan	Woodland Hills
Project Description	New Single Family Home
Proposed Floor Area : Lot Size (FAR)	X SF : 4,653 SF
Number of Protected Trees on Site	9
Number of Recommended Removals	2

KEY

Protected Native Oak Tree — Street Tree — Protective Fencing — Tree For Removal

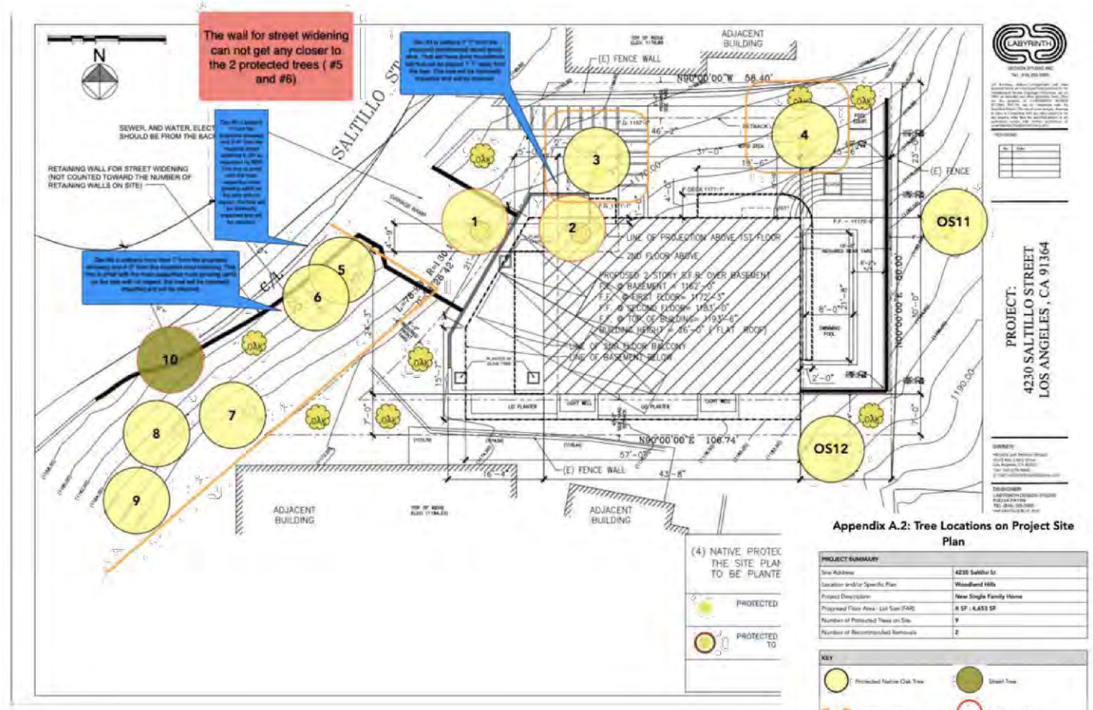
SUMMARY OF FIELD INSPECTION

Tree #	Species	Status	DBH (")	Condition	Retain or Remove
1	Coast Live Oak Quercus agrifolia	Protected	18.5	C	Remove
2	Coast Live Oak Quercus agrifolia	Protected	19.5	C	Remove
3	Coast Live Oak Quercus agrifolia	Protected	22.5	C	Retain
4	Coast Live Oak Quercus agrifolia	Protected	21.5	C	Retain
5	Coast Live Oak Quercus agrifolia	Protected	4, 3	C	Retain
6	Coast Live Oak Quercus agrifolia	Protected	6	C	Retain
7	Coast Live Oak Quercus agrifolia	Protected	8, 6	C	Retain
8	Coast Live Oak Quercus agrifolia	Protected	7	C	Retain
9	Coast Live Oak Quercus agrifolia	Protected	6	C	Retain
10	Lemon Scented Gum Corymbia Citriodora	Street	18	C	Remove
OS11	Coast Live Oak Quercus agrifolia	Protected	21	C	Retain
OS12	Coast Live Oak Quercus agrifolia	Protected	1981	C	Retain

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
STREET TREES Replaced 2:1	1	2
PROTECTED TREES REPLACED 4:1 MINIMUM 24" BOX SIZE	2	8

APPENDIX A.2 - TREE REPLACEMENT MAP, SITE PLAN REDUCED



Appendix A.2: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	4230 Saltillo St
Location and/or Specific Plan	Woodland Hills
Project Description	New Single Family Home
Proposed Floor Area : Lot Size (FAR)	X SF : 4,653 SF
Number of Protected Trees on Site	9
Number of Recommended Removals	2

KEY

Protected Native Oak Tree — Street Tree — Protective Fencing — Tree For Removal

SUMMARY OF FIELD INSPECTION

Tree #	Species	Status	DBH (")	Condition	Retain or Remove
1	Coast Live Oak Quercus agrifolia	Protected	18.5	C	Remove
2	Coast Live Oak Quercus agrifolia	Protected	19.5	C	Remove
3	Coast Live Oak Quercus agrifolia	Protected	22.5	C	Retain
4	Coast Live Oak Quercus agrifolia	Protected	21.5	C	Retain
5	Coast Live Oak Quercus agrifolia	Protected	4, 3	C	Retain
6	Coast Live Oak Quercus agrifolia	Protected	6	C	Retain
7	Coast Live Oak Quercus agrifolia	Protected	8, 6	C	Retain
8	Coast Live Oak Quercus agrifolia	Protected	7	C	Retain
9	Coast Live Oak Quercus agrifolia	Protected	6	C	Retain
10	Lemon Scented Gum Corymbia Citriodora	Street	18	C	Remove
OS11	Coast Live Oak Quercus agrifolia	Protected	21	C	Retain
OS12	Coast Live Oak Quercus agrifolia	Protected	1981	C	Retain

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
STREET TREES Replaced 2:1	1	2
PROTECTED TREES REPLACED 4:1 MINIMUM 24" BOX SIZE	2	8

EXHIBIT "A"
Page No. 11 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

TREE REPORT SUMMARY

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

F-4.2

11

PLOT DATE 11/2022

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhad@yahoo.com

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POUYA PAYAN
TEL (818) 200-5005
1800 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

DESIGN REVIEW BOARD RECOMMENDATIONS

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-1.1

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PLOT DATE 11/2022

1 DESIGN REVIEW BOARD RECOMMENDATIONS

Narrative

Our project is located at 4230 Saltillo Street in Woodland Hills, CA 91364. The proposed project is to build a 2472 S.F. (including 573 S.F. of basement) single family residential home on a 4,670.5 SF vacant lot. The single story home will have a basement. The home will be 28 feet in height. The width of the house will be 30 feet and the length will be 43 feet and 8 inches. The proposed house is on a mild slope (see topo map for reference). The client will only need remove two protected trees in order to build the proposed house. see attached tree report prepared by arborist. Although the property is located in the Mulholland Scenic Corridor, it is not visible from Mulholland Drive.

The building design to have a setback in majority of its facade to enhance the building look. The Architectural style selected for the residence is Contemporary Modern. The project has been articulated and the mass was Designed to archive the selected style elements. Exterior materials are Smooth Stucco, Sheet Metal, Stained Wood Siding, Glass Railing to reinforce the architectural style. Currently there is no Substantial style trend in the neighborhood and the proposed project is Consistence with the neighboring properties as far as building square footage.

the paved street in front of the property is about 13' wide. the street will be widened to minimum 20' via building an approximate 6' high retaining wall in the public right of way and street widening. this retaining wall is not considered as an on site retaining wall because its sole purpose is to widen the street and is not located within the property.
the streets leading to the boundry of the hill side also have locations on which they dont have the minimum 20' wide street, it is requested for a ZAD case for those locations as it is not possible to do such improvement

The proposed landscape design would be native plants and meeting the Mulholland scenic parkway specific plans. Based on tree report attached.There are 9 protected trees on the site. 2 of them will be removed (see tree report for reference).

The project will reduce its energy usage and water consumption by using Efficient envelope design, sustainable energy use, high efficiency heating And cooling system, shading , high efficient windows, drip irrigation and Native planting and low water consumption plumbing fixtures. We have Proposed bio planters to collect rain water from not permeable surfaces And to implement best management practices. Also the project will use Renewable materials and material to meet the recyclable content value . All roofs and paving's to be of cool roof very small reflecting factor and of earth tone color with less heat island effect.

We look forward to your comments and inputs to improve the project.
Respectfully submitted by

Pouya Payan

1	WRITTEN NARRATIVE

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
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E-mail:michellefarhadi@yahoo.com

DESIGNER:
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TEL (818) 200-5005
1800 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

WRITTEN NARRATIVE

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-1.2

13

PLOT DATE 11/2022



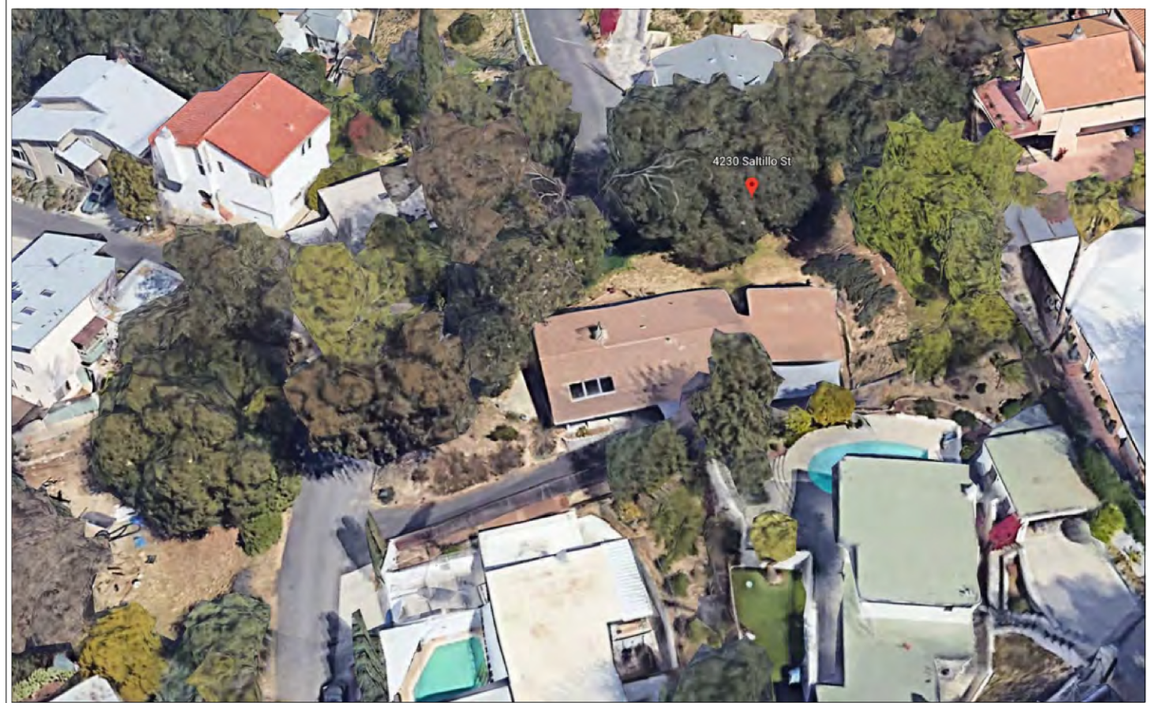
3 BIRD EYE VIEW



4 BIRD EYE VIEW



1 BIRD EYE VIEW



2 BIRD EYE VIEW

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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

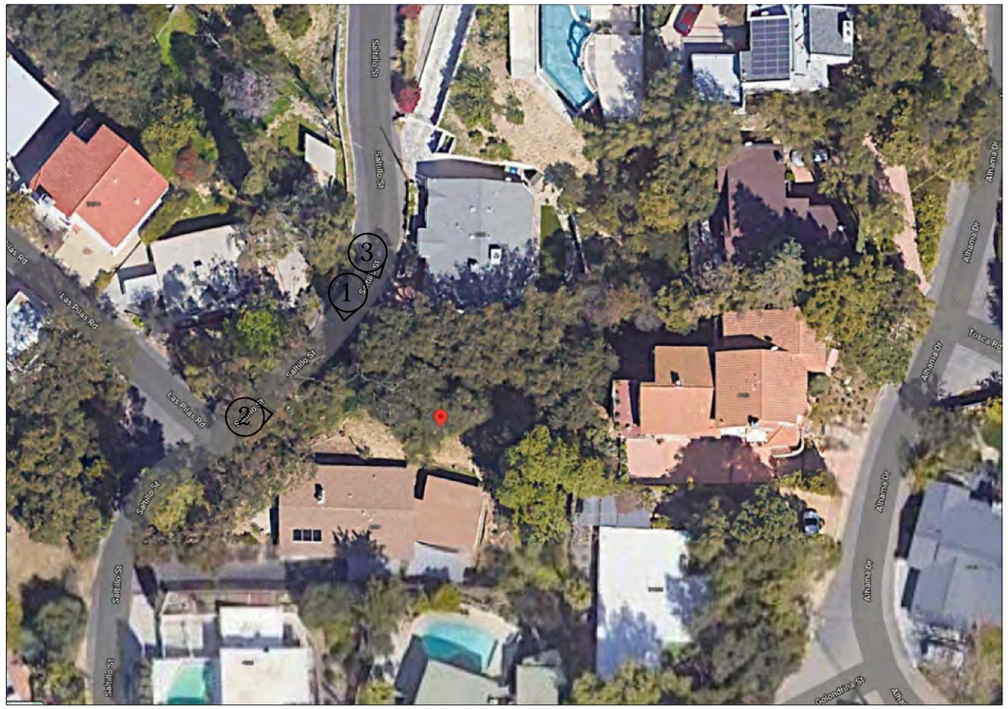
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-2.1

14

PLOT DATE 11/2022



SATELLITE VIEW / KEY



3 STREET VIEW



1 STREET VIEW



2 STREET VIEW

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

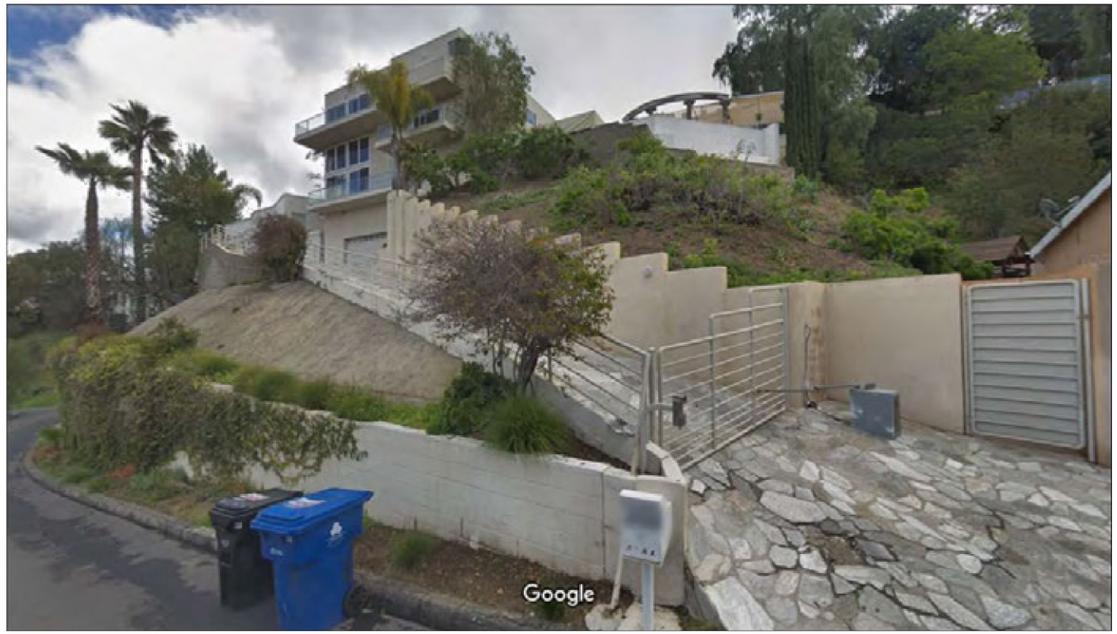
S-2.2

15

PLOT DATE 11/2022



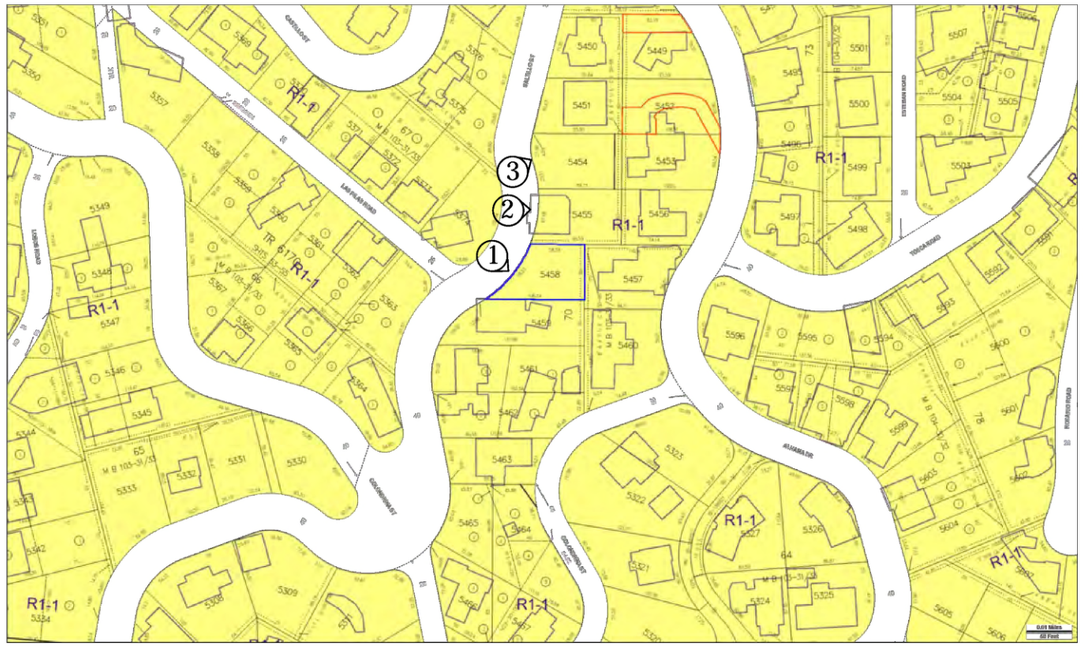
1 4230 N SALTILLO ST (PROJECT SITE)



3 4242 N SALTILLO ST



2 4238 N SALTILLO ST



KEY PLAN

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.5005

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-2.3

16

PLOT DATE 11/2022



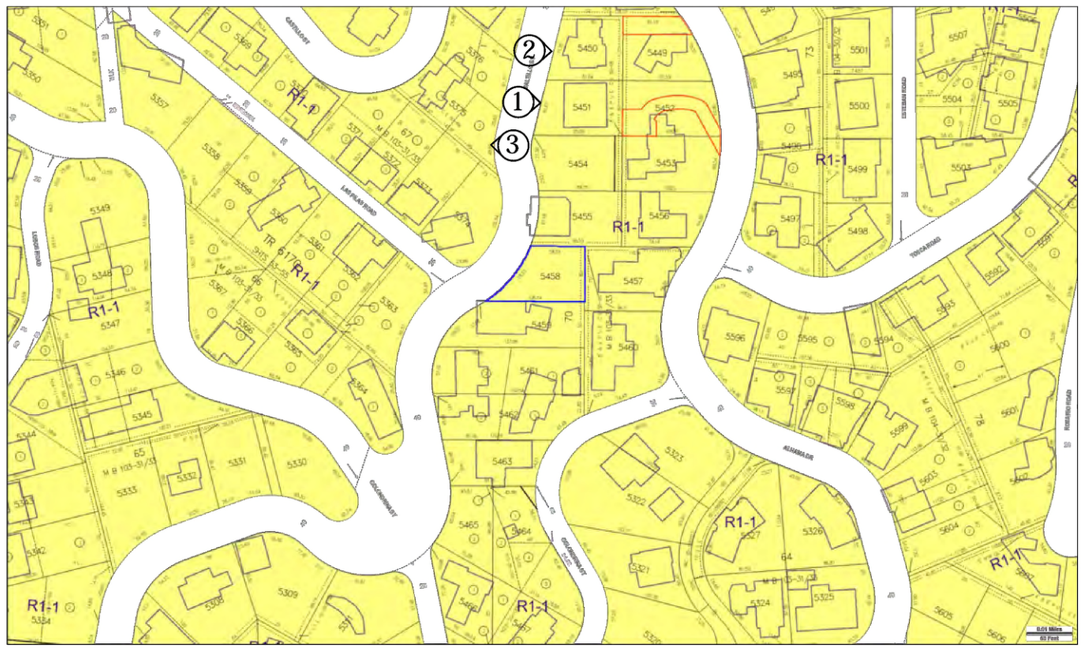
1 4246 N SALTILLO ST



2 4250 N SALTILLO ST



3 VACANT LAND APN 2172029056



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TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

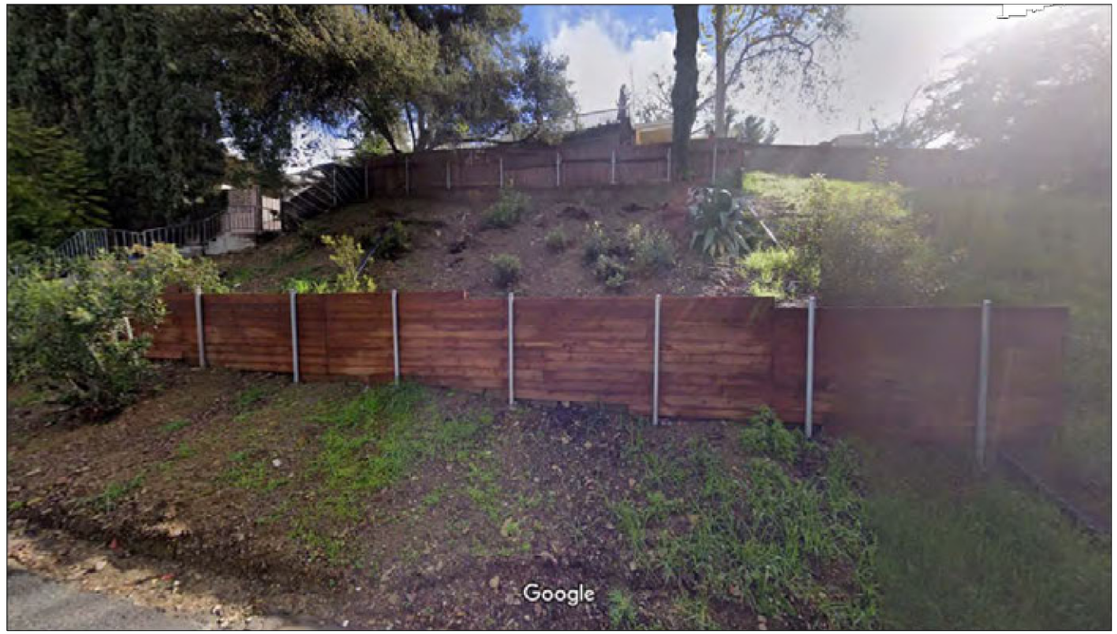
S-2.4

17

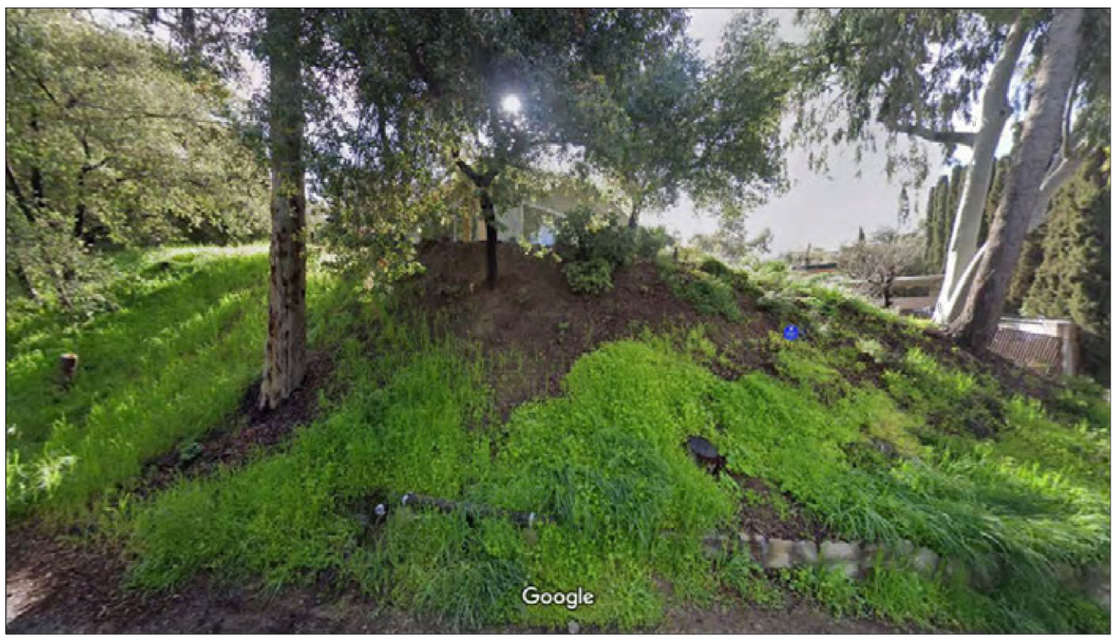
PLOT DATE 11/2022



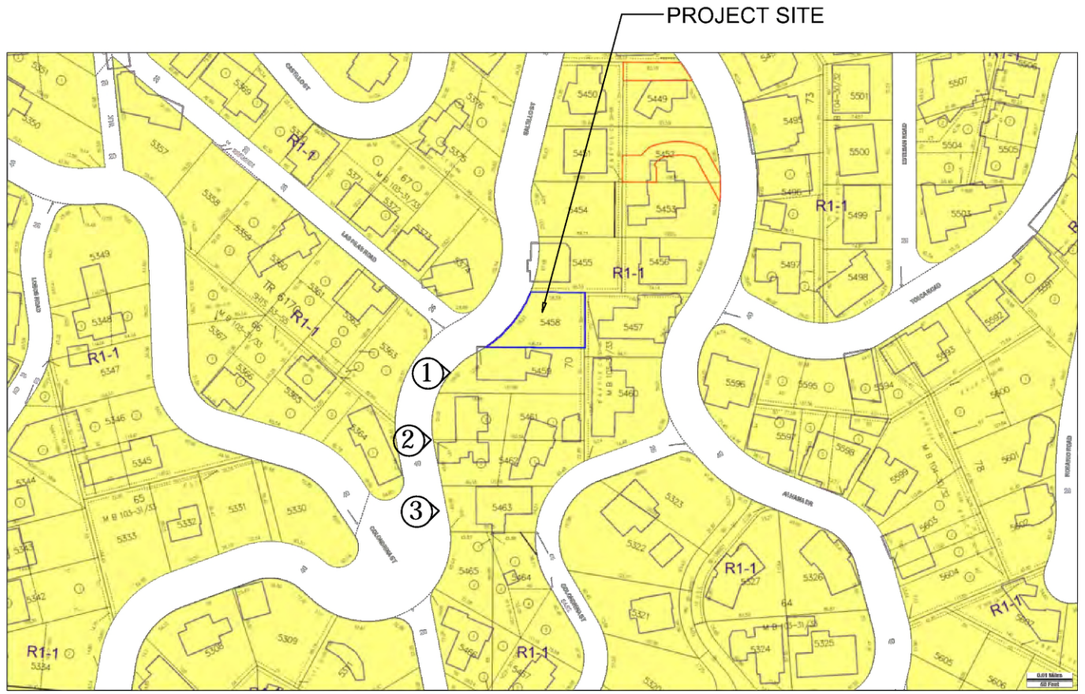
2 4222 N SALTILLO ST



3 4204 N SALTILLO ST



1 4224 N SALTILLO ST



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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-2.5

18

PLOT DATE 11/2022



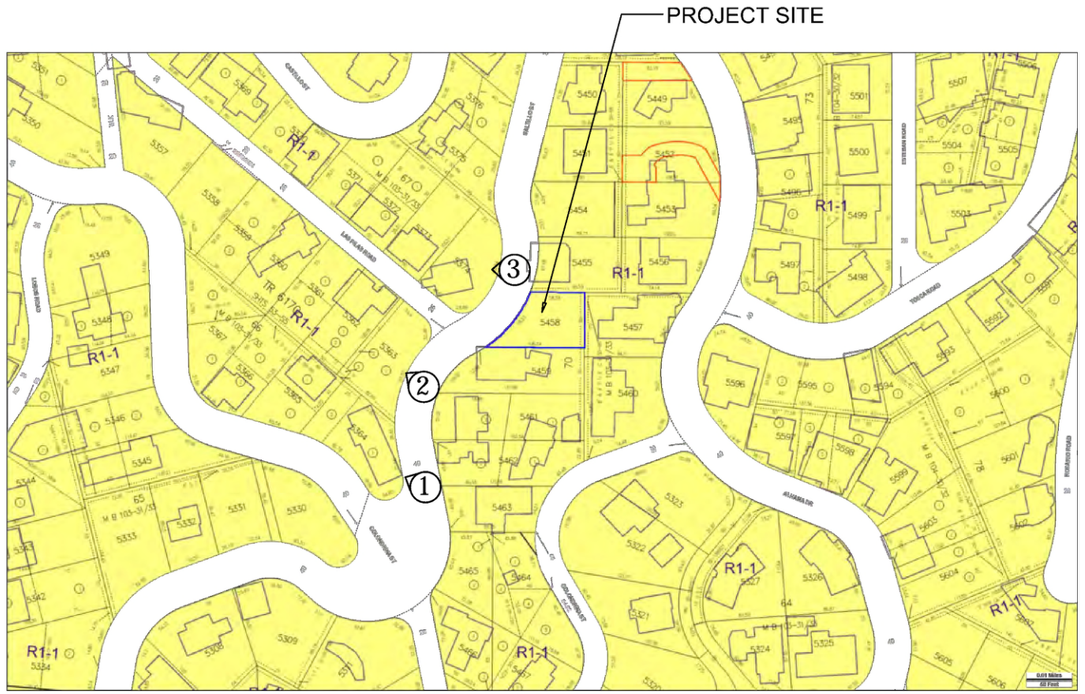
1 4215 N SALTILLO ST



2 VACANT LAND APN: 2172029063



3 21305 W LAS PILAS ROAD



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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-2.6

19

PLOT DATE 11/2022



1 NOT VISIBLE DUE TO HILL AND TREES IN FRONT



2 NOT VISIBLE DUE TO TREES IN FRONT



3 NOT VISIBLE DUE TO TREES IN FRONT

SATELLITE VIEW / KEY

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.5005

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TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

VISIBILITY STUDY
FROM
MULHOLLAND DRIVE

SCALE:

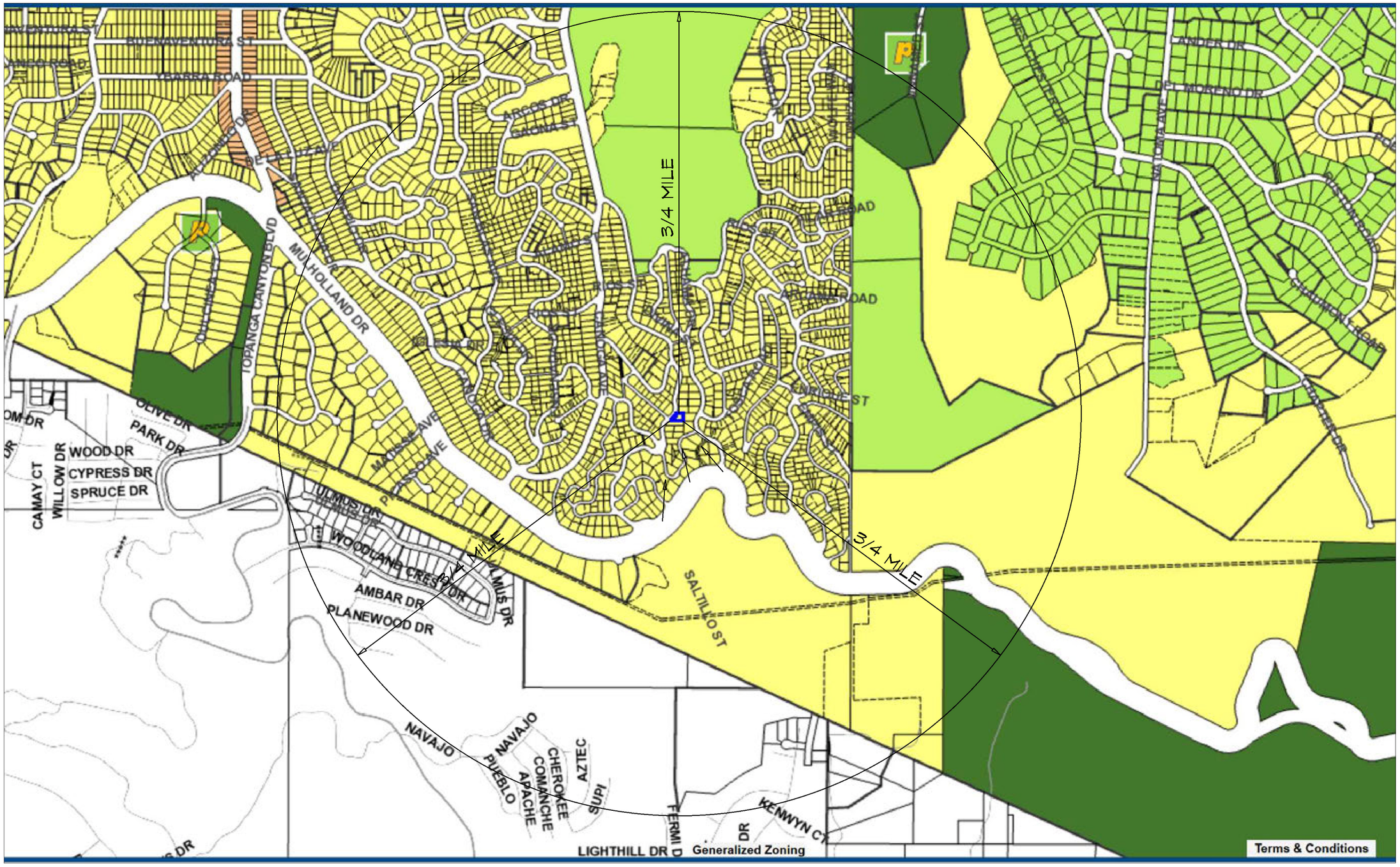
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-3.1

20

PLOT DATE 11/2022



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1800 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

VISIBILITY STUDY
FROM
MULHOLLAND DRIVE

SCALE:

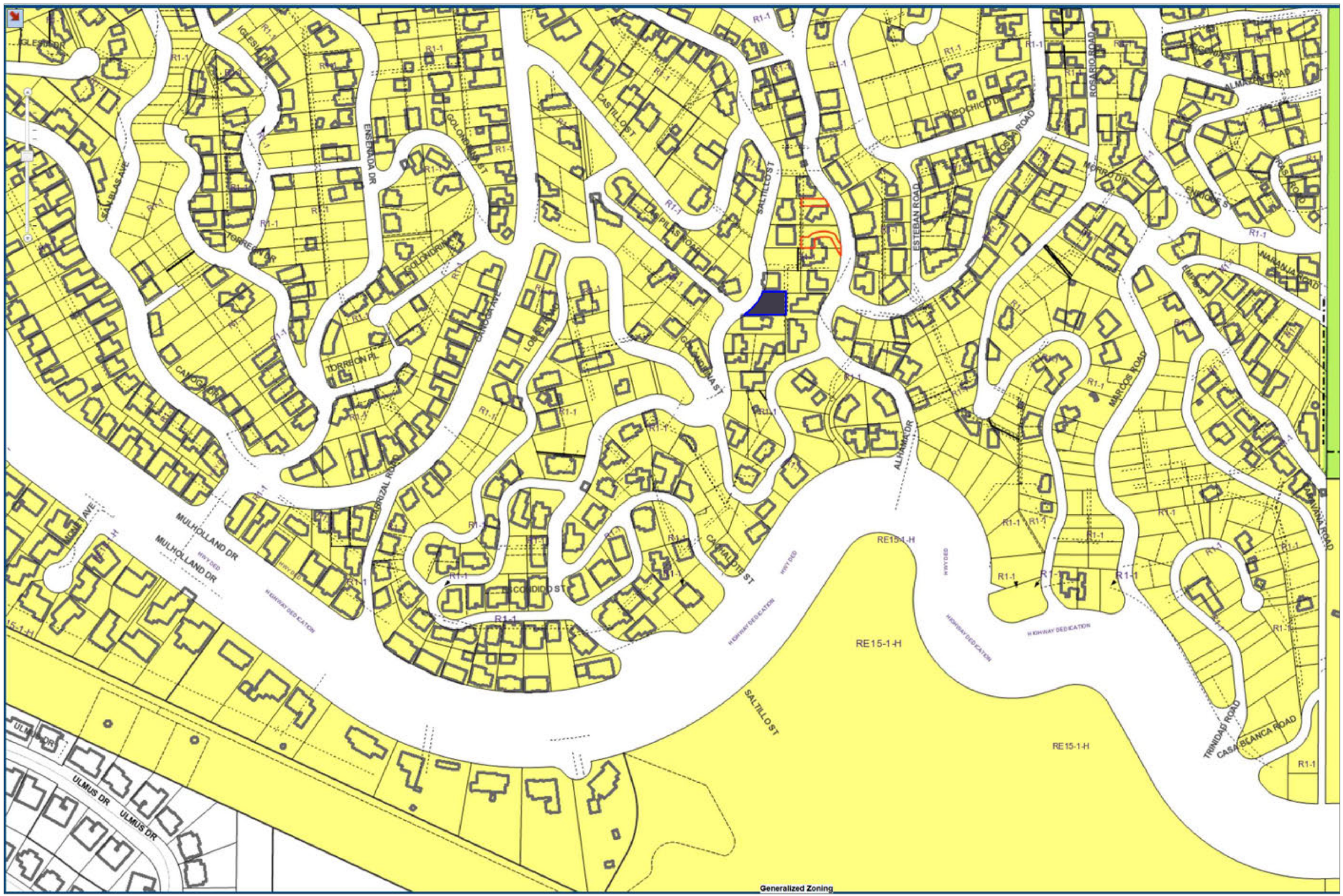
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-3.2

21

PLOT DATE 11/2022



VICINITY MAP

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.5005

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POUYA PAYAN
TEL (818) 200-5005
1610 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

VICINITY MAP

SCALE:

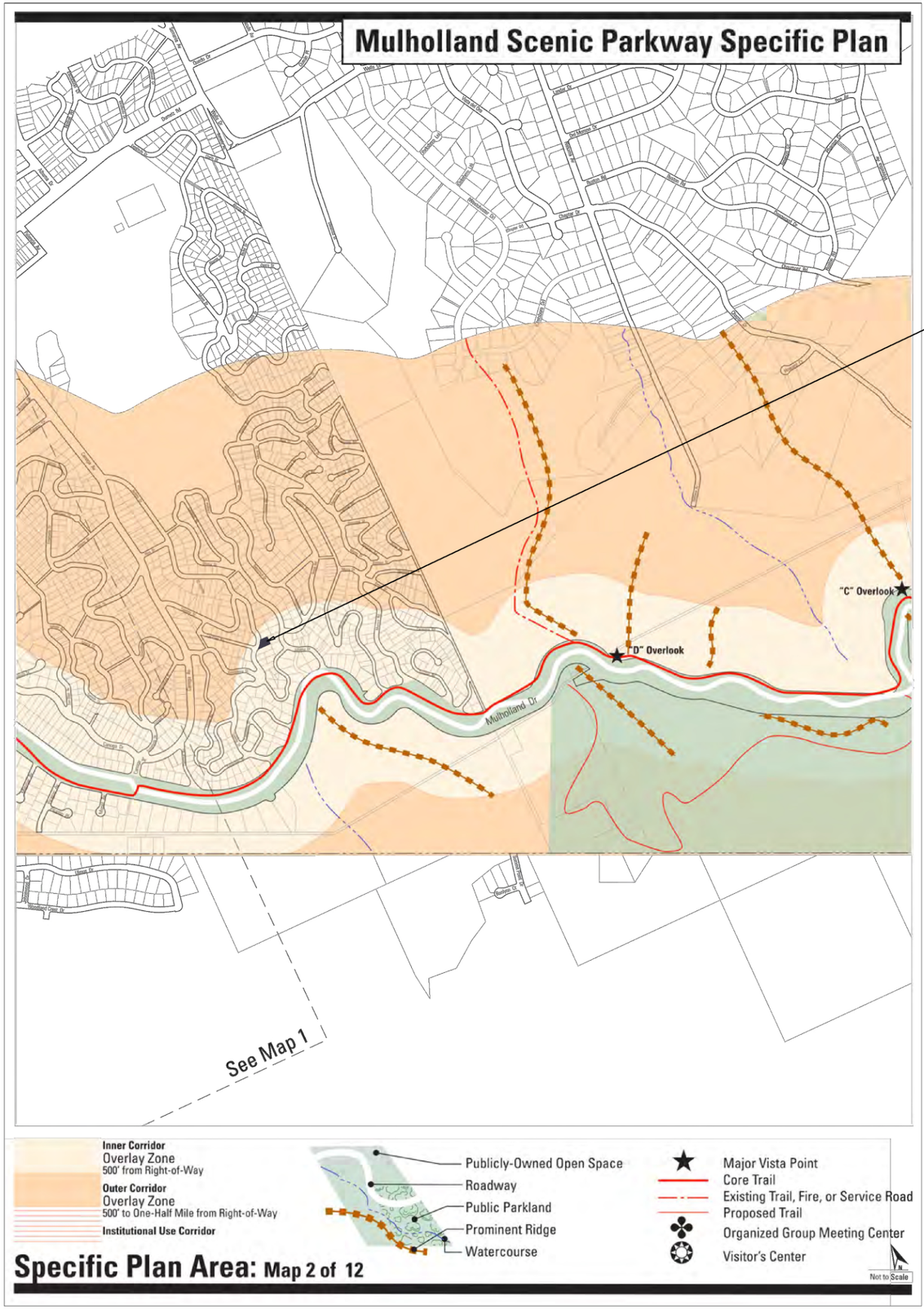
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-4.1

22

PLOT DATE 11/2022



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1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

MULHOLLAND
MAPS

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-4.2

23

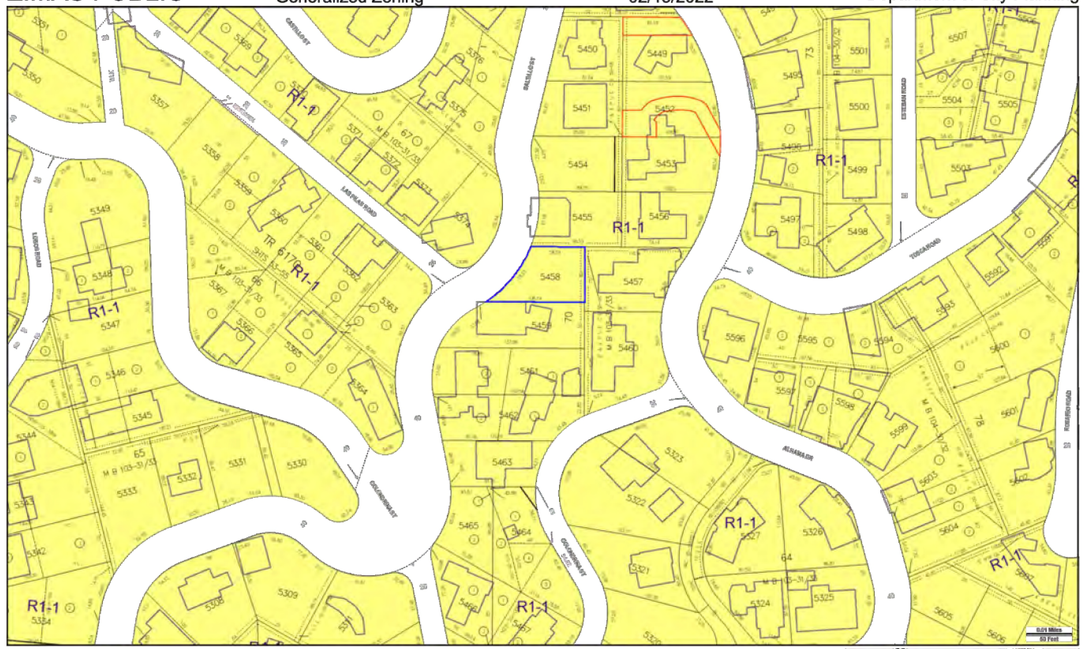
PLOT DATE 11/2022

ZIMAS PUBLIC

Generalized Zoning

02/15/2022

City of Los Angeles
Department of City Planning



RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2172023053
APN Area (Co. Public Works)*	0.107 (ac)
Use Code	010V - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	$51,500
Assessed Improvement Val.	$0
Last Owner Change	06/23/2021
Last Sale Amount	$73,000
Tax Rate Area	37
Deed Ref No. (City Clerk)	58644
	3302
	3-152
	1914707
	1148746
	0988504
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2172023053]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	No
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	9.3777816
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2172023053]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2172023053
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2196
Fire Information	
Bureau	Valley
Batallion	17
District / Fire Station	84
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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zimas.lacity.org | planning.lacity.org

1 ZIMAS PARCEL PROFILE REPORT

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No.	Date

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LOS ANGELES , CA 91364

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POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

ZIMAS MAP AND PARCEL PROFILE REPORT

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-5.2

PLOT DATE 11/2022

SEITER TECHNOLOGY CORPORATION

BTC

LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER: BTCID: V022-527
REFERENCE: DATE: 11/3/2022
SITE ADDRESS: 4230 SALTILLO ST
AUTHORIZED BY: GONZALO

DESCRIPTION OF SERVICES AND FEES:			
Reinstatement Fee		x 10.00 %	
Color Fold Over Labels and Mailing	0	x $2.65	
Color Fold Over Mailing Only	9	x $2.25	$20.25
Appeals – Number	0	x $2.65	
Posting of Site – Number of signs	0	x $85.00 (1ST)	
	0	x $70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			$14.00
All Weather Posting (optional)	0	x $20.00	
Removal of Signs (optional)	0	x $50.00	
Credit Card fee		x 0.00 %	$0.00
		TOTAL DUE:	**$34.25**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker. x MM

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A $ 50.00 fee will be charged if you want a copy of the BTC file(s). x MM

REFUNDS AND CREDITS ONLY VALID 120 DAYS FROM THE ORIGINAL FILING DATE. Cancellations and changes are subject to a 20% or $50.00 handling fee, whichever is greater. Returned checks subject to a $200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. x MM

If instructed by the city that your case has gone to appeal or plum, we will immediately mail out per city instructions. The cost of mail and processing of $2.65/label, (price may change without notice if postage increases) is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due. x MM

Signature: Maria Micciteli
Telephone: (818) 787-1663
Print Name: MEHRAN TEBYANI(OWNER/APP) POUYA PAYAN(REP) CMS(22-8259)

PAID 1018

CONTINENTAL MAPPING SERVICE

21220 DEVONSHIRE ST #205 CHATSWORTH CA 91311
(818) 787-1663

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby declare that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest current owner addresses on the City Engineer's land records as of the following date of preparation: 11-3-22
In certain circumstances, such as in annexation proceedings, where there may be no City Engineer, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: ☑ Original Mailing List or ☐ Updated Mailing List

MARIA MICCITELLI (Print or Type) Maria Micciteli (Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: 11-3-22

The attached Occupants List is an: ☑ Original Mailing List or ☐ Updated Mailing List

MARIA MICCITELLI (Print or Type) Maria Micciteli (Signature)

In certain instances, I may have been unable to verify all occupants; therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason Unable to Verify*	Attempts Made to Verify**	Additional Information

* (1) Secured Building
(2) Gated Yard
(3) Refused Access
(4) Other: Specify

** (1) Returned to building on three separate occasions
(2) Efforts to contact owner or manager without success
(3) Contact made with owner or manager, who refused to provide the information
(4) Returned to building on three separate occasions

Address 4230 SALTILLO ST
Number of Labels 9
Work Order # 22-8259

LABYRINTH
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Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
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E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

REQUIRED PROJECT NOTIFICATION MATERIALS

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

S-6.1

PLOT DATE 11/2022

REPRESENTATIVE
POUYA PAYAN
1600 SAWTELLE BLVD #230
LOS ANGELES CA 90025

1 OWNER / APPLICANT
MEHRAN TEBYANI
269 S BEVERLY DR # 282
BEVERLY HILLS CA 90212

2
PETER GHAZISAEED & ZELDA NIKKA
4238 SALTILLO ST
WOODLAND HILLS CA 91364

3
MARICEL ZABEL & DIEGO MEJIA
4153 ALHAMA DR
WOODLAND HILLS CA 91364

4
ERICH & MICHELLE RANDOLPH
4224 SALTILLO ST
WOODLAND HILLS CA 91364

5
PLUEMJIT WILSON & WILSON TRUST
21311 LAS PILAS RD
WOODLAND HILLS CA 91364

6
JOAN MCMAHON & MCMAHON EXEMPTION TRUST
PO BOX 9130
CANOGA PARK CA 91309

CMS 22-8259
21220 DEVONSHIRE ST #205
CHATSWORTH CA 91311

11
OCCUPANT
21305 LAS PILAS RD
WOODLAND HILLS CA 91364

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DRAWING TITLE:

REQUIRED PROJECT NOTIFICATION MATERIALS

SCALE:

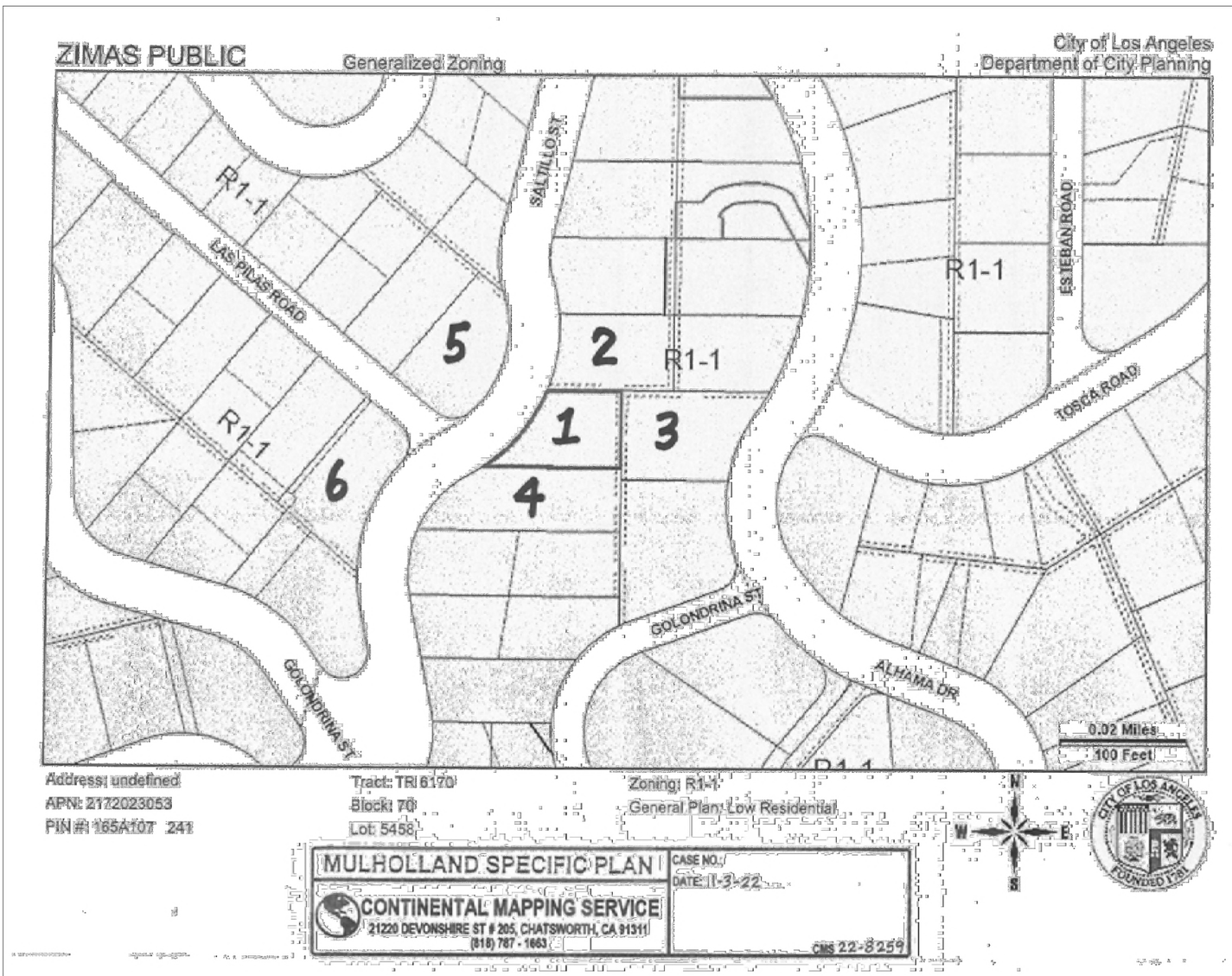
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

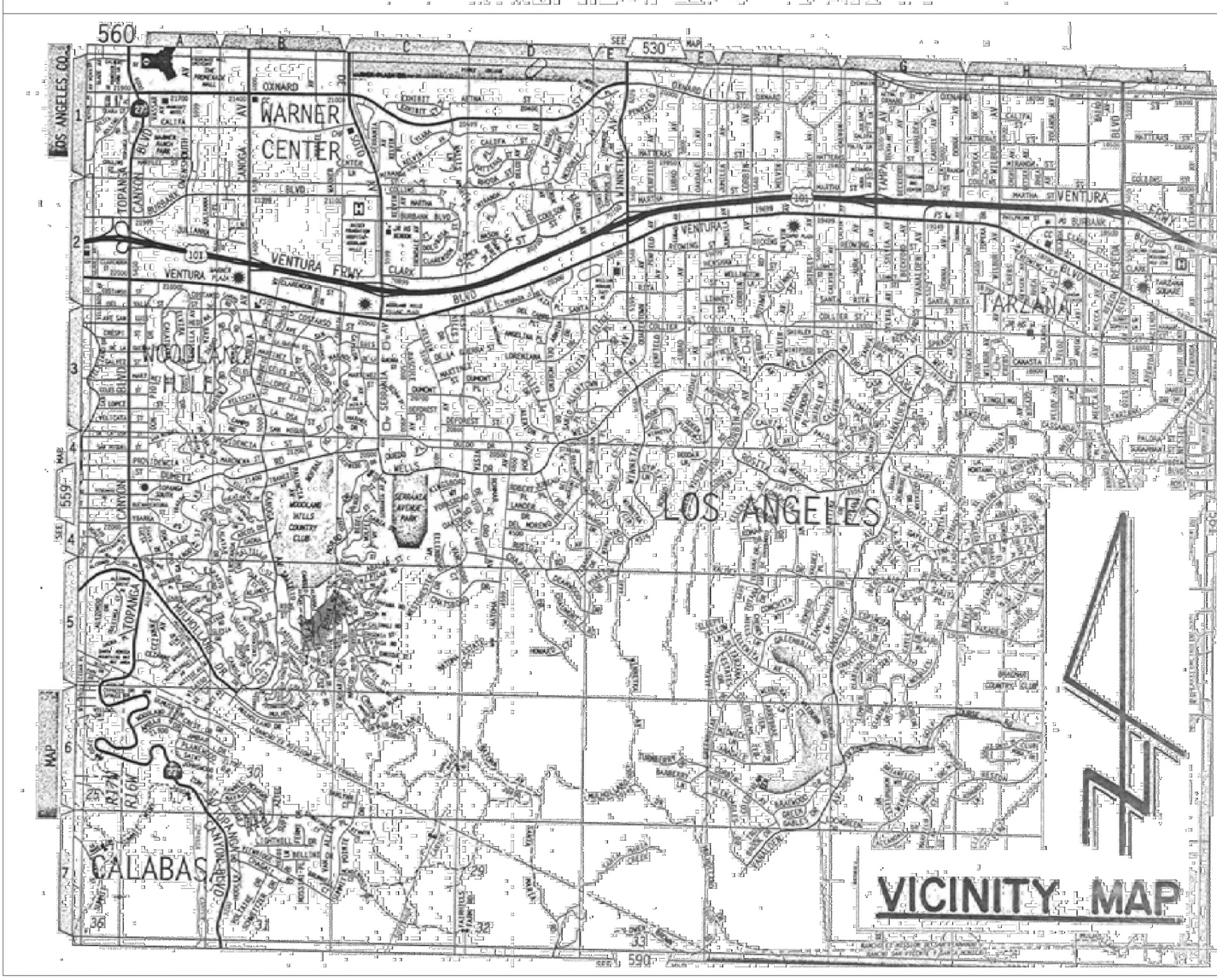
Drawing No.

S-6.2

27.1

PLOT DATE 11/2022





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DRAWING TITLE:
REQUIRED PROJECT NOTIFICATION MATERIALS

SCALE:
Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.
S-6.3
27.2

PLOT DATE 11/2022

REVISIONS

No.	Date

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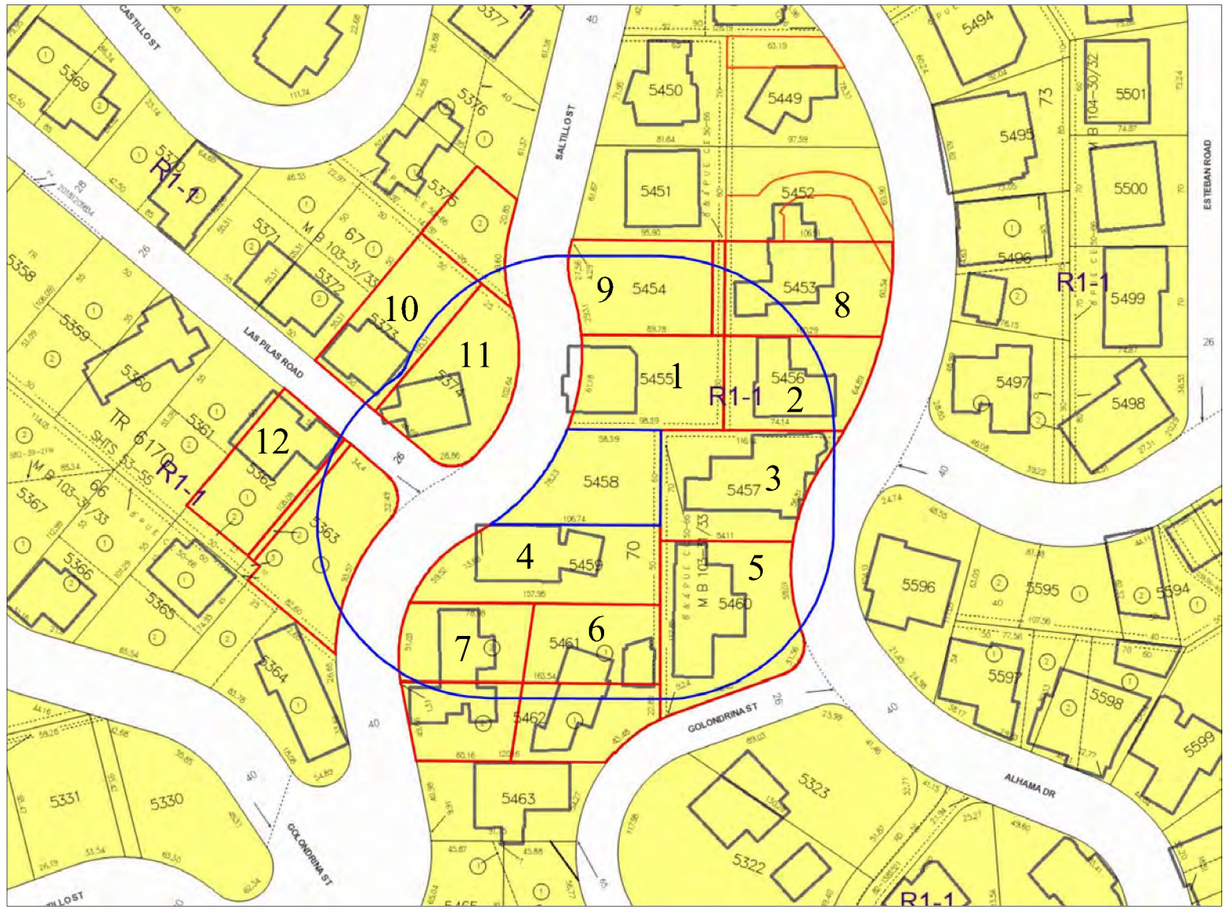

INDIVIDUAL PROPERTIES

PREFERENCE#	PROPERTY ADDRESS	NUMBER OF UNITS	BUILDING SQUARE FOOTAGE	LOT SIZE (LOT SQUARE FOOTAGE)	FLOOR AREA RATIO
1	4238 N SALTILLO ST	1	1,613	5,520.50	29%
2	4201 N ALHAMA DR	1	2,049	5,390.50	38%
3	4153 N ALHAMA DR	1	3,234	6,772	48%
4	4224 N SALTILLO ST	1	1,173	6,962	17%
5	21205 W GOLONDRINA ST	1	1,555	8,325	19%
6	21213 W GOLONDRINA ST	1	1,768	8,112	22%
7	4220 N SALTILLO ST	1	2,068	7,462	28%
8	4207 N ALHAMA DR	1	3,228	6,181	52%
9	4242 N SALTILLO ST	1	3,979	10,611	37%
10	21311 W LAS PILAS ROAD	1	1,997	5,265	38%
11	21305 W LAS PILAS ROAD	1	768	6,036	13%
12	21308 W LAS PILAS ROAD	1	2,164	7,567	29%

# OF BUILDING INCLUDED IN THE ANALYSIS			AVERAGE BUILDING SQUARE FOOTAGE	AVERAGE LOT SIZE	AVARAGE FAR (USE THE LOT COVERAGE VALUES ABOVE, NOT THE AVARAGE FOR EACH PROPERTY TO FIND THE AVERAGE FOR THE NEIGHBOURHOOD)
12			2133.00	7017.02	31%
PROPOSED PROJECT	4230 N SALTILLO ST	1	1,899	4,671	**40.66%**

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DRAWING TITLE:

NEIGHBORHOOD COMPATIBILITY

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-1

28

PLOT DATE 11/2022

MANDATORY REQUIREMENTS CHECKLIST

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: SEP. 2022

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	E-5.1	
2	4.106.3	Grading and paving	E-5.1	
3	4.106.4	Electric vehicle (EV) charging	E-7.2	
4	4.106.5	Cool roof for reduction of heat island effect	E-7.4	
5	4.106.7	Reduction of heat island effect for non-roof areas	E-5.2	OLSEN PAVEMENT
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	E-7.4	
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	E-2.2	GRN 18R
8	4.303.1.3.2	Multiple showerheads serving one shower	E-2.2	GRN 18R
9	4.303.3	Water submeters	E-2.2	GRN 18R
10	4.303.4	Water use reduction	E-2.2	GRN 18R
11	4.304.1	Outdoor water use in landscape areas	E-2.2	GRN 18R
12	4.304.2	Irrigation controllers	LANDSCAPE PLANS	
13	4.304.3	Metering outdoor water use	LANDSCAPE PLANS	
14	4.304.4	Exterior faucets	LANDSCAPE PLANS	
15	4.304.5	Swimming pool covers	E-2.2	GRN 18R
16	4.305.1	Graywater ready	E-2.2	GRN 18R
17	4.305.2	Recycled water supply to fixtures	E-2.2	GRN 18R
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	
20	4.305.4	Groundwater discharge	E-2.2	GRN 18R
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	E-2.2	GRN 14
22	4.407.3	Flashing details	X	

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

2020 Los Angeles Green Building Code

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
23	4.407.4	Material protection	E-2.2	GRN 14
24	4.408.1	Construction waste reduction	E-2.2	GRN 14
25	4.410.1	Operation and maintenance manual	E-2.2	GRN 14
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	E-2.2	GRN 14
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	E-2.2	GRN 14
28	4.504.2	Finish material pollutant control	E-2.2	GRN 14
29	4.504.2.1	– Adhesives, sealants, caulks	E-2.2	GRN 14
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	E-2.2	GRN 14
33	4.504.3	Carpet systems	E-2.2	GRN 14
34	4.504.3.1	Carpet cushion	E-2.2	GRN 14
35	4.504.4	Resilient flooring systems	E-2.2	GRN 14
36	4.504.5	Composite wood products	E-2.2	GRN 14
37	4.504.6	Filters	E-2.2	GRN 14
38	4.505.2.1	Capillary break	STRUCTURAL PLANS	
39	4.505.3	Moisture content of building materials	E-2.2	GRN 14
40	4.506.1	Bathroom exhaust fans	E-2.2	GRN 14
41	4.507.2	Heating and air-conditioning system design	E-2.2	GRN 14

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DRAWING TITLE:

SUSTAINABILITY CHECKLIST

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-2.1

29

PLOT DATE 11/2022

STORM WATER POLLUTION CONTROL
(2020 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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2020 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist,* Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist,* Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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2020 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
    A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
    B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
    C. Plumbing fixtures shall use recycled water.
    Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); or
    B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
        a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
        b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
        c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LABYRINTH
DESIGN STUDIO INC.
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SUSTAINABILITY CHECKLIST

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-2.2

30

PLOT DATE 11/2022

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AND IS DESCRIBED AS FOLLOWS:

LOT 5458, TRACT 6170, IN THE CITY OF LOS ANGELES, BOOK 103, PAGES 31–33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER. APN: 2172-023-053

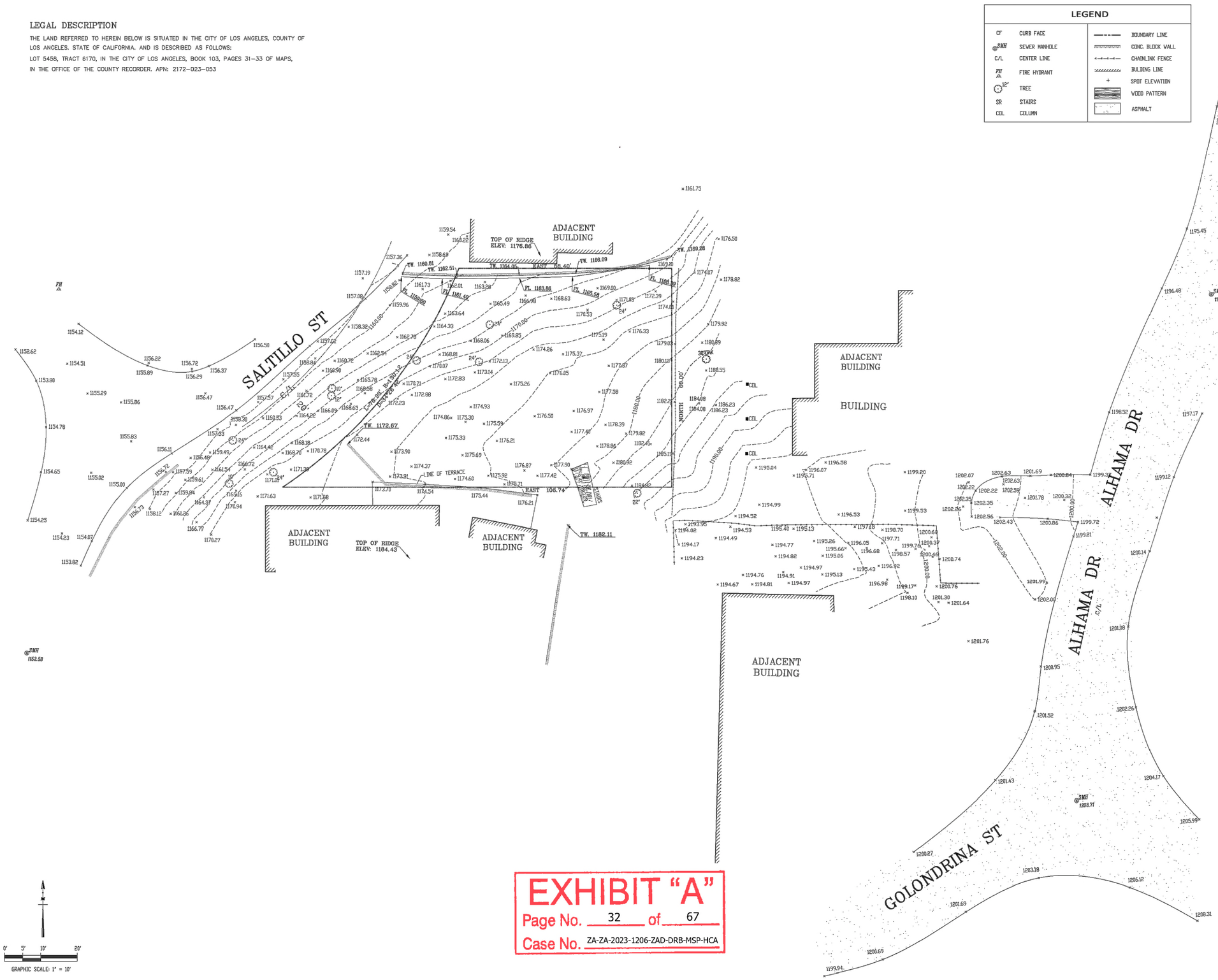


EXHIBIT "A"
Page No. 32 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

TOPOGRAPHIC SURVEY

PREPARED FOR:

MEHRAN TEBYANI
424-666-9966

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA
2. MISC. DATA
   TOTAL PROPERTY AREA: 4653 SQ.FT.
3. EASEMENTS ARE NOT PLOTTED.

BENCH MARK:

STRUCTURE ID: 43905151
ELEVATION=1140.40
FD SMH @ SALTILLO ST & GOLONDRINA PL

No.	Revision/Issue	Date

Firm Name and Address

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

PROFESSIONAL LAND SURVEYOR MOHAMAD ALI MOLAI STATE OF CALIFORNIA
P.L.S. NO. 9192

Project Name and Address

4230 SALTILLO STREET
WOODLAND HILLS, CA. 91364

Project	5103	Sheet	E-3.1
Date	04-27-2022		31
Scale	1" = 10'		

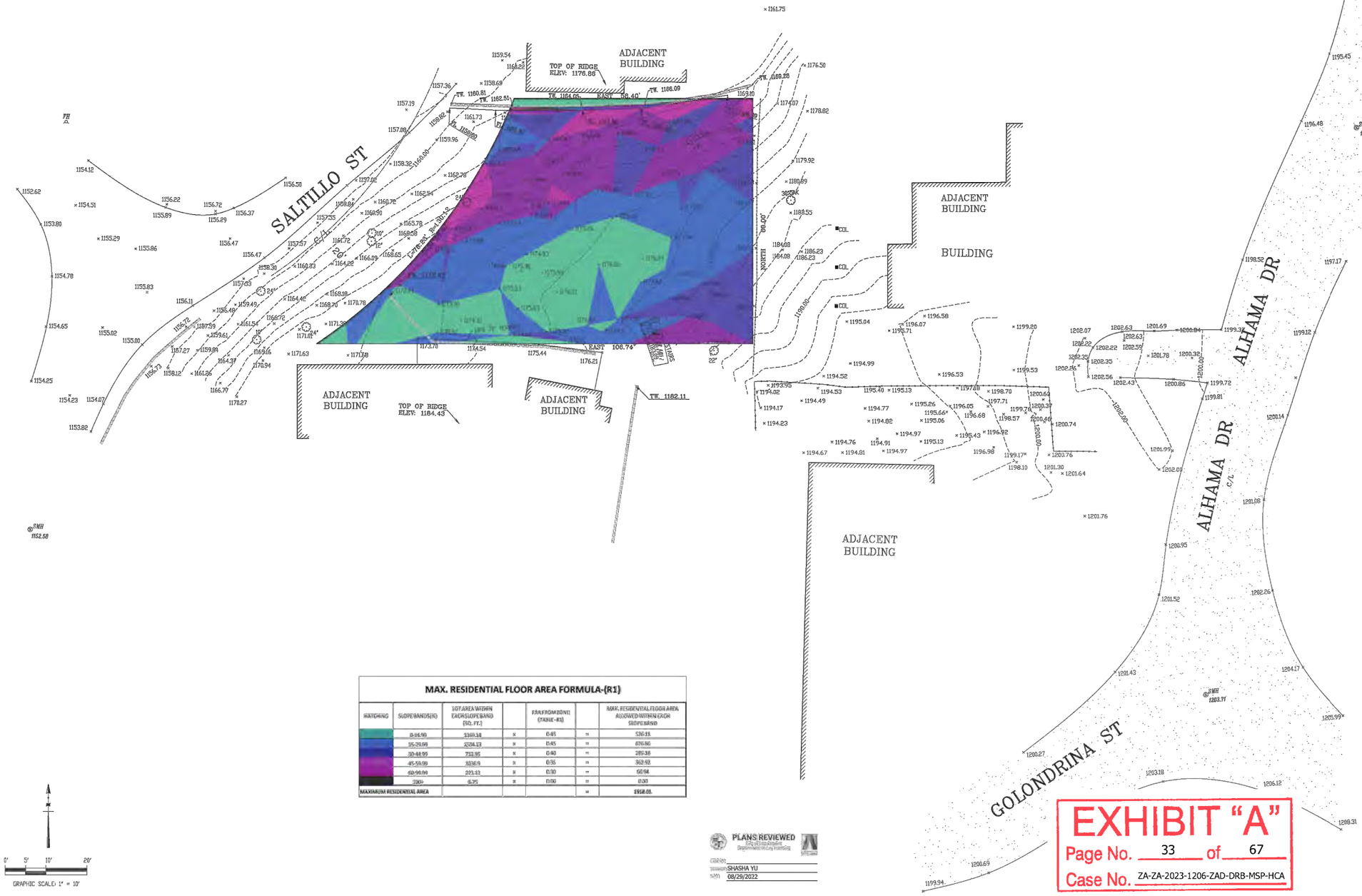
LEGAL DESCRIPTION

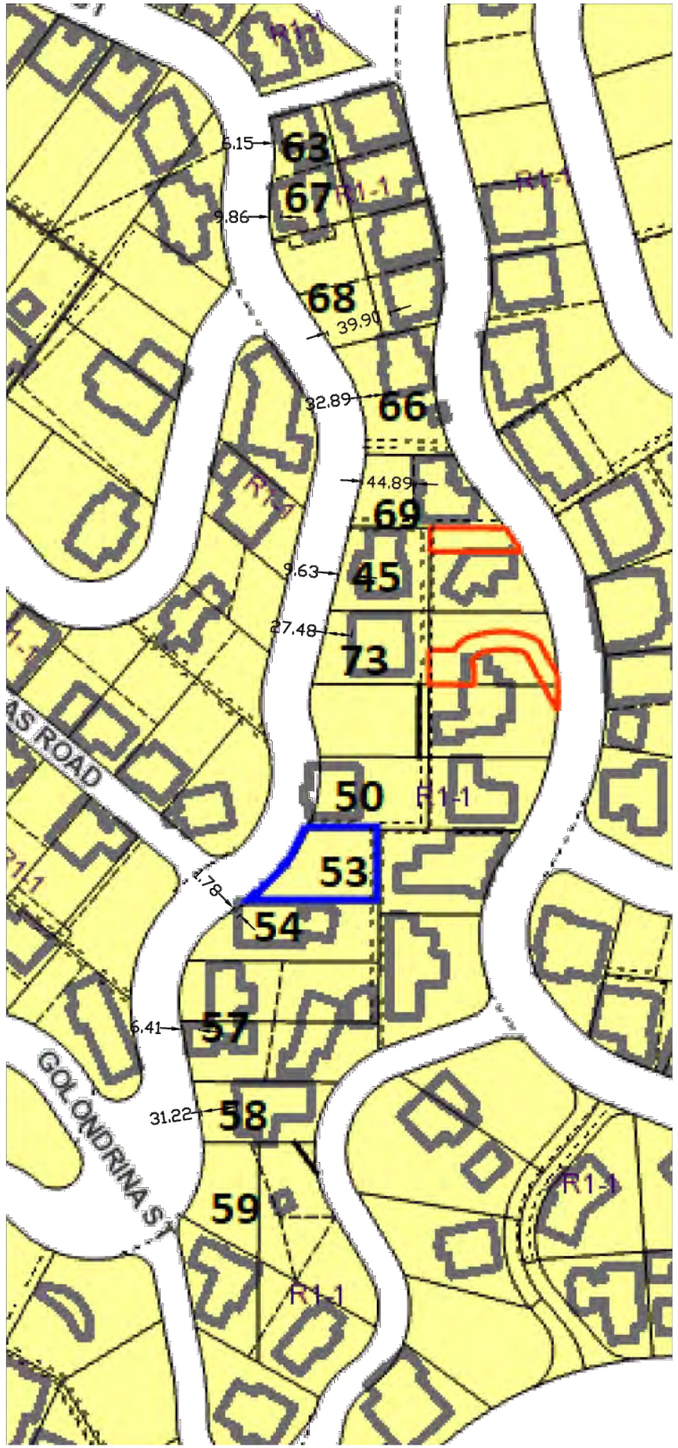
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AND IS DESCRIBED AS FOLLOWS:

LOT 5458, TRACT 6170, IN THE CITY OF LOS ANGELES, BOOK 103, PAGES 31–33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER. APN: 2172-023-053

LEGEND

CF	CURB FACE		BOUNDARY LINE
SMH	SEWER MANHOLE		CONC. BLOCK WALL
C/L	CENTER LINE		CHAINLINK FENCE
FH	FIRE HYDRANT		BUILDING LINE
12"	TREE	+	SPOT ELEVATION
SR	STAIRS		WOOD PATTERN
COL	COLUMN		ASPHALT


SALTILLO ST
ADJACENT BUILDING
TOP OF RIDGE ELEV: 1176.86
EAST 58.40'
TW. 1186.09
ADJACENT BUILDING
BUILDING
ADJACENT BUILDING
TOP OF RIDGE ELEV: 1184.43
ADJACENT BUILDING
TW. 1182.11
ADJACENT BUILDING
ALHAMA DR
GOLONDRINA ST
SMH 1152.58
SMH 1196.76
SMH 1203.71
30" OAK
12" OAK
22" OAK
24" OAK
10" OAK
24" OAK
24" OAK
24



Lot	Frontage (ft)	Setback (ft)	
63	52.10	6.15	×
67	53.45	9.86	×
68	103.74	39.90	×
66	93.91	32.89	×
69	61.39	44.89	×
45	71.95	9.63	×
73	95.27	27.48	×
50	61.18	0.00	×
53	78.23		×
54	73.20	1.78	×
57	102.00	6.41	×
58	50.89	31.22	×
59	65.04		×

Results

Number of lots: 13

Prevailing Setback: 5.64 ft

Calculation

Total no of lots entered: 13
Total frontage entered: 962.35 ft
40% from total frontage entered: 384.94 ft
No of lots used in the calculation: 6
Setback range used: 0.00 ft - 9.86 ft
Total frontage used in the calculation: 413.88 ft

Lots Used

Lot	Frontage (ft)	Setback (ft)
45	71.95	9.63
50	61.18	0.00
54	73.20	1.78
57	102.00	6.41
63	52.10	6.15
67	53.45	9.86

Calculation Details

Setback Range Used (ft)	No Lots Used	Lots Designation	Frontages Used (ft)	Total Frontage (ft)	Setbacks Used (ft)	Total Setback (ft)
0.00 - 9.86	6	45, 50, 54, 57, 63, 67	71.95, 61.18, 73.20, 102.00, 52.10, 53.45	413.88	9.63, 0.00, 1.78, 6.41, 6.15, 9.86	33.83

EXHIBIT "A"
Page No. 34 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

PREVAILING SETBACK SURVEY

PREPARED FOR:

MEHRAN TEBYANI
424-666-9966

No.	Revision/Issue	Date

Firm Name and Address

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

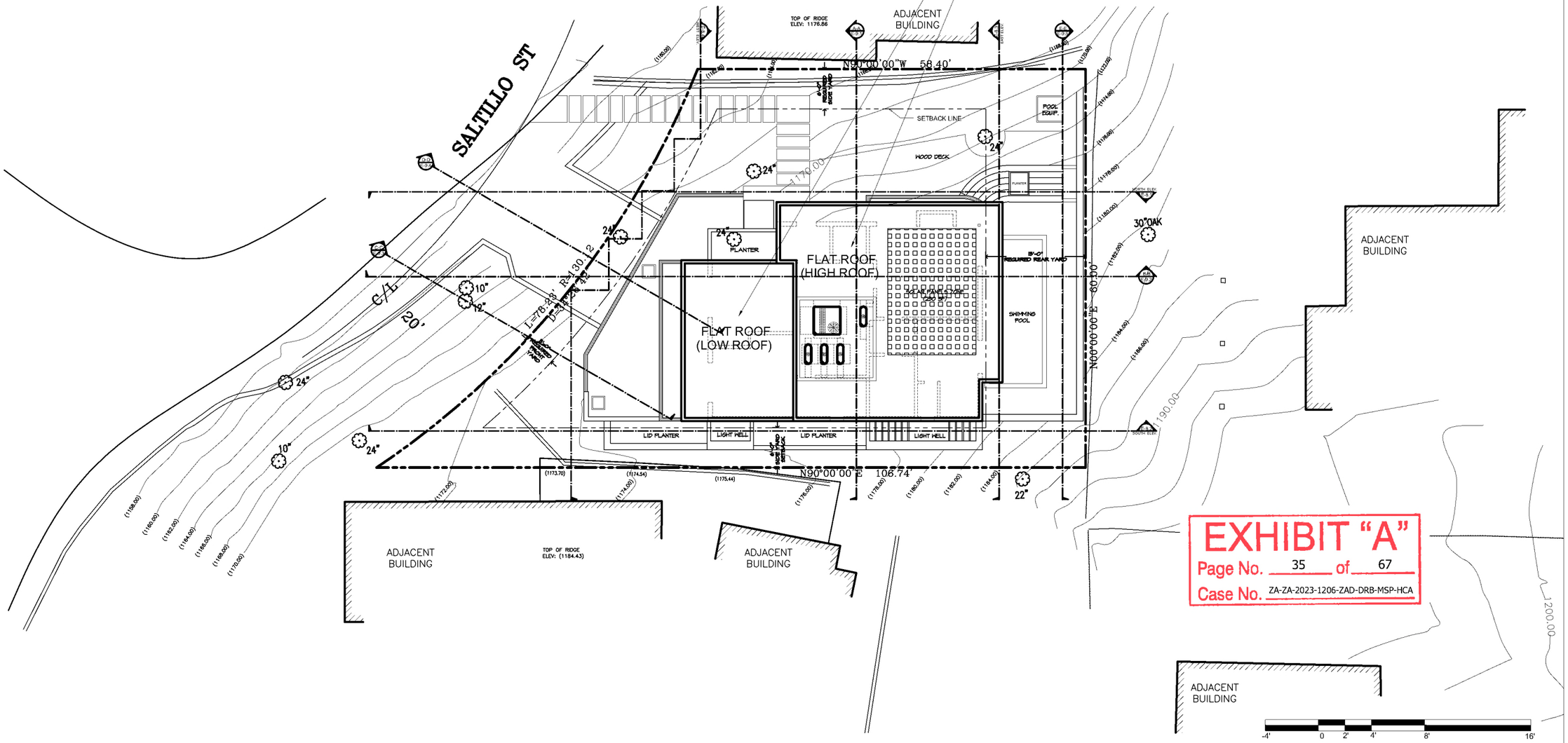
PROFESSIONAL LAND SURVEYOR
MOHAMAD ALI MOLAI
P.L.S. NO. 9192
STATE OF CALIFORNIA

Project Name and Address

4230 SALTILLO STREET
WOODLAND HILLS, CA. 91364

Project	5103
Date	07-20-2022
Scale	N.T.S
Sheet	E-3.3
	33

FLAT ROOFS:
BUILT-UP ROOFING:
CLASS "A" UL LISTED
"SIPLAST INC." (870) 246-8094
PARADIENE AND VERAL MODIFIED BITUMEN
ROOFING MEMBRANES ESR# 1713



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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
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Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
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POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

TOPOGRAPHIC ROOF PLAN

SCALE: 1/16"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-4

34

PLOT DATE 11/2022

LOW IMPACT DEVELOPMENT

STORM WATER POLLUTION CONTROL

	ROOF SURFACE AREA:	1464 S.F.
	IMPERVIOUS SURFACE: UNCOVERED BALCONY	401 S.F.
	PERMEABLE PAVEMENT:	217 S.F.
	PERMEABLE WOOD DECK	520 S.F.
	PLANTER AREA:	110 S.F.
	LANDSCAPE AREA:	1786 S.F.
	POOL:	155 S.F.
	TOTAL PERMEABLE SURFACE:	1,865 S.F.
	TOTAL IMPERVIOUS SURFACE:	2788 S.F.
	TOTAL	4653 S.F.

TOTAL HARDSCAPE SURFACE= PERMEABLE HARDSCAPE: 737 S.F.

REQUIRED PLANTER AREA:

TOTAL IMPERVIOUS SURFACE AREA:
1,865 S.F. X 0.05 = 93.25 S.F.

TOTAL PLANTER AREA REQUIRED:	93.25 S.F.
TOTAL PLANTER AREA PROVIDED:	48+62 = 110 S.F.

NOTES FOR PLANTER BOXES:

1. RATIO (SURFACE AREA OF PLANTER) / (TRIBUTARY IMPERVIOUS AREA) MIN. 0.04.
2. PLANTER IS INSTALLED LEVEL
3. OVERFLOW ADEQUATE TO MEET MUNICIPAL DRAINAGE REQUIREMENTS
4. MINIMUM 12" DEEP RESERVOIR AT TOP OF PLANTER
5. 21" DEEP SANDY LOAM WITH MINIMUM INFILTRATION RATE OF 5"/HOUR.
6. 12" DEEP PEA GRAVEL OR CRUSHED ROCK.
7. FILTER FABRIC BETWEEN SOIL AND GRAVEL LAYERS
8. PERFORATED PIPE UNDER DRAIN WITH CLEANOUTS AND CONNECTION TO STORM DRAIN OR DISCHARGE POINT.
9. ADEQUATE HEAD FROM UNDER DRAIN TO STORM DRAIN OR DISCHARGE POINT.
10. WATERPROOFING AS REQUIRED TO PROTECT GROUNDWATER OR BUILDING FOUNDATIONS AND GARAGE AND LOBBY AND ALL RESIDENTIAL STRUCTURE.
11. SPLASH BLOCKS OR COBBLES AT DOWNSPOUTS AND INLET PIPES
12. PLANTS SELECTED FOR VIABILITY AND TO MINIMIZE NEED FOR FERTILIZERS AND PESTICIDES.
13. IRRIGATION SYSTEM WITH CONNECTION TO WATER SUPPLY.
14. NO TREES TO BE PLANTED IN PLANTER BOX.

NOTES:

ALL ROOF DRAIN SHALL BE DIRECTED TO PLANTER BOX
AD = AREA DRAIN
DS = DOWN SPOT (SEE ARCHITECTURAL PLAN)

N

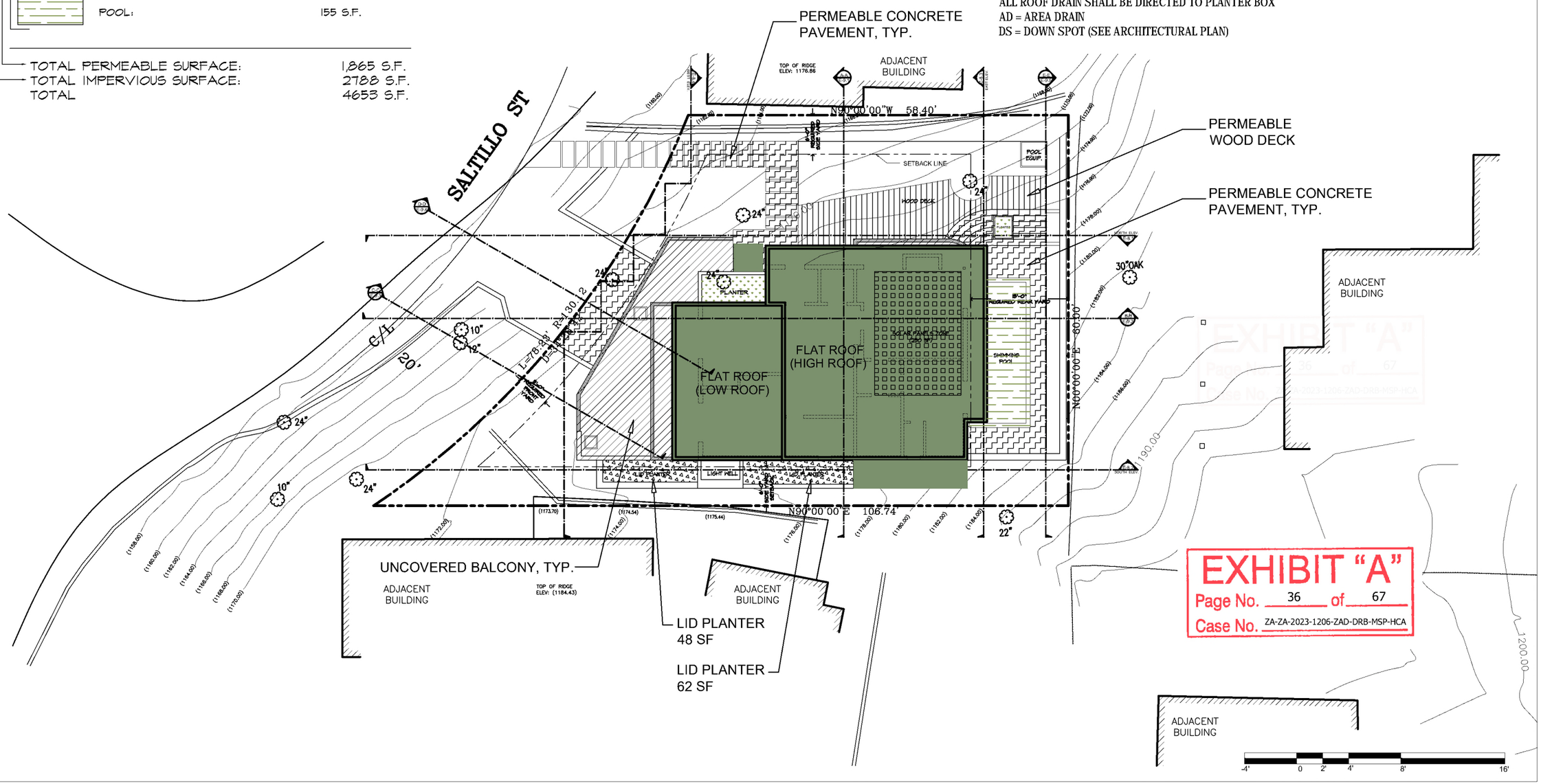

EXHIBIT "A"
Page No. 36 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

FH

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
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Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

GRADING AND DRAINAGE PLAN

SCALE: 1/16"=1'-0"

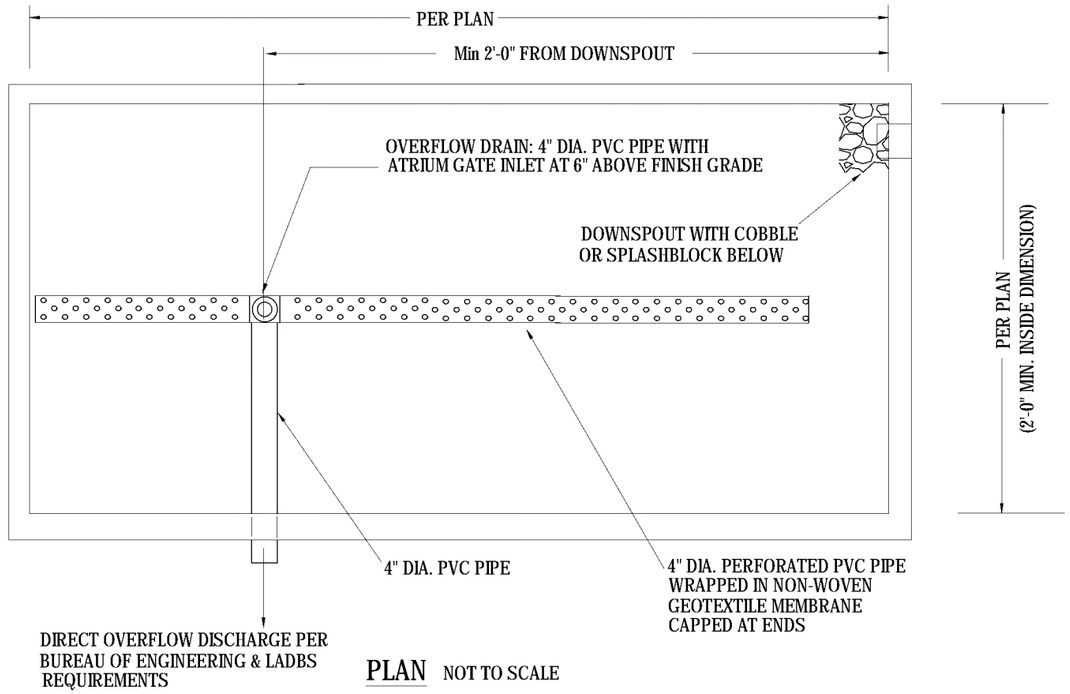
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

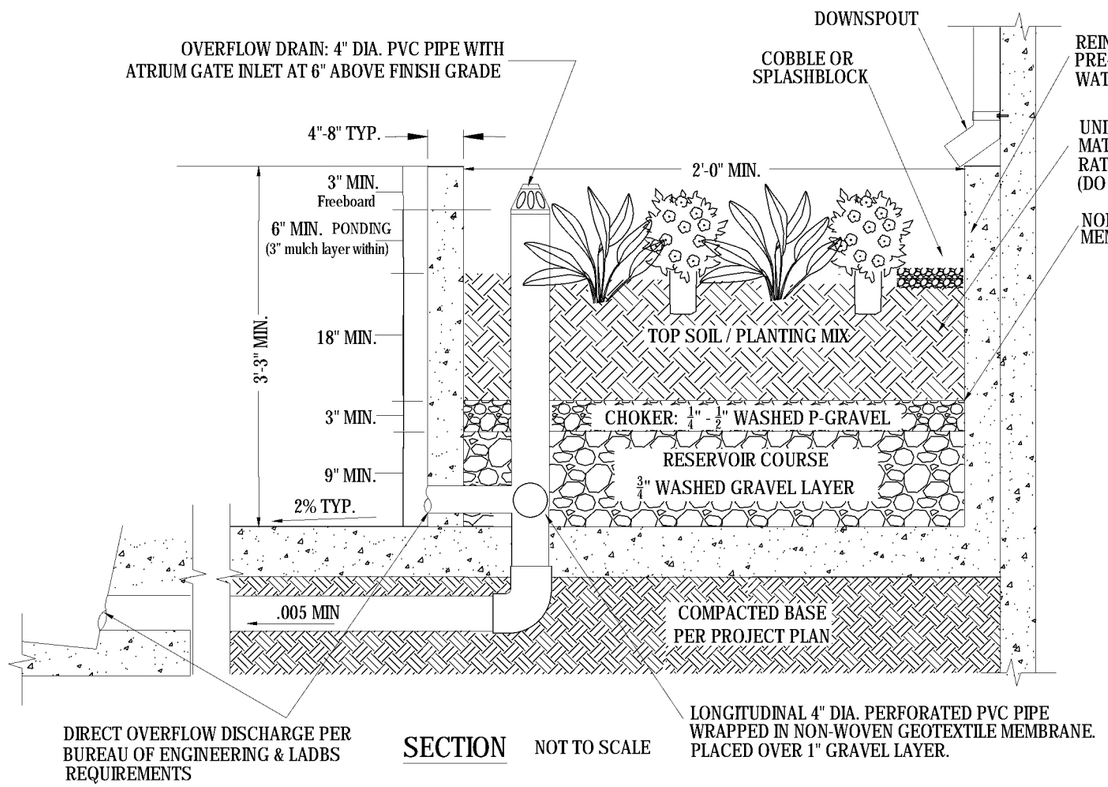
E-5.1

35

PLOT DATE 11/2022



PLAN NOT TO SCALE



SECTION NOT TO SCALE

NOTES:

1. AT LEAST 9 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

EXHIBIT "A"
Page No. 37 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

PLANTER BOX FOR SMALL SCALE RESIDENTIAL

REVISED 5/10/16

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

PLANTER BOX DETAIL

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-5.2

36

PLOT DATE 11/2022

CUT 1: 54 C.Y.
CUT 2: 61 C.Y.
CUT 3: 469 C.Y.
CUT 4: 29 C.Y.
CUT 5: 31 C.Y.
CUT 6: 12 C.Y.
CUT 7: 43 C.Y. foundation and piles for retaining walls

TOTAL NON EXEMPTED CUT =699 C.Y

CUT 9: 27 C.Y. Exempted grading generated from building foundations

TOTAL CUT =726 C.Y

MAXIMUM GRADING QUANTITIES ALLOWED

1000+ (10% OF LOT SIZE) = 1000+0.1X4670= 1467 Q.Y.
MAX. "BY-RIGHT" GRADING QUANTITIES FOR R1 LOT PER TABLE 12.21 C.10-6 X 75 % (NON STANDARD STREET) = 750 Q.Y.

MAX. GRADING QUANTITIES ALLOWED = 750 Q.Y.
MAX. GRADING QUANTITIES PROPOSED = 699 < 750 Q.Y.

ESTIMATED EARTHWORK QUANTITIES

SITE FRONTS ON A NON STANDARD HILLSIDE STREET REFER TO F-2.1 FOR REFERRAL FORM

TOTAL NON EXEMPTED CUT = 699 C.Y.
TOTAL NON EXEMPTED FILL= 0 C.Y. TOTAL EXEMPTED FILL = 0 C.Y.

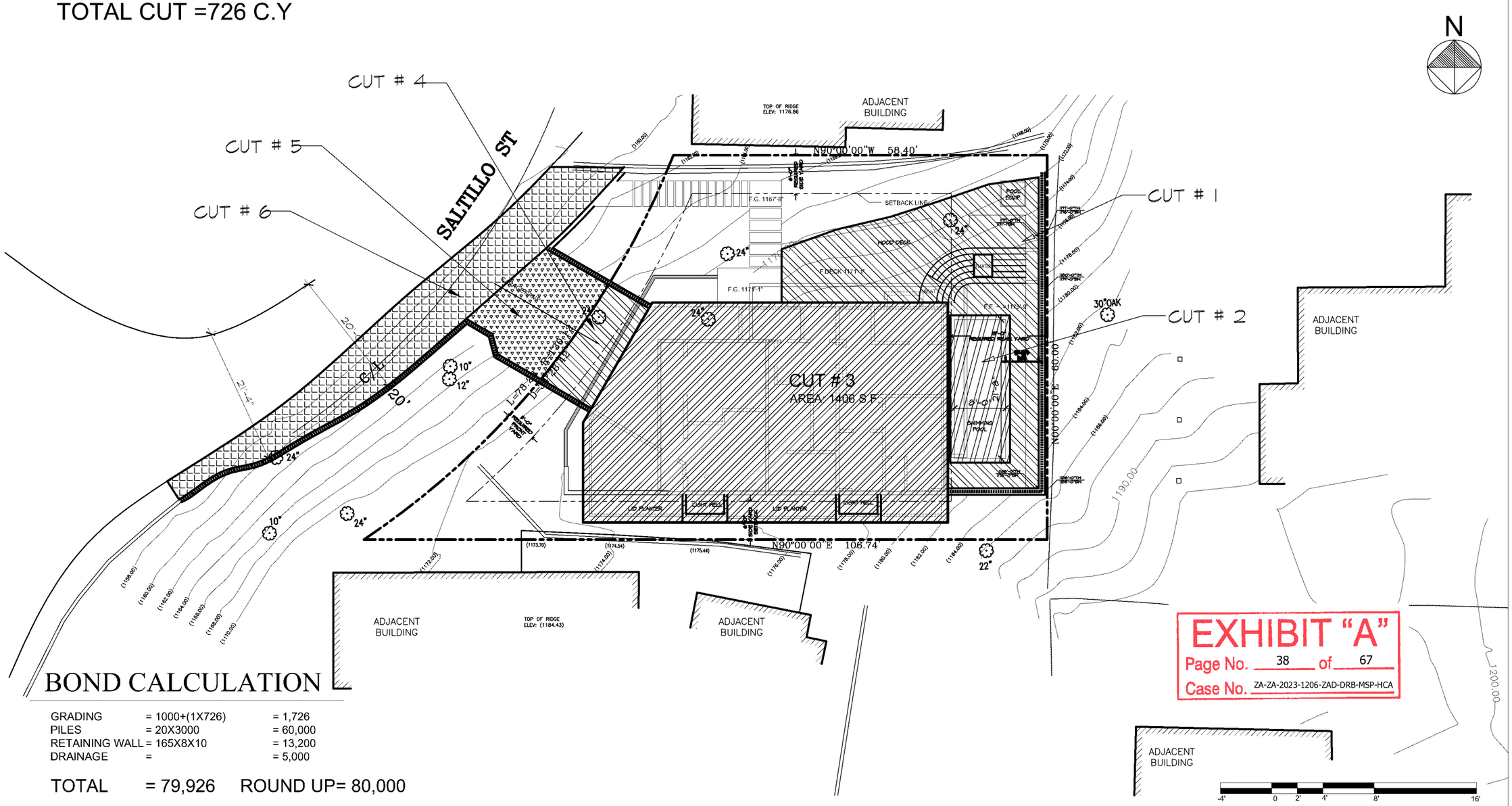
TOTAL CUT = 726 C.Y.
TOTAL FILL = 0 C.Y.
TOTAL EXPORT = 726 C.Y.

TOTAL GRADING QUANTITY= 726+0 = 726 C.Y.

TOTAL NON-EXEMPTED GRADING = 699 C.Y. < 750 C.Y.

TOTAL EXEMPTED EXPORT = 27 C.Y. (BUILDING FOUNDATIONS)

REFER TO EARTH WORK CALCULATION PLAN SHEET E-5.3



BOND CALCULATION

GRADING	= 1000+(1X726)	= 1,726
PILES	= 20X3000	= 60,000
RETAINING WALL	= 165X8X10	= 13,200
DRAINAGE	=	= 5,000
TOTAL	= 79,926	ROUND UP= 80,000

EXHIBIT "A"
Page No. 38 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

-4' 0 2' 4' 8' 16'

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
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E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

CUT AND FILL CALCULATION

SCALE: 1/16"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-5.3

37

PLOT DATE 11/2022

STORM WATER POLLUTION PREVENTION (EROSION CONTROL) PLAN NOTES

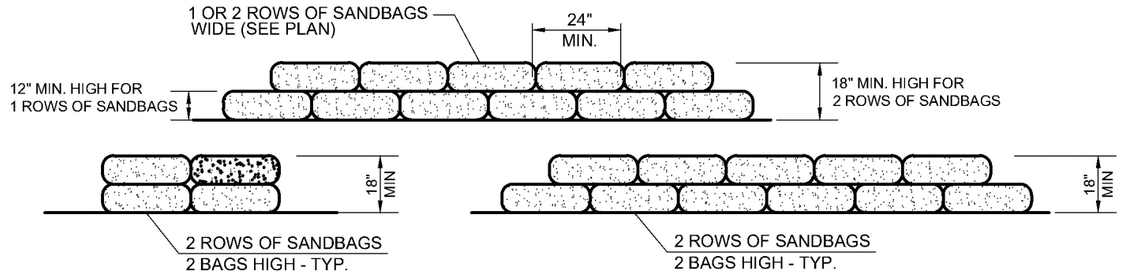
1. IN CASE OF EMERGENCY CALL MAVCO INVESTMENT, LLC AT _____.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR, IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ADD THE FOLLOWING NOTES (OR SIMILAR) TO THE PLANS TO DEFINE THE CURRENT STATE OF CONSTRUCTION.

A. STORM DRAINS AND CATCH BASIN ARE NOT CONSTRUCTED.
B. STREETS ARE PAVED, EXCEPT AS NOTED ON THE EROSION CONTROL PLAN.
C. DRAINAGE DEVICES ARE NOT CONSTRUCTED, EXCEPT AS NOTED ON PLANS.

13. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED INTO THE EROSION CONTROL PLANS PER TITLE 26, SECTION 7010 OF THE COUNTY CODE FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15.
14. THERE ARE NO AREAS WHERE TOXIC MATERIALS OR CONTAMINATED SOILS ARE KNOWN TO HAVE BEEN TREATED, STORED, DISPOSED OF, SPILLED OR LEAKED ONTO THE SITE.
15. THE SITE IS PRESENTLY (PRIOR TO CONSTRUCTION) COVERED BY LOW-LYING VEGETATION (GRASSES AND SHRUBS) ALL OF WHICH WILL BE REMOVED DURING CONSTRUCTION ACTIVITIES. AS A RESULT, THERE WILL BE NO AREAS OF VEGETATIVE SOIL COVER OR NATIVE VEGETATION THAT WILL REMAIN UNDISTURBED BY THE CONSTRUCTION PROJECT.
16. BY NECESSITY, THE ONSITE LOCATIONS OF CONSTRUCTION MATERIAL LOADING, UNLOADING AND ACCESS; CONSTRUCTION VEHICLE AND EQUIPMENT STORAGE, CLEANING AND MAINTENANCE; AND, TO A LESSER EXTENT WASTE STORAGE, WILL CHANGE FROM TIME TO TIME AS WORK PROGRESSES FROM ONE AREA OF THE SITE TO ANOTHER. THIS IS ACCEPTABLE BUT ONLY IF THE FOLLOWING CONDITIONS ARE MET: A. THE CHANGING OF SUCH LOCATIONS IS MINIMIZED TO THE EXTENT POSSIBLE, AND; B. THE APPLICABLE BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT IN SECTIONS 6 AND 9 IN THE STORM WATER POLLUTION PREVENTION PLAN AND ON THE EROSION CONTROL PLAN ARE FOLLOWED AT EACH SUCH LOCATION. AS A RESULT OF THAT NOTED ABOVE, IT IS NOT PRACTICAL TO SPECIFY LOCATIONS FOR THE ABOVE DESCRIBED CONSTRUCTION ACTIVITIES ON THE ENCLOSED PLANS.
17. AT LEAST A PORTION OF THE CONSTRUCTION ACTIVITIES WILL OCCUR DURING THE RAINY SEASON. SECTION 6 AND 9 OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE EROSION CONTROL PLANS SHOW THE BEST MANAGEMENT PRACTICES NECESSARY TO CONTROL STORM WATER RUNOFF DURING THIS PERIOD (AS WELL AS FOR THE REST OF THE YEAR).
18. THE EROSION CONTROL PLANS SHOW AREAS OF SOIL DISTURBANCE, CUT OR FILL. SECTION 9 OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE EROSION CONTROL PLANS SHOW THE BEST MANAGEMENT PRACTICES NECESSARY TO CONTROL STORM WATER RUNOFF FROM ANY SUCH AREAS.
19. THE EROSION CONTROL PLANS AND GRADING PLANS SHOW THE DRAINAGE PATTERN ACCROSS SITE (AND IF APPLICABLE RELEVANT OFFSITE DRAINAGE AREAS) INCLUDING DRAINAGE PATTERN AND SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES AND (IF APPLICABLE) MEASURES NECESSARY TO DIVERT ONSITE STORM WATER RUN-ON FROM OFFSITE PROPERTIES.
20. THE EROSION CONTROL PLANS AND GRADING PLANS SHOW THE CONSTRUCTION PROJECT INCLUDING EXISTING AND PLANNED PAVED AREAS, ROADWAYS AND BUILDINGS, SITE TOPOGRAPHY (BEFORE AND AFTER CONSTRUCTION), PROPOSED STORM WATER COLLECTION AND DISCHARGE POINTS INCLUDING DRAINAGE AREA AND PATTERN FOR EACH STORM WATER INLET POINT AND THE BEST MANAGEMENT PRACTICES NECESSARY TO PROTECT SUCH INLETS FROM CONTAMINATED DISCHARGES.
21. SECTION 6 AND 9 OF THE STORM WATER POLLUTION PREVENTION PLAN SPECIFY BEST MANAGEMENT PRACTICES TO CONTROL NON-STORM WATER DISCHARGE FROM THE SITE.
22. SECTION 10 OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE GRADING PLANS SHOW POST-CONSTRUCTION MEASURES TO CONTROL STORM WATER RUNOFF. THE FOLLOWING NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS):

A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA ATTACHMENT A NOTES DRAINS, NATURAL DRAINAGE COURSES OR WIND.
B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
C. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
D. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
E. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
F. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
G. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

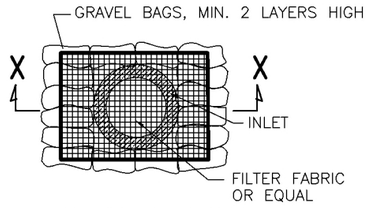
DETAILS



SECTION
NOT TO SCALE

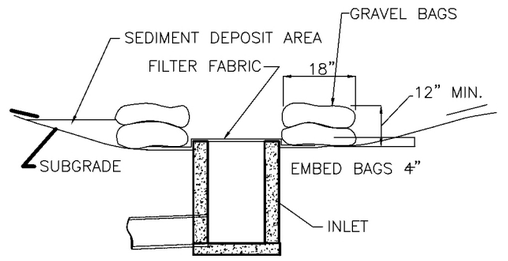
ELEVATION
NOT TO SCALE

SAND BAGS 1
NOT TO SCALE



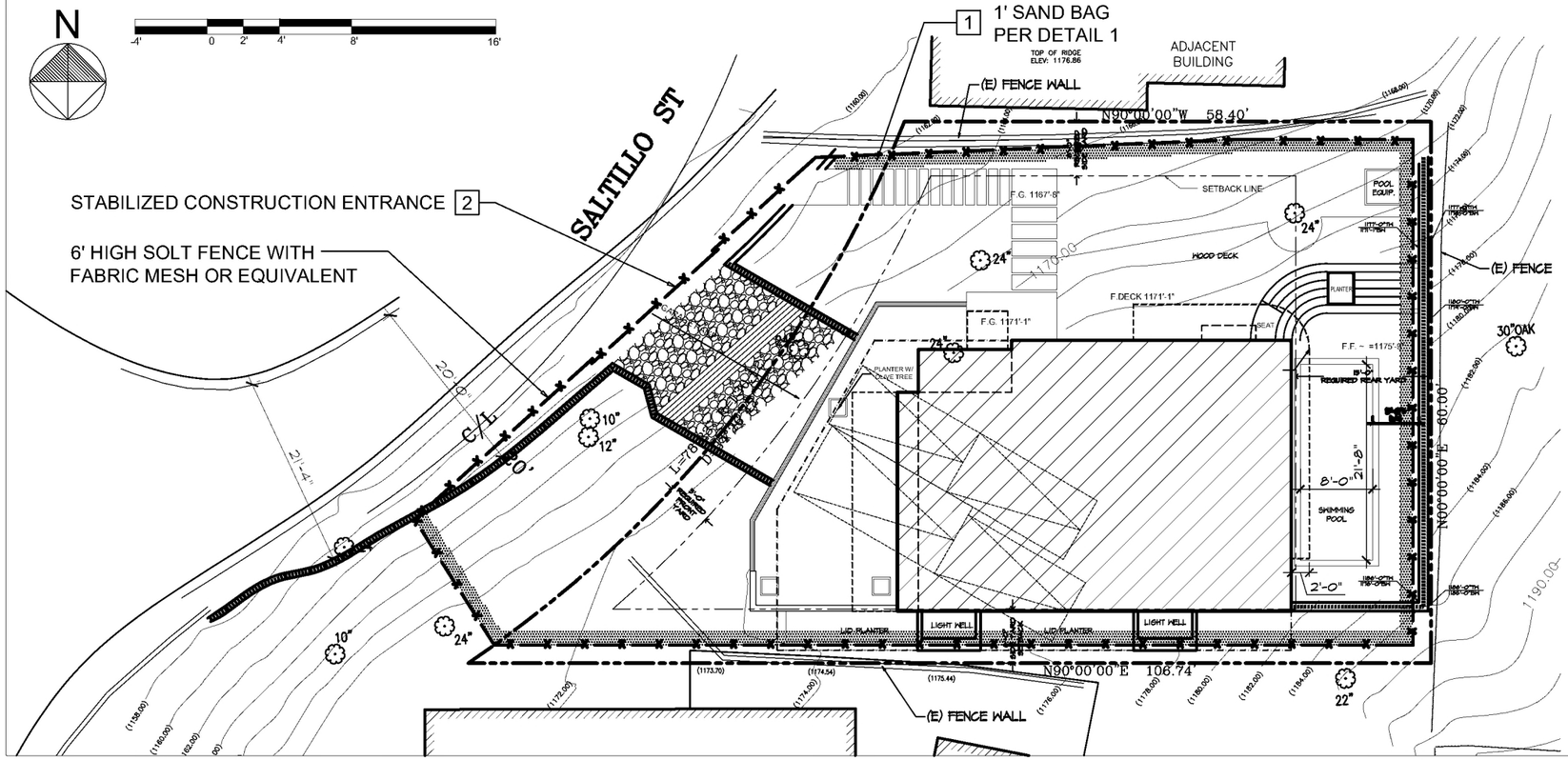
TEMPORARY INLET FILTER

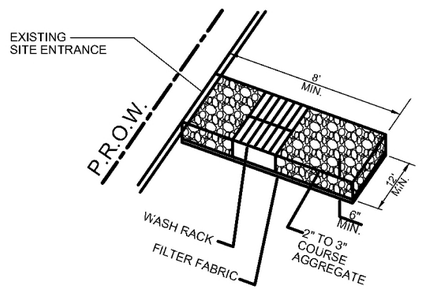
PLAN VIEW
N.T.S.



TEMPORARY INLET FILTER

SECTION X – X
N.T.S.





2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EXHIBIT "A"
Page No. 39 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

SYMBOL	
	1' SAND BAG PER DETAIL 1 ON THIS SHEET
	6' HIGH SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

EROSION CONTROL PLAN

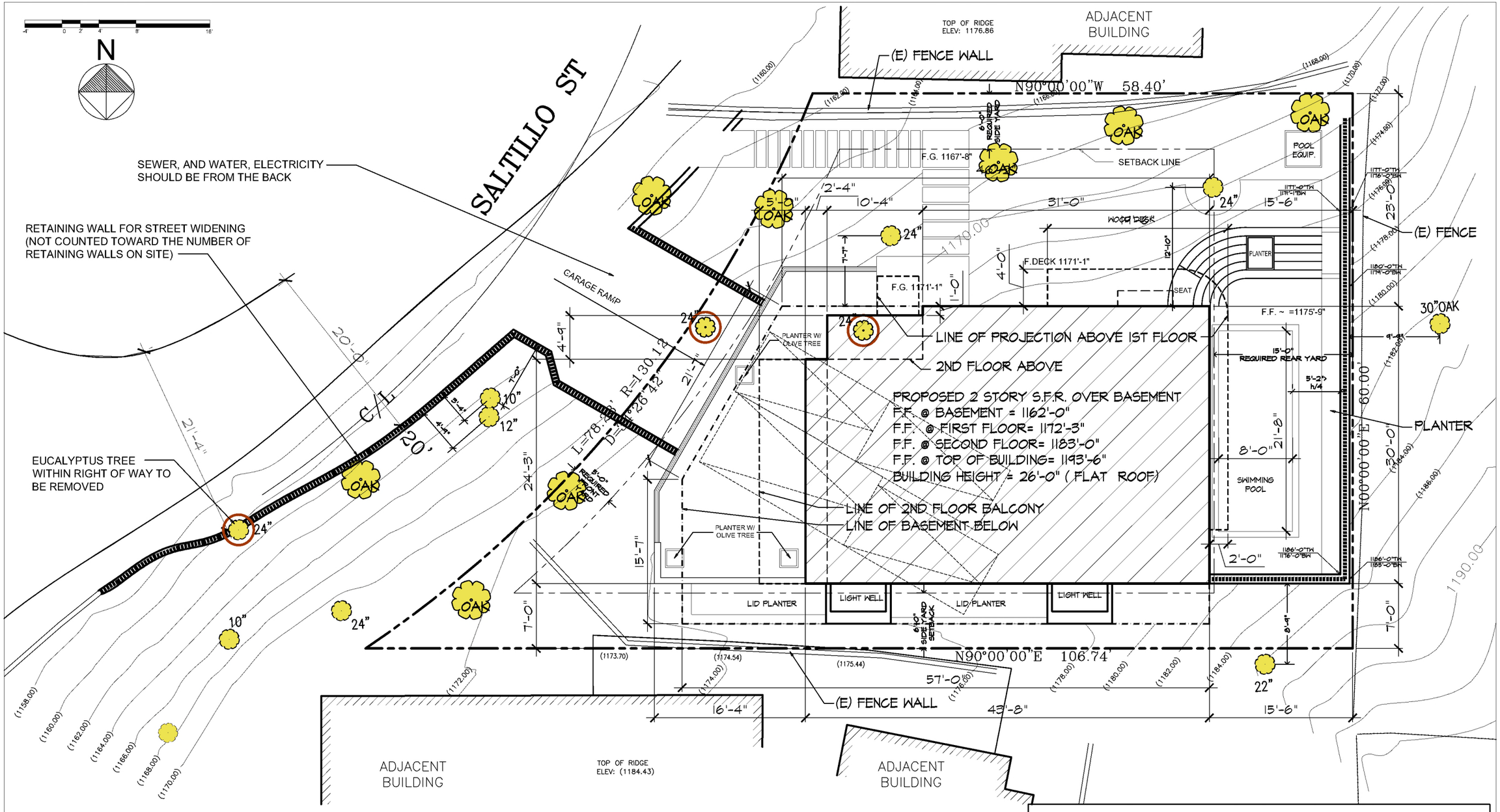
SCALE: 1/16"=1'-0"

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-5.4

PLOT DATE 11/2022



(4) NATIVE PROTECTED REPLACEMENT TREE INDICATED ON THE SITE PLAN, TO BE (4) 15 GAL NATIVE OAK TREE TO BE PLANTED ON 1037 CASIANO

	PROTECTED NATIVE TREE TO REMAIN	OAK	REPLACEMENT PROTECTED NATIVE OAK TO BE PLANTED
	PROTECTED NATIVE TREE TO BE REMOVED		

EXHIBIT "A"
Page No. 40 of 67
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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE PLAN / PLOT PLAN

SCALE: 3/32"=1'-0"

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-6.1

PLOT DATE 11/2022

-4' 0 2' 4' 8' 16'

N

SALTILLO ST

TOP OF RIDGE
ELEV: 1176.86

ADJACENT
BUILDING

A-A E-9.1

WEST ELEV. E-8.4

EAST ELEV. E-8.3

E-E E-9.5

D-D E-9.4

C-C E-8.3

B-B E-9.2

NORTH ELEV. E-8.1

SOUTH ELEV. E-8.2

N90°00'00"W 58.40'

N00°00'00"E 60.00'

N90°00'00"E 106.74'

6'-0" REQUIRED SIDE YARD

SETBACK LINE

15'-0" REQUIRED REAR YARD

5'-0" REQUIRED FRONT YARD

6'-0" SIDE YARD SETBACK

GARAGE RAMP

TRASH BINS

TUB

24" MIN.

ELEVATOR

SAUNA

W.I.CL.

20 MIN FIRE RATED
SELF CLOSING DOOR
1.5" MAX DROP

UP

F.F. @ BASEMENT =1162'-0"

MULTI PURPOSE
ROOM /
BEDROOM # 1

11" x 125" R
AND 10 T

4 CAR GARAGE

STORAGE

1.5" MAX DROP

COVERED WITH
1ST FLOOR

LIGHT WELL

TRELLIS

LIGHT WELL

C/L

R=130.12'
D=26.45'
L=78.00'

20'

46'-2"

13'-6" 10'-2" 5'-0" 6'-0" 11'-6"

2'-8" 11'-4" 11'-4" 3'-10" 6" 6"

14'-3" 6' 6'-0" 6' 16'-11" 6' 16'-0"

57'-0"

(1160.00) (1162.00) (1164.00) (1166.00) (1168.00) (1170.00) (1172.00) (1174.00) (1176.00) (1178.00) (1180.00) (1182.00) (1184.00) (1186.00)

(1173.70) (1174.54) (1175.44) (1174.00) (1176.00) (1172.00)

24" 24" 24" 10" 12" 24" 30"OAK 22"

EXHIBIT "A"
Page No. 41 of 67
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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

BASEMENT
FLOOR PLAN

SCALE: 1/8"=1'-0"

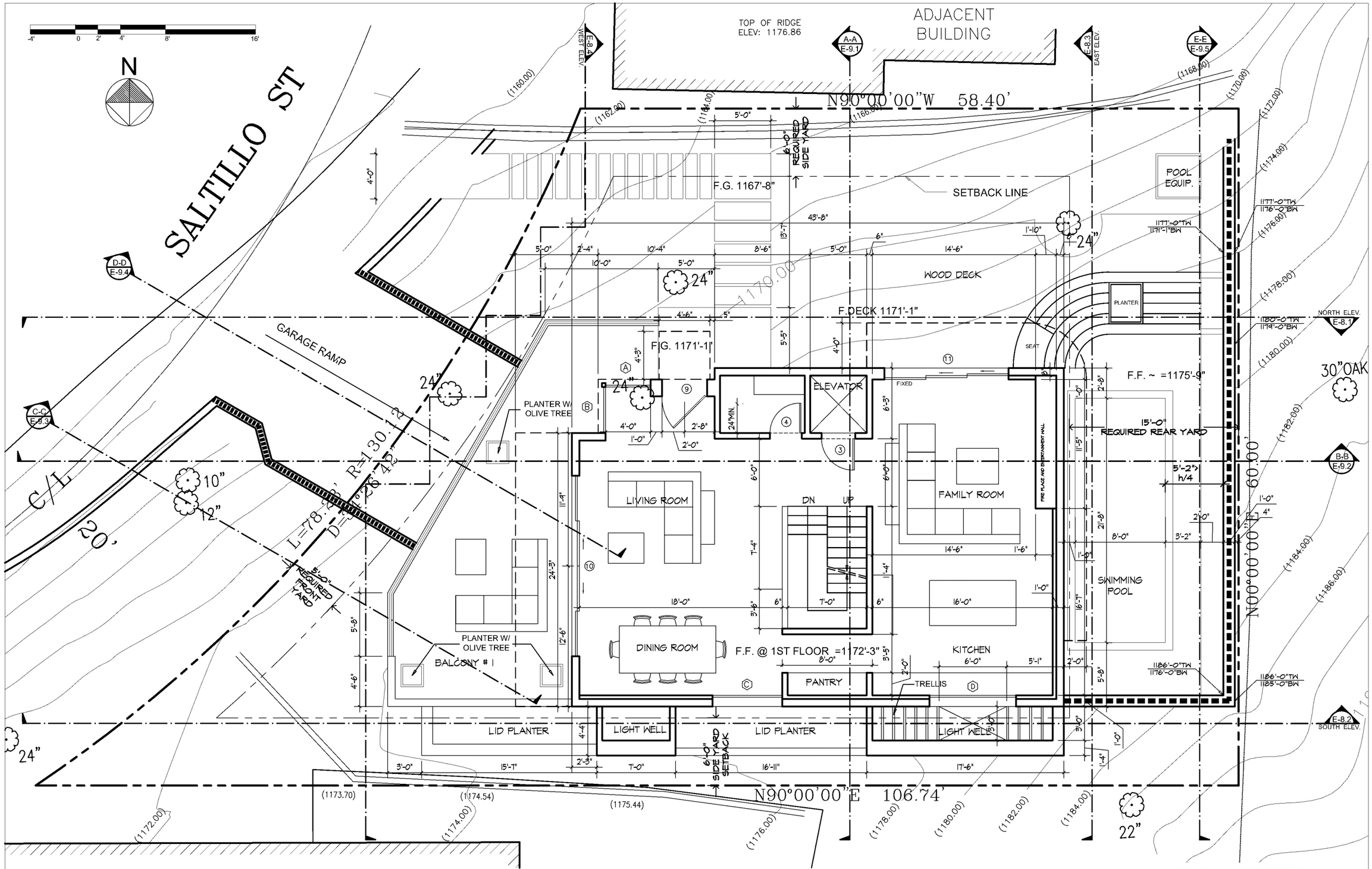
Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-7.1

40

PLOT DATE 11/2022



GREEN CODE NOTE:
FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER), SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". (4.106.4.1)
GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION FOR ALL 125 VOLT, SINGLE PHASE, 15 & 20-AMPERE RECEPTACLES INSTALLED IN & GARAGE, OUTDOORS , BATHROOMS COUNTERTOP RECEPTACLES WITHIN 6' OF THE KITCHEN SINK OR WET BAR.

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Page No. 42 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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DESIGNER:
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1800 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

1ST FLOOR
PLAN

SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-7.2

41

PLOT DATE 11/2022

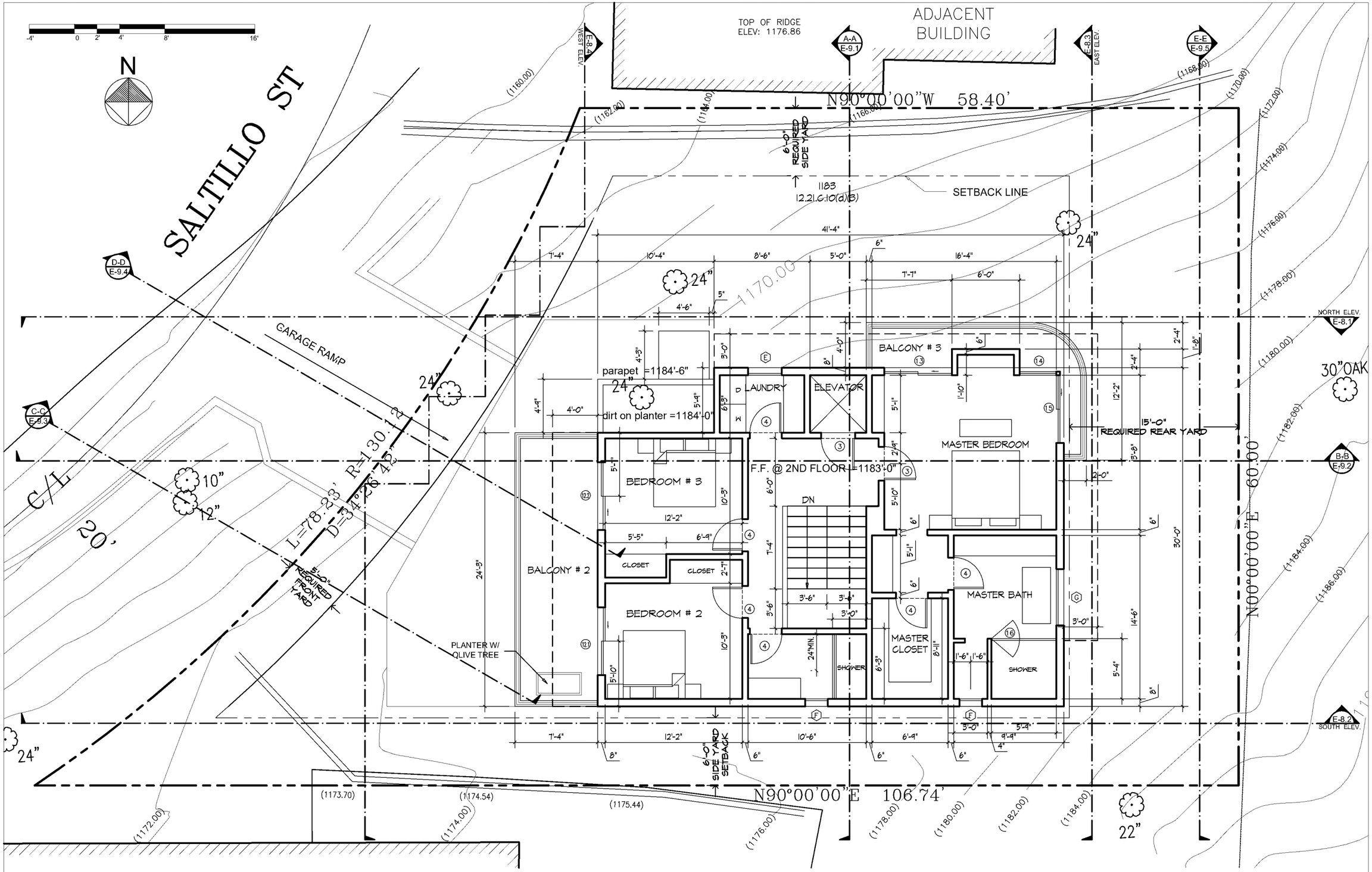

EXHIBIT "A"
Page No. 43 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

2ND FLOOR PLAN

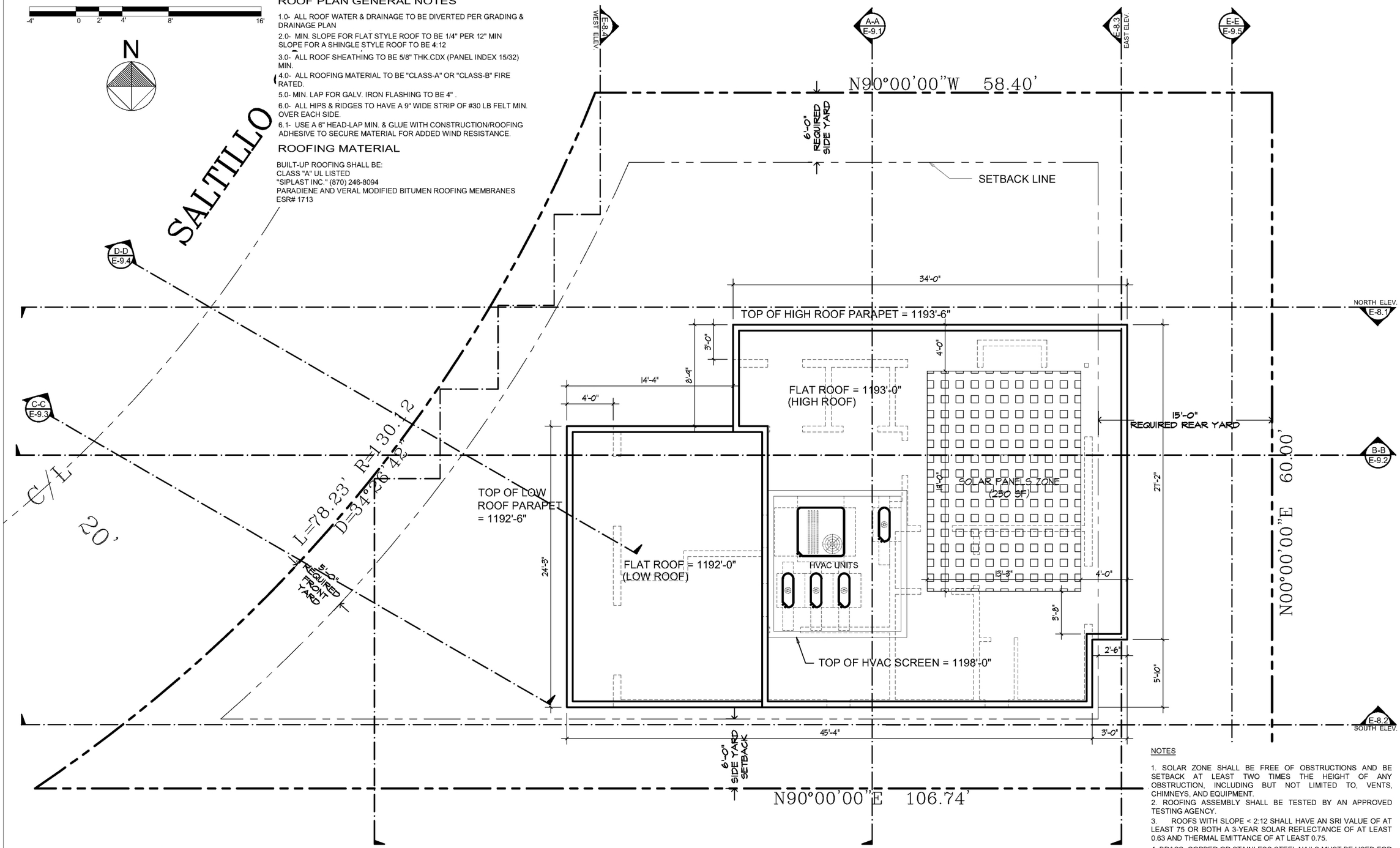
SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-7.3

PLOT DATE 11/2022



ROOF PLAN GENERAL NOTES

1.0- ALL ROOF WATER & DRAINAGE TO BE DIVERTED PER GRADING & DRAINAGE PLAN

2.0- MIN. SLOPE FOR FLAT STYLE ROOF TO BE 1/4" PER 12" MIN SLOPE FOR A SHINGLE STYLE ROOF TO BE 4:12

3.0- ALL ROOF SHEATHING TO BE 5/8" THK.CDX (PANEL INDEX 15/32) MIN.

4.0- ALL ROOFING MATERIAL TO BE "CLASS-A" OR "CLASS-B" FIRE RATED.

5.0- MIN. LAP FOR GALV. IRON FLASHING TO BE 4" .

6.0- ALL HIPS & RIDGES TO HAVE A 9" WIDE STRIP OF #30 LB FELT MIN. OVER EACH SIDE.

6.1- USE A 6" HEAD-LAP MIN. & GLUE WITH CONSTRUCTION/ROOFING ADHESIVE TO SECURE MATERIAL FOR ADDED WIND RESISTANCE.

ROOFING MATERIAL

BUILT-UP ROOFING SHALL BE:
CLASS "A" UL LISTED
"SIPLAST INC." (870) 246-8094
PARADIENE AND VERAL MODIFIED BITUMEN ROOFING MEMBRANES
ESR# 1713

CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR	
0616-0014	Polyglass USA, Inc.	**Polyglass** PolyBrite 95 Silicone	Coating	Bright White	0.85	0.66	0.85	0.90	106	80	

SRI 80 > 75

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Page No. 44 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

NOTES

1. SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT.
2. ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.
3. ROOFS WITH SLOPE < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND THERMAL EMITTANCE OF AT LEAST 0.75.
4. BRASS, COPPER OR STAINLESS STEEL NAILS MUST BE USED FOR THE INSTALLATION OF ROOF TILES.
5. WATERPROOFING AND ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECTS REVIEW AND APPROVAL.
6. ALL ROOF AND AREA DRAIN MUST BE DIRECTED TO STORM-WATER LID PLANTER AND THE OVER FLOW MUST BE DISCHARGE TO STREET CURB.
7. GLASS OR PLASTIC SKYLIGHT TO BE MOUNTED AT LEAST 4"CURB ABOVE THE ROOF WHEN THE ROOF SLOPES LESS THAN 3:12. (2405.4; 2610.2) GLASS SKYLIGHT SHALL COMPLY WITH SECTION 2405. PLASTIC SKYLIGHT SHALL COMPLY WITH SECTION 2610
8. ALL ROOF RUNOFF TO DRAIN TO PROPOSED BMP.

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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

ROOF PLAN

SCALE: 1/8"=1'-0"

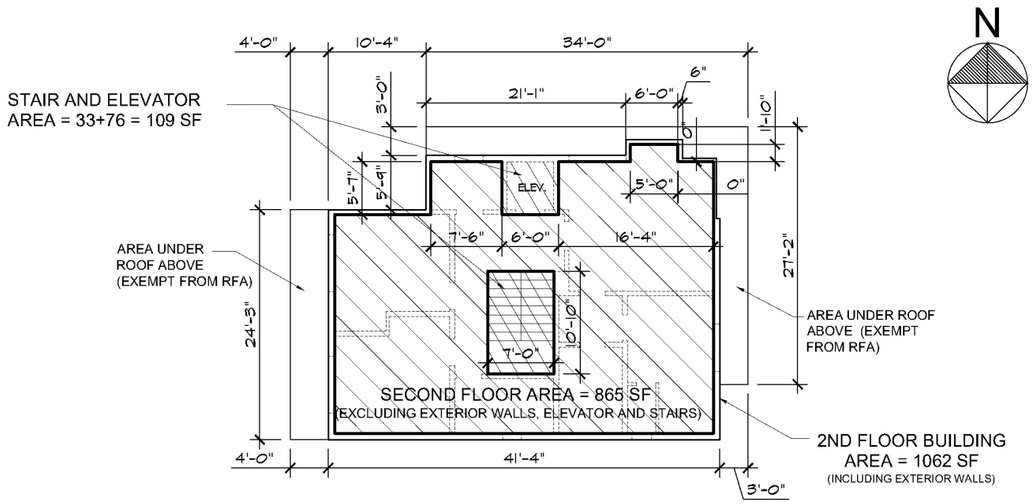
Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

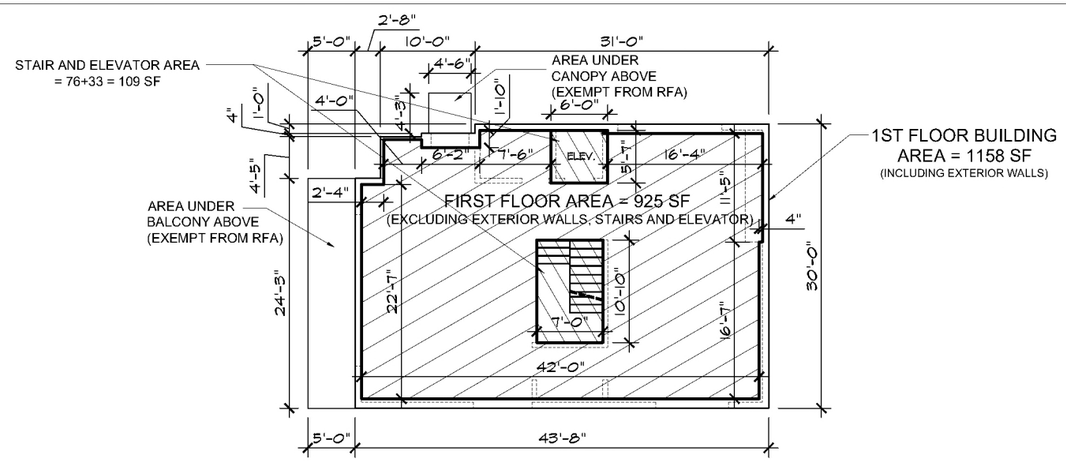
E-7.4

43

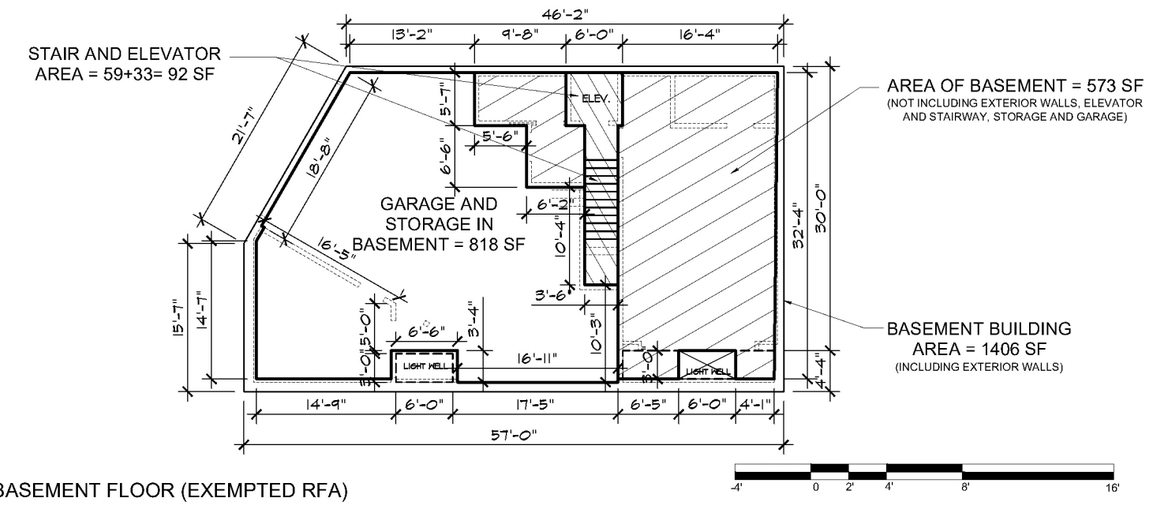
PLOT DATE 11/2022



2ND FLOOR



1ST FLOOR



BASEMENT FLOOR (EXEMPTED RFA)

SUMMARY OF AREA CALCULATION

	Area per Zoning Code	Area per Building Code		Area per BHO	Area per School Fee
		R3	U		
Basement	573	573	818	0	740
1st Floor	1034	1158	0	1034	1207
2nd Floor	865	1062	0	865	953
Total	2472	2793	818	1899	2900

PROPOSED BUILDING AREA TABULATION

	Area per Zoning Code	Area per Building Code	Residential Floor Area (RFA) per BHO	Area per School Fee
Basement	573	573	0	740
1st Floor	1034	1158	1034	1207
2nd Floor	865	1062	865	953
Area more then 14' H.	0	0	0	0
2nd Floor above 1st Floor	0	0	0	0
Roof above 2nd floor	0	0	0	0
Attached Garage and Storage (Basement)	0	818	0	0
Total	2472	2793	1899	2900
Area per Zoning Code for the proposed single family residence	2472			

TOTAL PROPOSED RESIDENTIAL FLOOR AREA (RFA) = 1,899 SF

ALLOWED RESIDENTIAL FLOOR AREA (RFA) PER BASELINE HILLSIDE ORDINANCE PER SLOPE ANALYSIS = 1,918 SF

PROPOSED RFA (1,899 SF) < ALLOWED RFA (1,918 SF)

TOTAL AREA PER ZONING CODE FOR THE PROPOSED SINGLE FAMILY RESIDENCE = 2,472 SF

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

PROPOSED ZONING COMPLIANCE SHEET

SCALE: 1/16"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

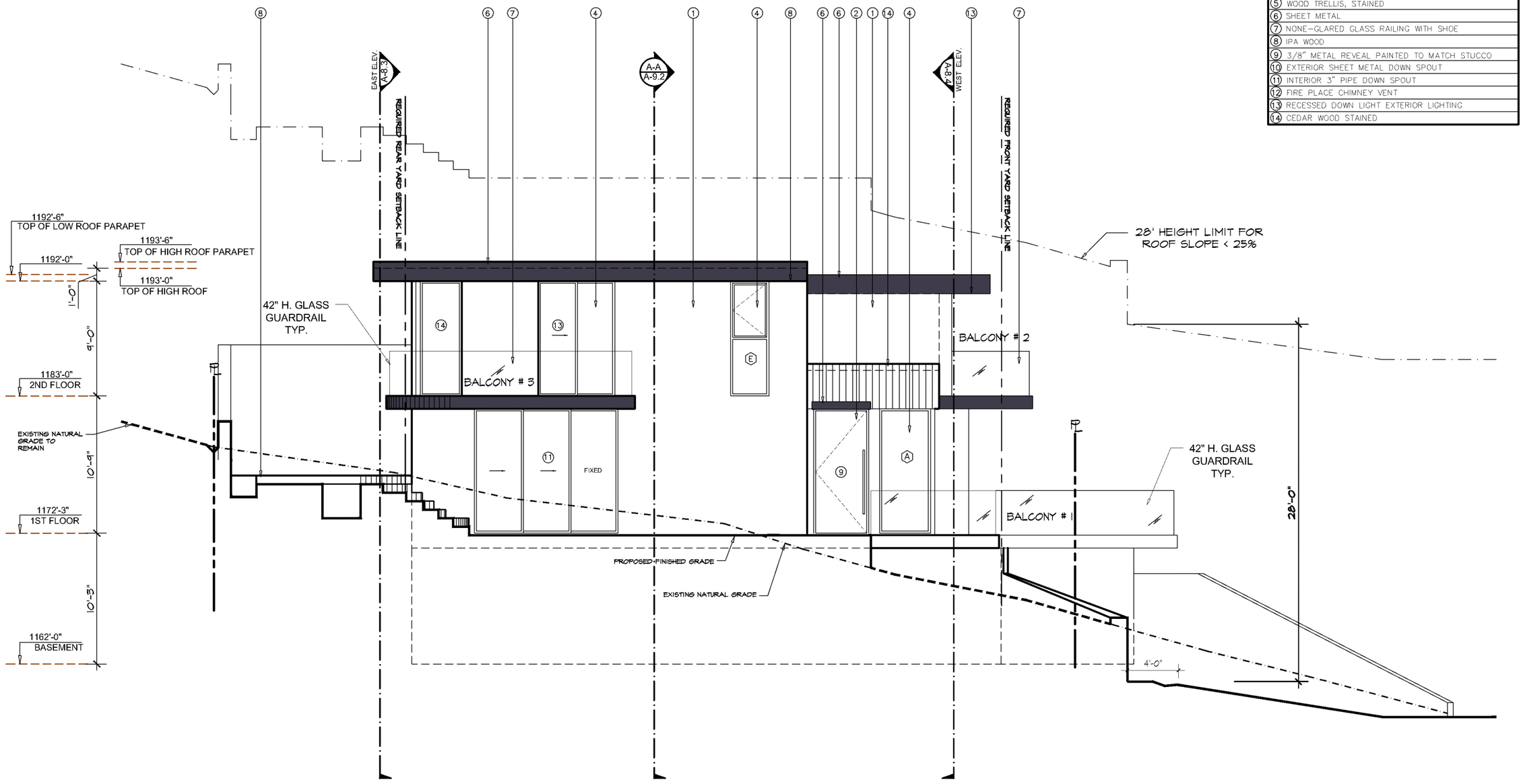
Drawing No.

E-7.5

PLOT DATE 11/2022

EXTERIOR MATERIAL & FINISHES :

1	7/8" SMOOTH FIN. EXT. LIGHT PLASTER
2	WOOD FRONT DOOR, STAINED
3	LIME STONE
4	WIDE FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS/DOORS BY ANDERSON WINDOWS. OR EQUAL COLOR CODE: DARK ASH
5	WOOD TRELLIS, STAINED
6	SHEET METAL
7	NONE-GLARED GLASS RAILING WITH SHOE
8	IPA WOOD
9	3/8" METAL REVEAL PAINTED TO MATCH STUCCO
10	EXTERIOR SHEET METAL DOWN SPOUT
11	INTERIOR 3" PIPE DOWN SPOUT
12	FIRE PLACE CHIMNEY VENT
13	RECESSED DOWN LIGHT EXTERIOR LIGHTING
14	CEDAR WOOD STAINED



-4' 0 2' 4' 8' 16'

NORTH ELEVATION

EXHIBIT "A"
Page No. 46 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

NORTH ELEVATION

SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-8.1

PLOT DATE 11/2022

EXTERIOR MATERIAL & FINISHES :

1	7/8" SMOOTH FIN. EXT. LIGHT PLASTER
2	WOOD FRONT DOOR, STAINED
3	LIME STONE
4	WIDE FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS/DOORS BY ANDERSON WINDOWS. OR EQUAL COLOR CODE: DARK ASH
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11	INTERIOR 3" PIPE DOWN SPOUT
12	FIRE PLACE CHIMNEY VENT
13	RECESSED DOWN LIGHT EXTERIOR LIGHTING
14	CEDAR WOOD STAINED

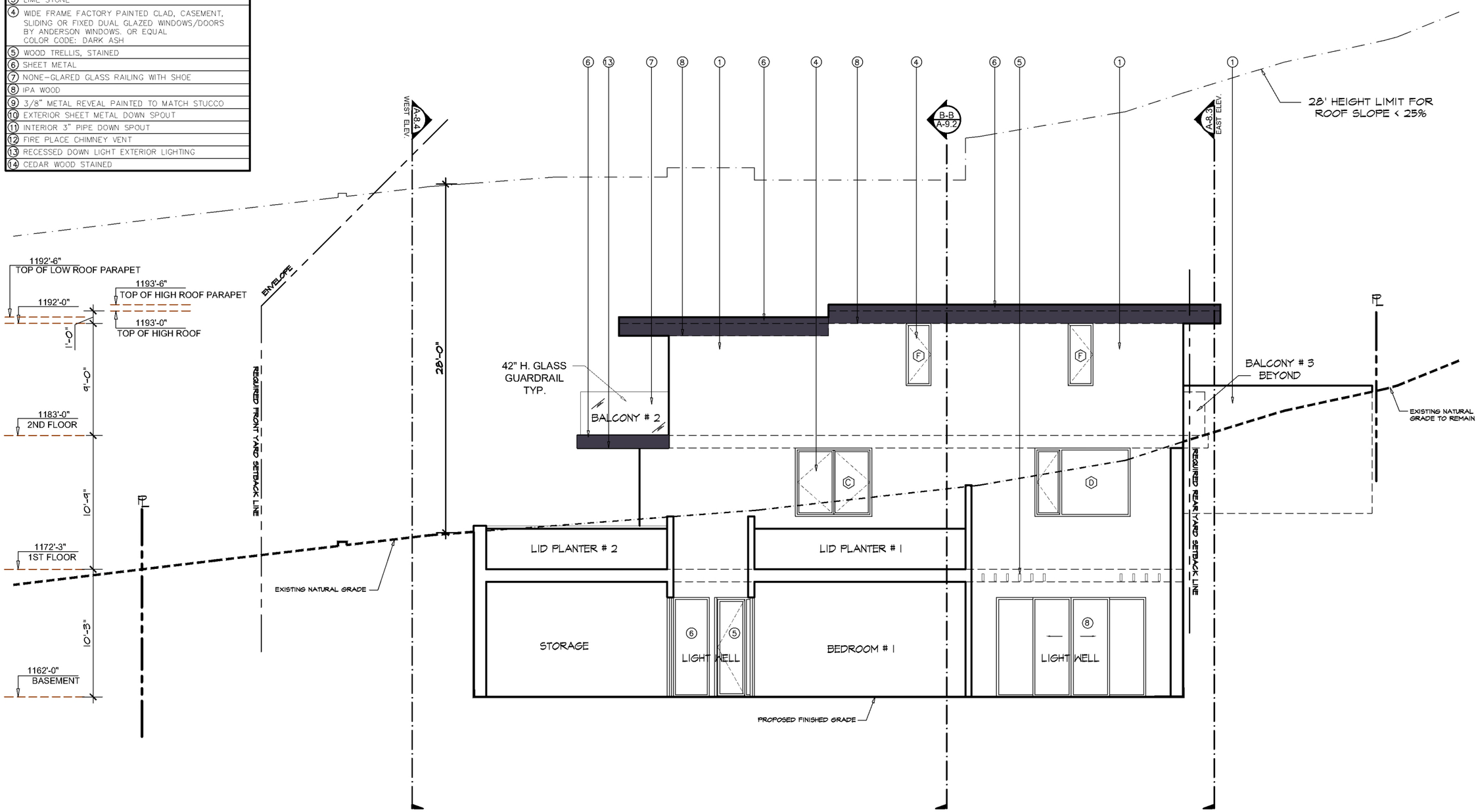

EXHIBIT "A"
Page No. 47 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

-4' 0 2' 4' 8' 16'

SOUTH ELEVATION

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-8.2

46

PLOT DATE 11/2022

EXTERIOR MATERIAL & FINISHES :

1	7/8" SMOOTH FIN. EXT. LIGHT PLASTER
2	WOOD FRONT DOOR, STAINED
3	LIME STONE
4	WIDE FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS/DOORS BY ANDERSON WINDOWS. OR EQUAL COLOR CODE: DARK ASH
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14	CEDAR WOOD STAINED

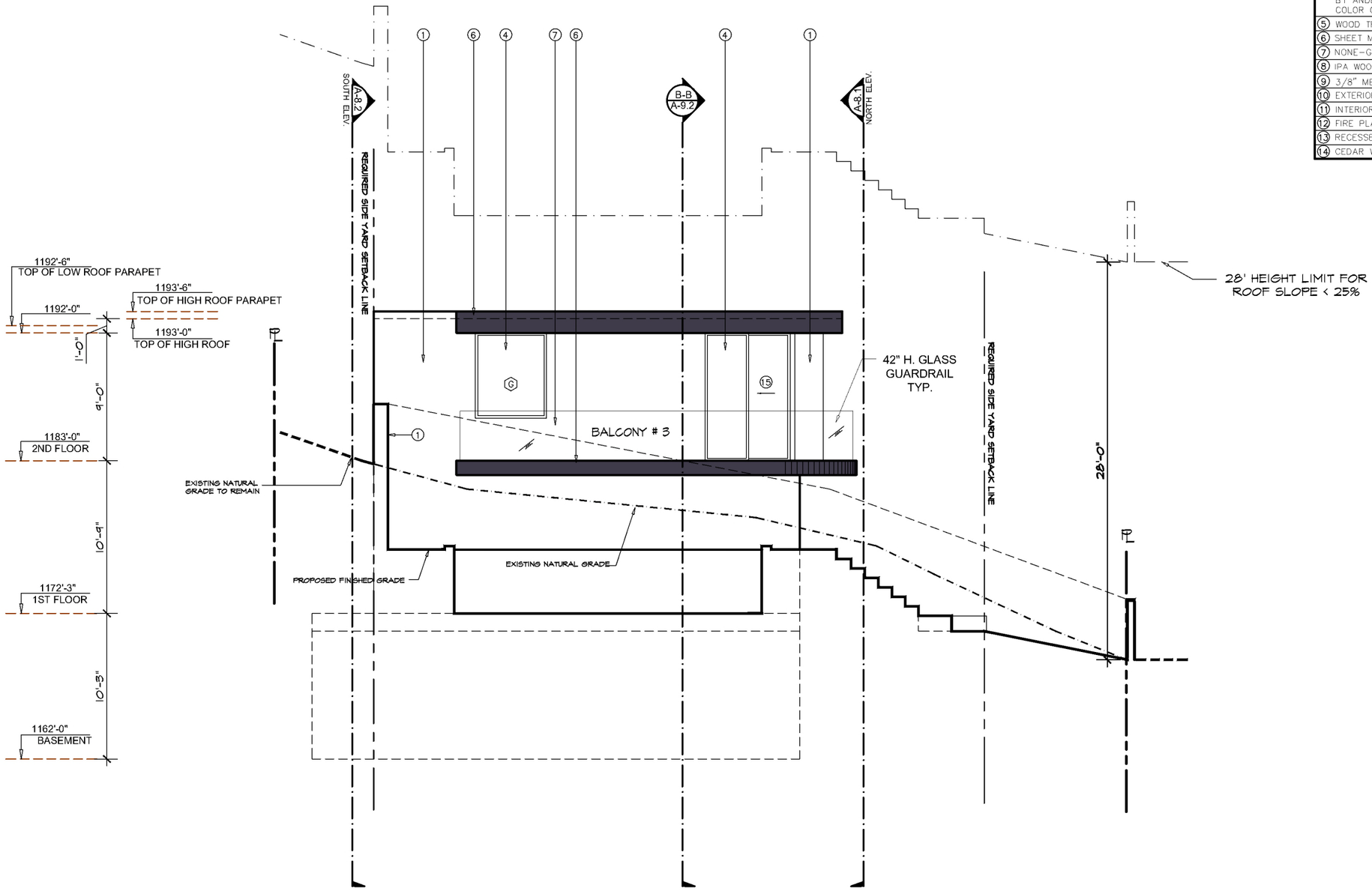

EXHIBIT "A"
Page No. 48 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

-4' 0 2' 4' 8' 16'

EAST ELEVATION

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

EAST ELEVATION

SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-8.3

47

PLOT DATE 11/2022

EXTERIOR MATERIAL & FINISHES :

1	7/8" SMOOTH FIN. EXT. LIGHT PLASTER
2	WOOD FRONT DOOR, STAINED
3	LIME STONE
4	WIDE FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS/DOORS BY ANDERSON WINDOWS. OR EQUAL COLOR CODE: DARK ASH
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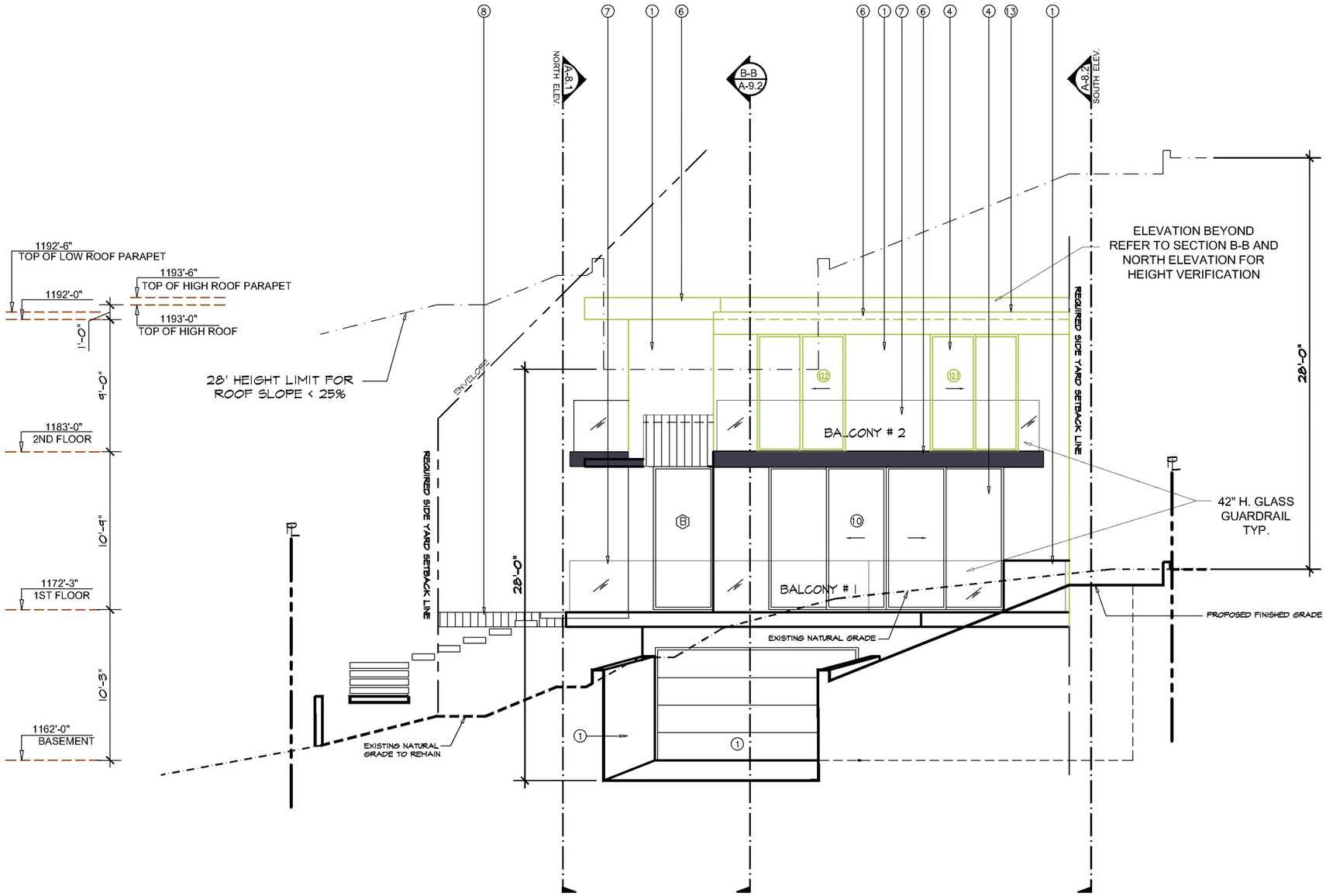
13	RECESSED DOWN LIGHT EXTERIOR LIGHTING
14	CEDAR WOOD STAINED



-4' 0 2' 4' 8' 16'

WEST ELEVATION

EXHIBIT "A"
Page No. 49 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

WEST
ELEVATION

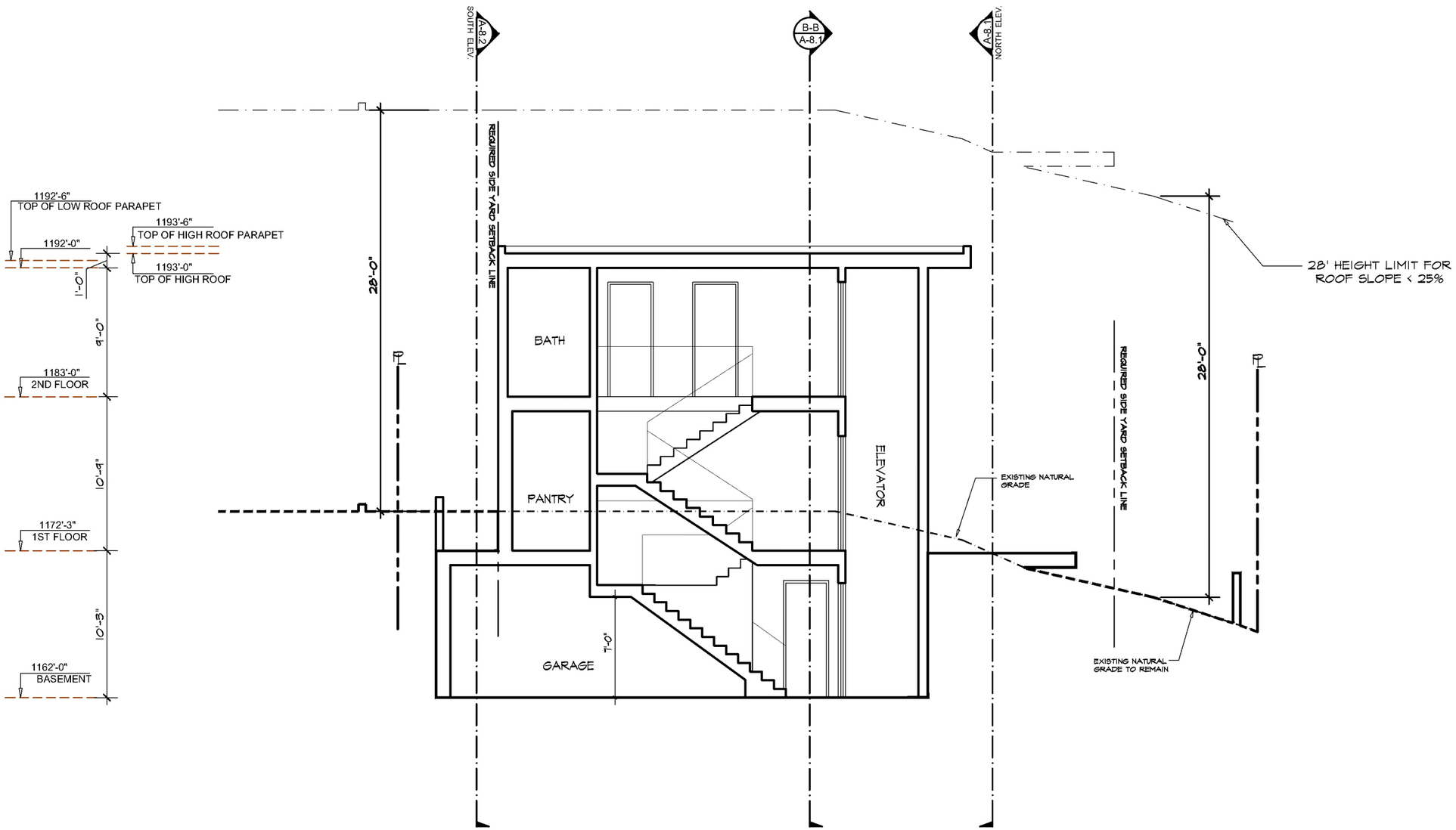
SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-8.4

PLOT DATE 11/2022



SECTION A-A

EXHIBIT "A"
Page No. 50 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SECTION A-A

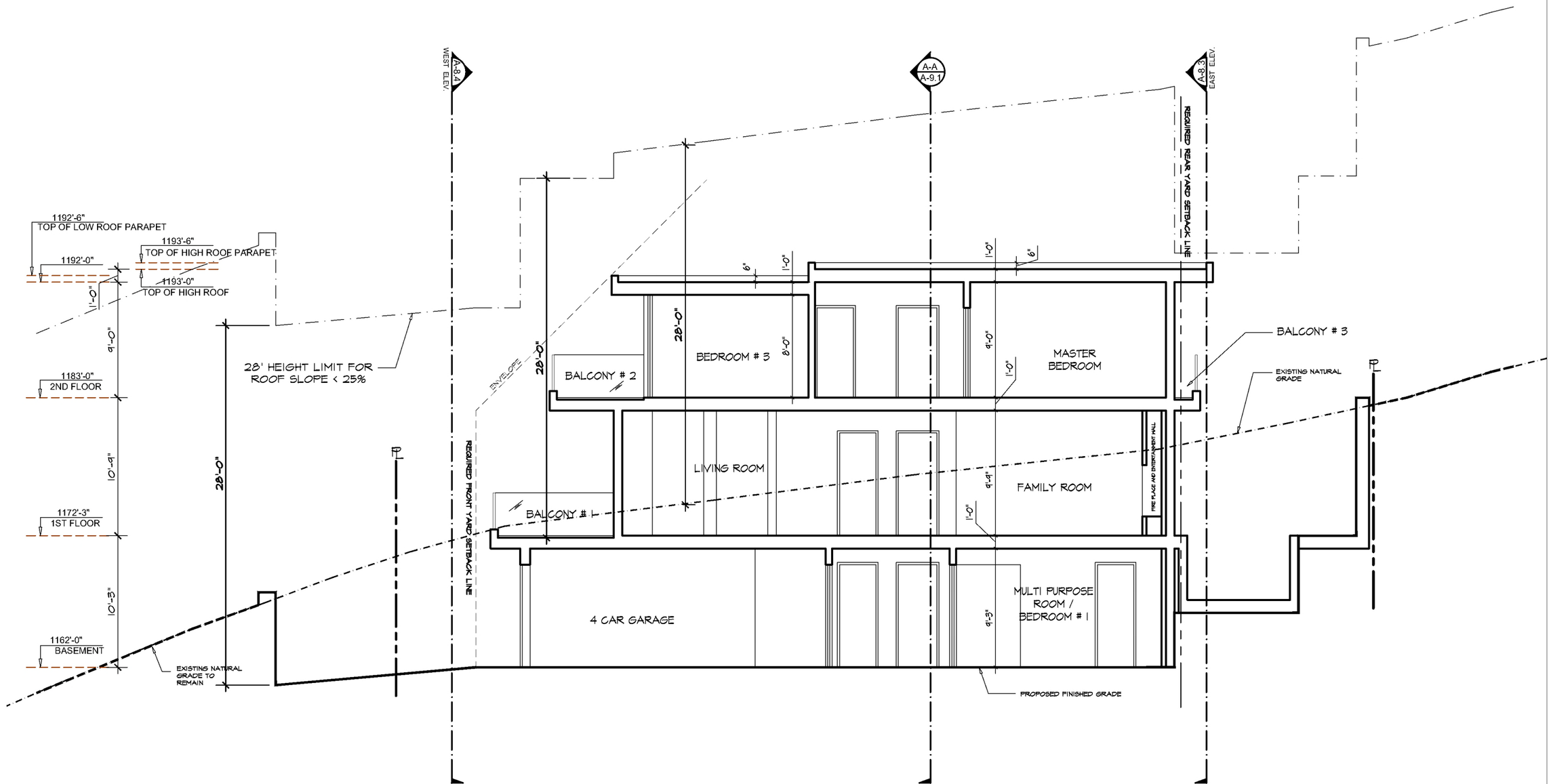
SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-9.1

PLOT DATE 11/2022



-4' 0 2' 4' 8' 16'

SECTION B-B

EXHIBIT "A"
Page No. 51 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SECTION B-B

SCALE: 1/8"=1'-0"

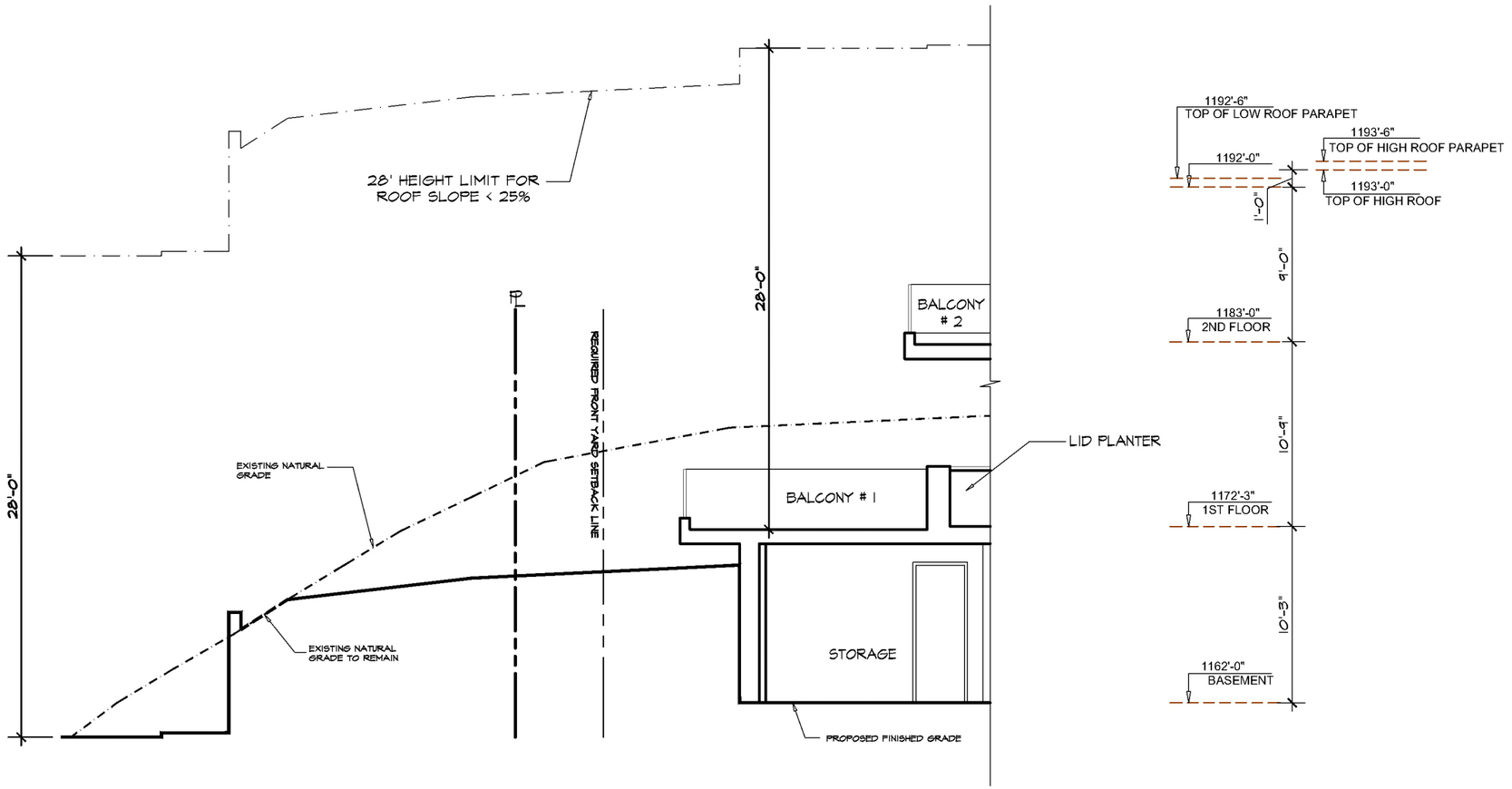
Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-9.2

50

PLOT DATE 11/2022



-4' 0 2' 4' 8' 16'

SECTION D-D

EXHIBIT "A"
Page No. 52 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SCALE:

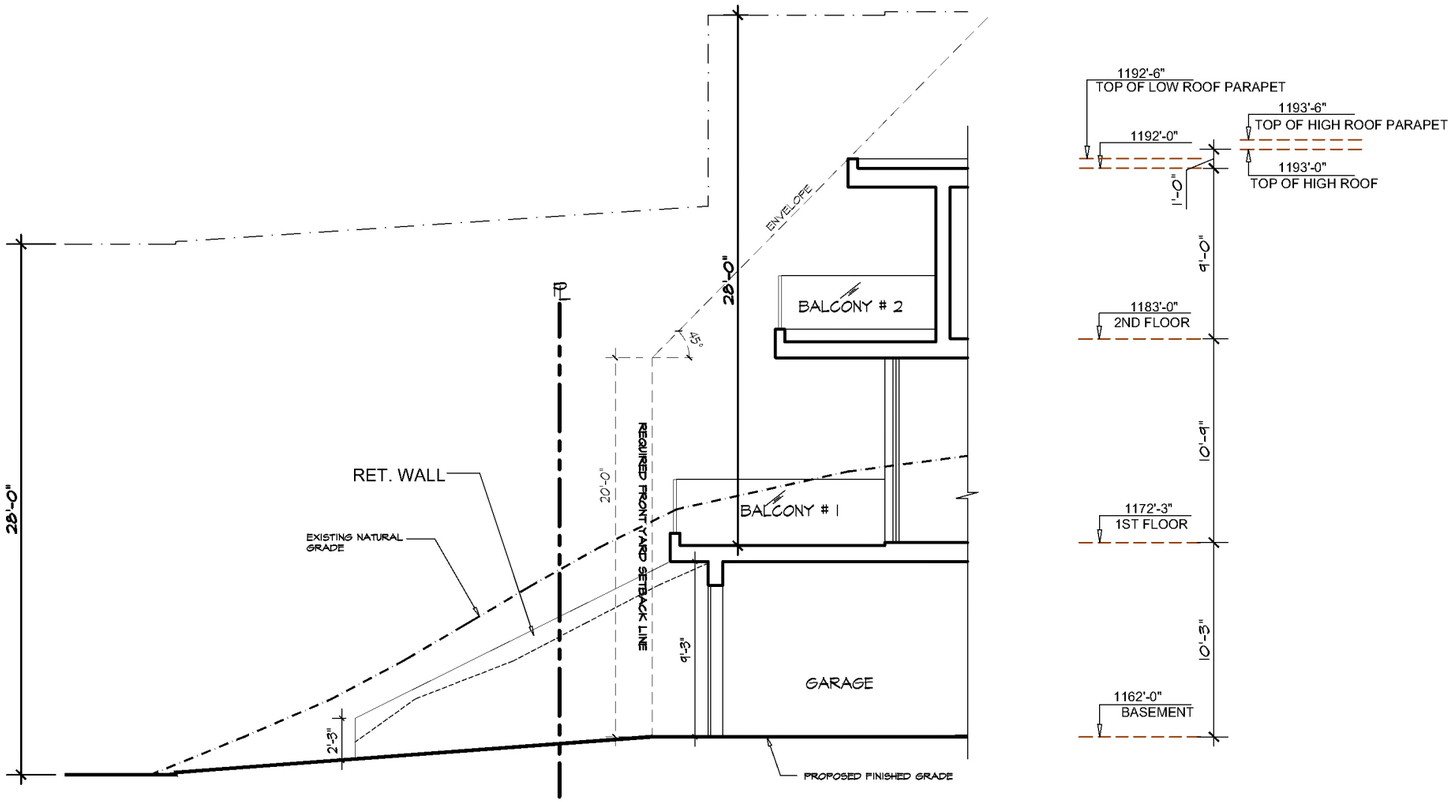
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-9.3

51

PLOT DATE 11/2022



-4' 0 2' 4' 8' 16'

SECTION E-E

EXHIBIT "A"
Page No. 53 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

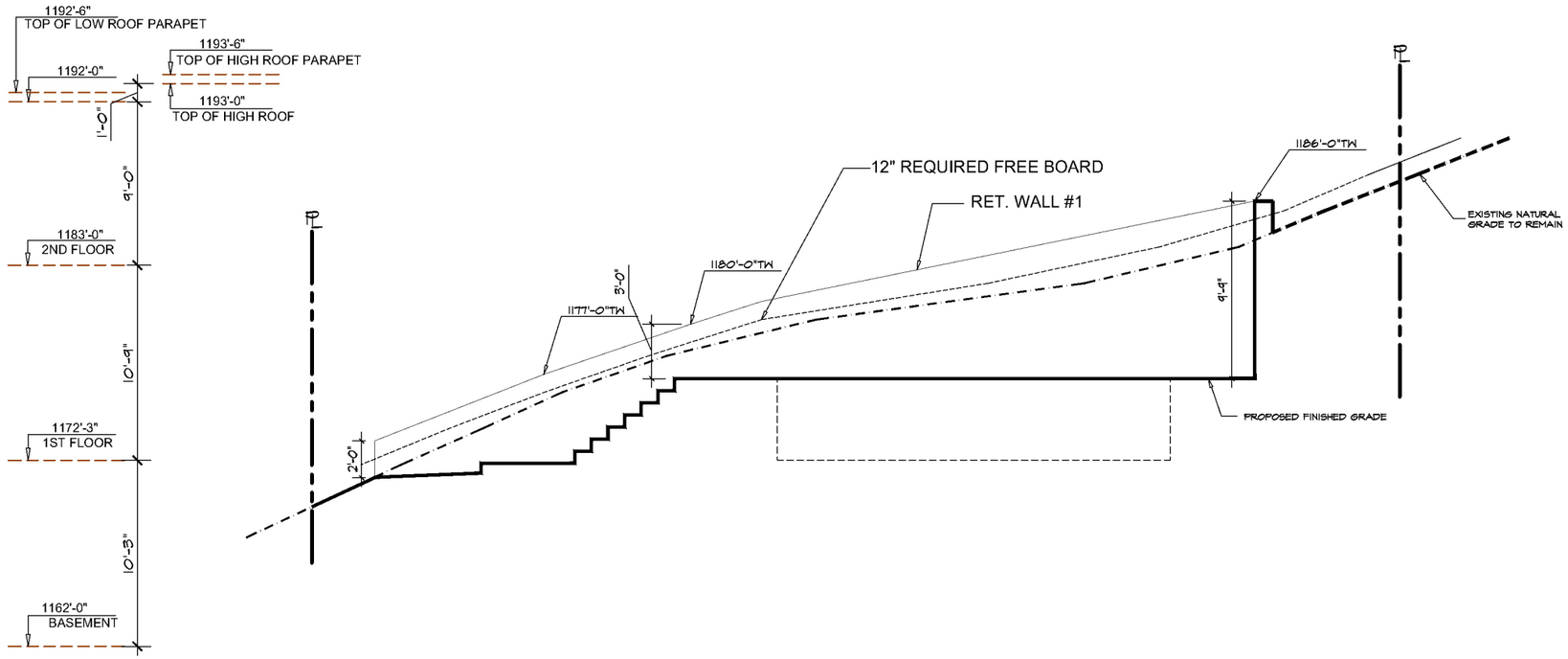
SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-9.4

PLOT DATE 11/2022



-4' 0 2' 4' 8' 16'

SECTION F-F

EXHIBIT "A"
Page No. 54 of 67
Case No. ZA-ZA-2023-1206-ZAD-DRB-MSP-HCA

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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-9.5

53

PLOT DATE 11/2022



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LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

COLORED RENDERING

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-10.1

PLOT DATE 11/2022



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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-10.2

PLOT DATE 11/2022



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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-10.3

PLOT DATE 11/2022



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DESIGNER:
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TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
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DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

E-10.4

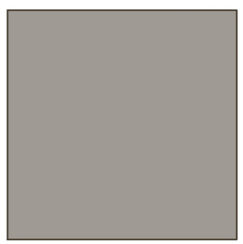
PLOT DATE 11/2022



1

FACADE PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
LAHABRA EGG SHELL 73 (76)
BASE 100



2

WOOD SIDING

$\frac{3}{4}$" THICK, TOUNGE AND GROVE, STAINED, BRAZILLIAN TEAK (CAMARU) WOOD. MECHANICALLY INSTALLED



3

SHEET METAL FASCIA

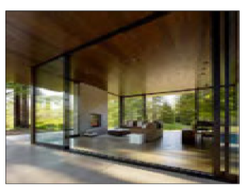
16 GAGE BLACK SHEET METAL



4

ALUMINUM CLAD DOORS & WINDOWS

MANUFACTURER: FLEET WOOD
COLOR: DARK ANODIZE



5

EXTERIOR RECESSED LIGHT

RECESSED DAMP PROOF DOWN LIGHT



6

GLASS RAILING WITH SHOE

INVISBLE SHOE PER DETAIL FROM CRL LAURANCE
SEE DETAIL 3 / A11.1



7

FRONT DOOR

SOLID WOOD AND STEEL

MEHTA CUSTOME ENTRY DOOR
FROM Pivot Door Company
1260 Valley St.
Colorado Springs, CO 80915
(719) 425-4289



8

RAMP ENTRY SURFACE

WASHED AGGREGATE CONC. WITH STRIPES OF ARTIFICIAL GRASS



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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:
Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail:michellefarhadi@yahoo.com

DESIGNER:
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DRAWING TITLE:

COLORED RENDERING / MATERIAL BOARD

SCALE:

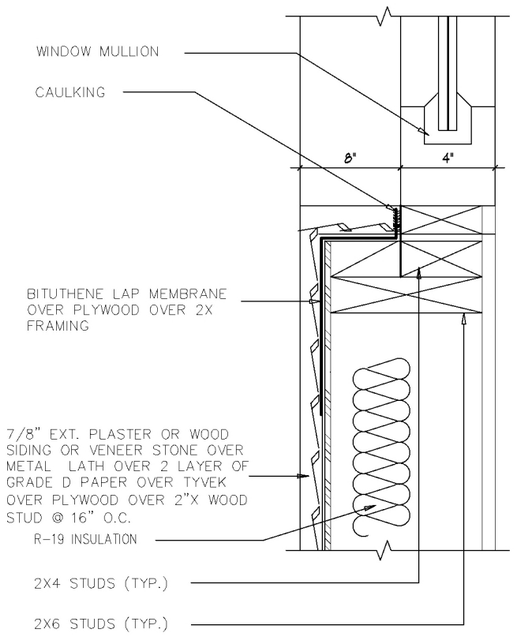
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

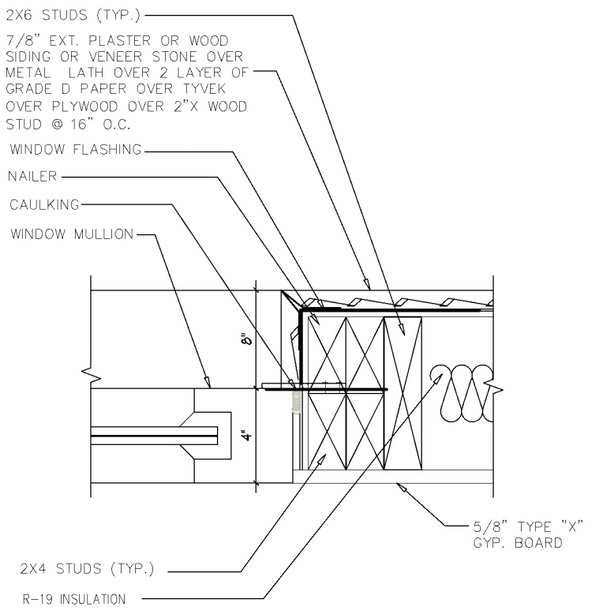
E-10.5

58

PLOT DATE 11/2022

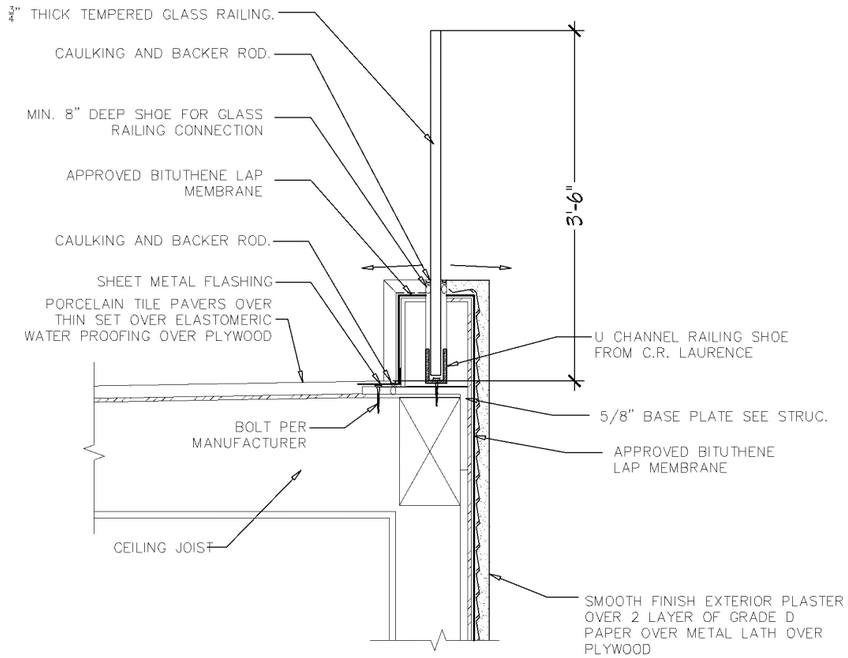


SILL DETAIL



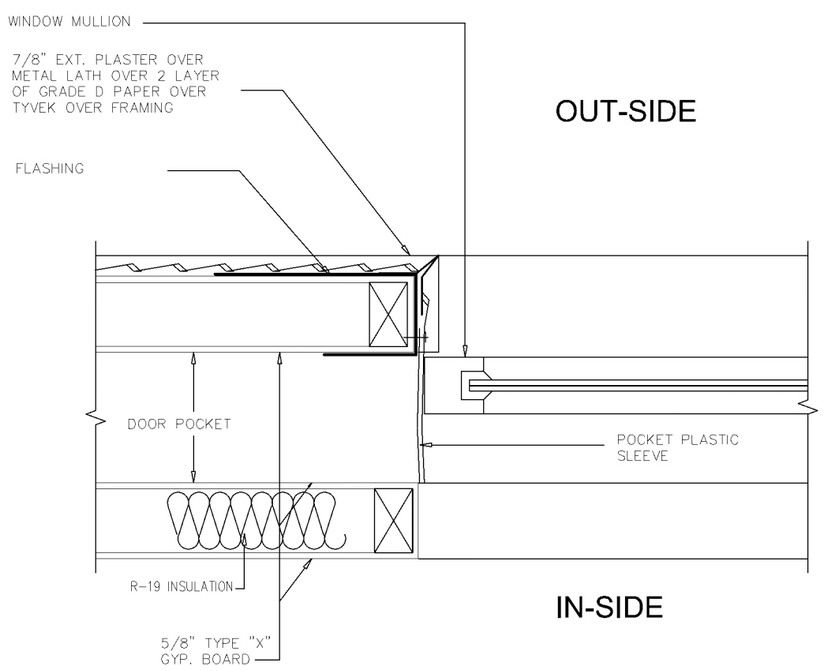
JAMB DETAIL

1 RECESSED WINDOW AND DOOR DETAIL @ FRONT ELEVATION

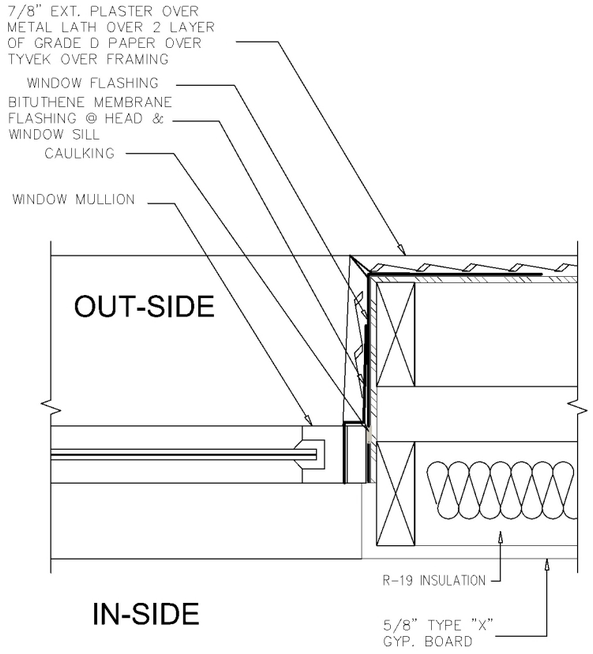


NOTE: GLASS RAILING (ESR#3842)

2 RAILING @ BALCONY



JAMB DETAIL ON POCKET SIDE



JAMB DETAIL ON WALL SIDE

NOTE: FOR SILL DETAIL SEE WEILAND LIFTSLIDE DRAINAGE TRACK DETAILS

3 RECESSED POCKET DOOR DETAIL @ FAMILY ROOM

-4' 0 2' 4' 8' 16'

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DRAWING TITLE:

DETAILS

SCALE: 1/8"=1'-0"

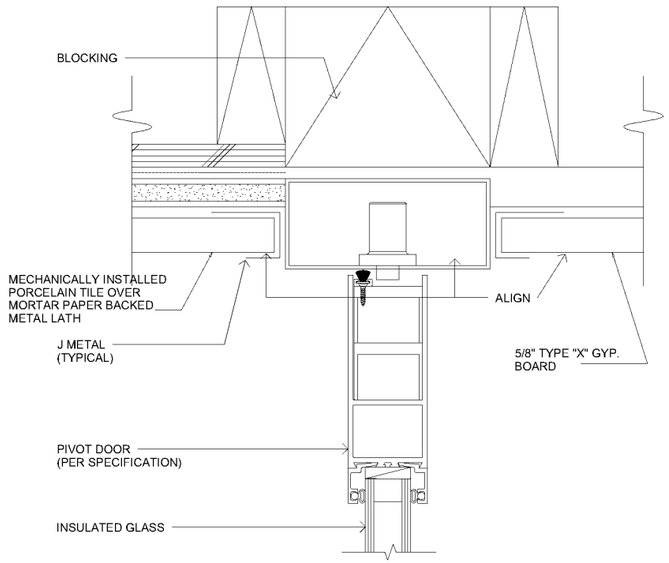
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

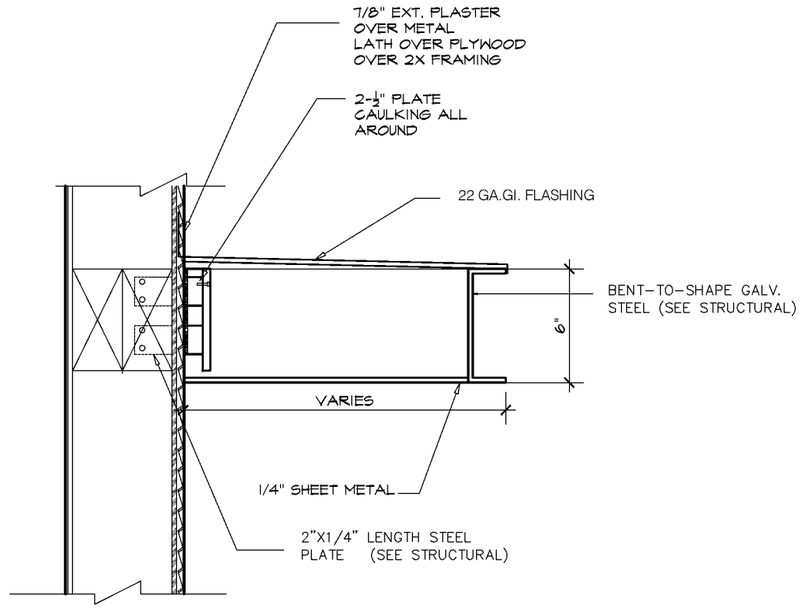
E-10.6

59

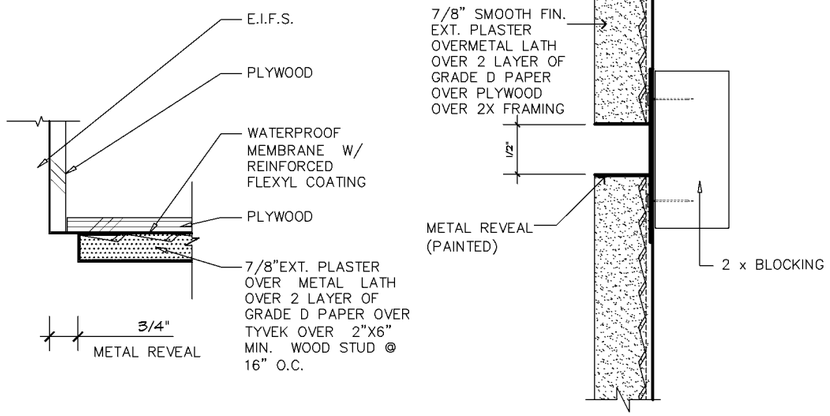
PLOT DATE 11/2022



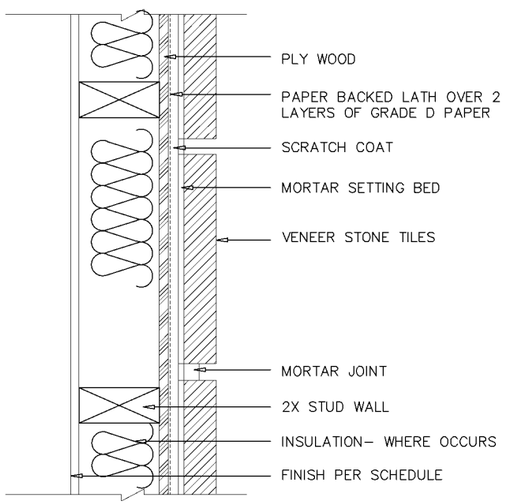
1 ENTRY PIVOT DOOR HEAD DETAIL



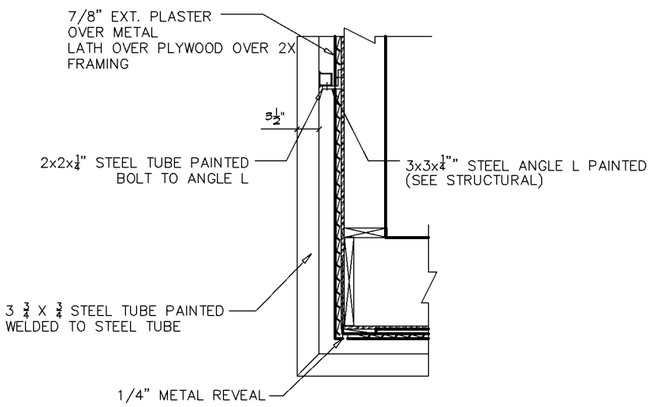
2 METAL AWNING DETAIL



3 METAL REVEAL DETAIL



4 STONE INSTALLATION DETAIL



5 METAL SCREEN WALL DETAIL

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DRAWING TITLE:

DETAILS

SCALE: 1/8"=1'-0"

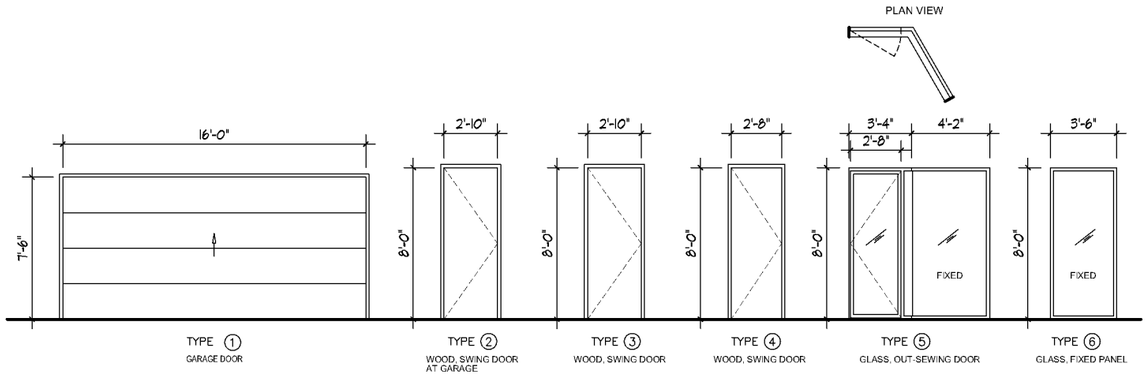
Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

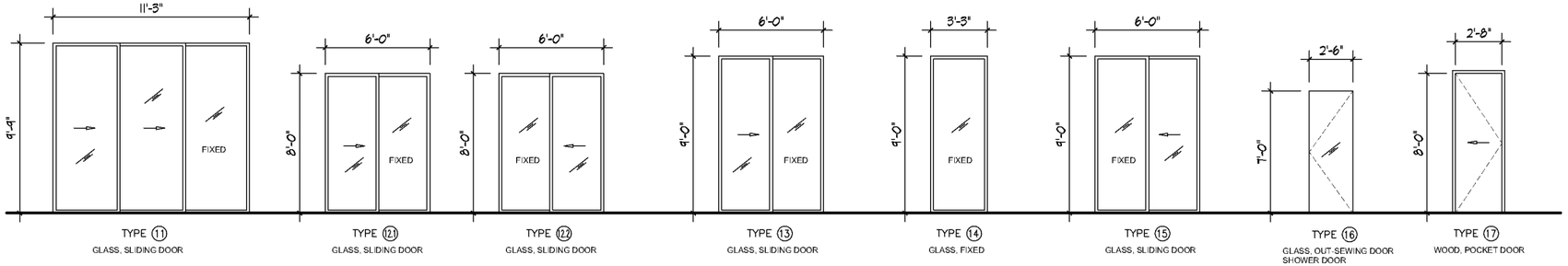
Drawing No.

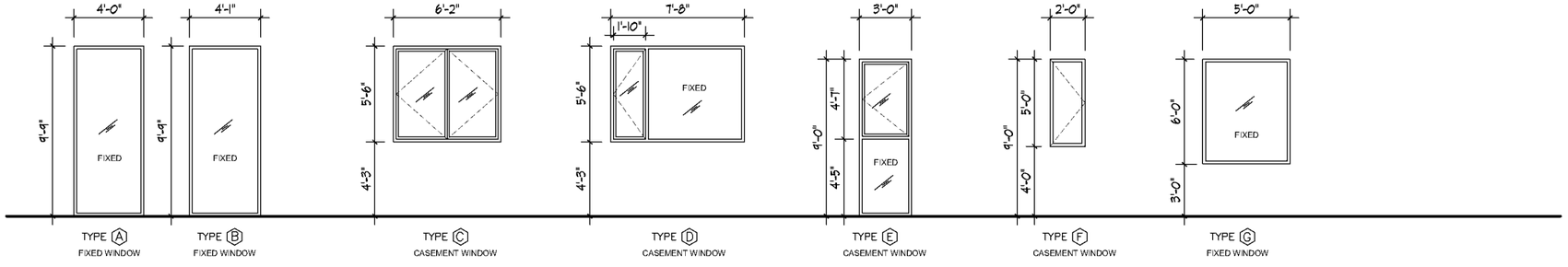
E-10.7

60

PLOT DATE 11/2022







-4' 0 2' 4' 8' 16'

*NO SUBSTITUTION WITHOUT PRIOR DESIGN REVIEW APPROVAL.

DOOR SCHEDULE

TYP.	MAT.	FRAME MAT.	FINISHING	DBL. GLZ	SELF CLOSING	REMARK	TEMP. GL.
1	WD	WD	STAIN			ROLL-UP GARAGE DOOR	
2	WD	WD	STAIN			SWING DOOR	
3	WD	WD	STAIN			SWING DOOR	
4	WD	WD	STAIN			SWING DOOR	
5	AL& GL.	AL	FACTORY PAINT	•		SWING DOOR	•
6	AL& GL.	AL	FACTORY PAINT	•		FIXED GLASS PANEL	•
7	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
8	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
9	WS	WD	STAIN			PIVOT ENTRY DOOR	
10	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
11	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
12	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
22	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
13	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING DOOR	•
14	AL& GL.	AL	FACTORY PAINT	•		FIXED GLASS PANEL	•
15	AL& GL.	AL	FACTORY PAINT	•		GLASS SLIDING POCKET DOOR	•
16	AL& GL.	AL	FACTORY PAINT	•		SWING SHOWER DOOR	•
17	WD	WD	STAIN	•		POCKET DOOR	

WINDOW SCHEDULE

TYP.	MAT.	FRAME MAT.	FINISHING	DBL. GLZ	TEMP. GL.
ALL	AL.& WD.	AL	FACTORY PAINT	•	•

NOTE: ALL OPENINGS TO HAVE SECURITY ALARM SYSTEM

AL : ALUMINUM WD: WOOD GL: GLASS WS: SOLID WOOD AND STEEL

ALL GLAZING IN DOORS MUST BE TEMPERED GLASS (TYP.)
ALL DOORS AND WINDOWS ARE ALUMINUM CLAD WITH INTERIOR WOOD FINISH

HERS FEATURE SUMMARY

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING COMPONENTS TABLES BELOW.

NOTE:

1-DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THE THRESHOLD. EXEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 8" BELOW THE THRESHOLD.
2-ALL WOOD EXTERIOR SWING DOOR ARE SOLID CORE 1.75" THICK MIN.(SMMC 8.48.120.b) MIN. THICKNESS OF WOOD: 9/16", ALUMINUM: 0.0215", FIBERGLASS MIN. DENSITY: 6 OZ/SQ.FT. (SMMC 8.48.120.C),ALL EXTERIOR GLASS PANELS MIN.9/16" THICK (SMMC 8.48.120.d).THE THICKNESS OF THE LARGE GLASS PANELS AND DOORS AND FRAMING SUPPORT MEMBERS AND CONNECTIONS SHALL COMPLY WITH CBC 2010 CHAPTER 24 AND ASCE 7-05 CHAPTER 13.
3-EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (704A.3.2.3)
4- GLAZING IN HAZARDOUS LOCATION SHALL BE TEMPERED 2406.3
a. INGRESS AND EGRESS DOORS.
b. PANELS IN SLIDING OR SWINGING DOORS.
c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND LESS THAN 5' OF WALKING SURFACE.
e. IN WALL ENCLOSING STAIRWAY LANDING.
f. GUARDS AND HANDRAILS
5- PRE STAINED AND PRE FINISHED DOOR AND WINDOWS SHALL BE PROVIDED
6- DOORS AND WINDOWS ARE FROM FLEETWOOD AND ANY SUBSTITUTION REQUIRES PRIOR DESIGN REVIEW APPROVAL.

SECURITY REQUIREMENT NOTES:

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 – DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7)
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (91.6709.1 ITEM 2)
10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)
11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
14. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)
15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
16. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 8" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
17. OTHER OPEN ABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
18. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1
19. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)
21 ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (91.6716)

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DRAWING TITLE:

DOORS AND WINDOWS SCHEDULE

SCALE: 1/8"=1'-0"

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

W-1

61

PLOT DATE 11/2022


Laurus nobilis / Sweet Bay


Olea europea / Olive


Quercus agrifolia / Coast Live Oak


Bulbine frutescens


Clematis Passiflora / Blue Passion Flower


Dianella r. 'Little Rev' / Flax Lilly


Heuchera maxima / Island Alum Root


Muhlenbergia rigens / Deer Grass


Ceanothus horizantalis / Wild Lilac


Ribes viburnifolium / Evergreen Current


Salvia spathacea / Hummingbird Sage


Thymus vulgaris / Common Thyme


Tradescantia zebrina 'Purpusii' / Wandering Jew


Woodwardia fimbriata / Giant Chain Fern


Baccharis p. 'Pigeon Point' / Dwarf Coyote Brush


Phormium hyb. 'Yellow Wave' / New Zealand Flax


Tradescantia pallida

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	* Laurus nobilis	Sweet Bay	15-gal	2	low branching	low 0.3	10'x20'	5
	* Olea europea	Olive	15-gal	2	fruitless	low 0.3	25'x20'	5
	* Quercus agrifolia	Coast Live Oak	24"box	8		low 0.3	25'x40'	15

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	5-gal	36"oc		low 0.3	will cover	3
	* Bulbine frutescens		5-gal	17		low 0.3	24"x24"	3
	Ceanothus horizantalis	Wild Lilac	5-gal	5'oc		low 0.3	will cover	3
	* Clematis Passiflora	Blue Passion Flower	5-gal	9	train to wall	low 0.3	will cover	3
	* Dianella r. 'Little Rev'	Flax Lilly	5-gal	11		low 0.3	24"x30"	3
	Heuchera maxima	Island Alum Root	1-gal	24"oc		low 0.3	12"x24"	3
	* Muhlenbergia rigens	Deer Grass	5-gal	16		low 0.3	48"x48"	3
	* Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	1		low 0.3	48"x48"	3
	* Ribes viburnifolium	Evergreen Current	5-gal	11		low 0.3	48"x60"	3
	Salvia spathacea	Hummingbird Sage	5-gal	48"oc		low 0.3	18"x48"	3
	Thymus vulgaris	Common Thyme	flats	10"oc		low 0.3	6"x24"	3
	Tradescantia pallida		1-gal	6"oc		low 0.3	12"x36"	3
	Tradescantia zebrina 'Purpusii'	Wandering Jew	1-gal	6"oc		low 0.3	12"x36"	3
	* Woodwardia fimbriata	Giant Chain Fern	5-gal	7		low 0.3	48"x48"	3

* Points claimed for low water use plants

LANDSCAPE AREA: 2,532 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

NOTE:
All groundcover areas where plants are 3'oc or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.

REVISIONS DATE
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4230 SALTILLO ST.
LOS ANGELES, CA 91364

PLANTING PLAN

DATE: OCT. 19, 2022
SCALE: 1/16"=1'-0"
JOB NUMBER: 230922
DRAWN BY:

L-1



Laurus nobilis / Sweet Bay



Olea europea / Olive



Quercus agrifolia / Coast Live Oak



Bulbine frutescens



Clematis Passiflora / Blue Passion Flower



Dianella r. 'Little Rev' / Flax Lilly



Heuchera maxima / Island Alum Root



Muhlenbergia rigens / Deer Grass



Ceanothus horizantalis / Wild Lilac



Ribes viburnifolium / Evergreen Current



Salvia spathacea / Hummingbird Sage



Thymus vulgaris / Common Thyme



Tradescantia zebrina 'Purpusii'/ Wandering Jew



Woodwardia fimbriata / Giant Chain Fern



Baccharis p. 'Pigeon Point' / Dwarf Coyote Brush



Phormium hyb. 'Yellow Wave' / New Zealand Flax



Tradescantia pallida

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	* Laurus nobilis	Sweet Bay	15-gal	2	low branching	low 0.3	10'x20'	5
	* Olea europea	Olive	15-gal	2	fruitless	low 0.3	25'x20'	5
	* Quercus agrifolia	Coast Live Oak	24"box	8		low 0.3	25'x40'	15

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	5-gal	36"oc		low 0.3	will cover	3
	* Bulbine frutescens		5-gal	17		low 0.3	24"x24"	3
	Ceanothus horizantalis	Wild Lilac	5-gal	5'oc		low 0.3	will cover	3
	* Clematis Passiflora	Blue Passion Flower	5-gal	18	train to wall	low 0.3	will cover	3
	* Dianella r. 'Little Rev'	Flax Lilly	5-gal	11		low 0.3	24"x30"	3
	Heuchera maxima	Island Alum Root	1-gal	24"oc		low 0.3	12"x24"	3
	* Muhlenbergia rigens	Deer Grass	5-gal	27		low 0.3	48"x48"	3
	* Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	1		low 0.3	48"x48"	3
	* Ribes viburnifolium	Evergreen Current	5-gal	11		low 0.3	48"x60"	3
	Salvia spathacea	Hummingbird Sage	5-gal	48"oc		low 0.3	18"x48"	3
	Thymus vulgaris	Common Thyme	flats	10"oc		low 0.3	6"x24"	3
	Tradescantia pallida		1-gal	6"oc		low 0.3	12"x36"	3
	Tradescantia zebrina 'Purpusii'	Wandering Jew	1-gal	6"oc		low 0.3	12"x36"	3
	* Woodwardia fimbriata	Giant Chain Fern	5-gal	7		low 0.3	48"x48"	3

* Points claimed for low water use plants

LANDSCAPE AREA: 2,532 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

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NOTE:
All groundcover areas where plants are 3'oc or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.

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4230 SALTILLO ST.
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PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT YAEL LIR 3171 Signature 12-31-23 Renewal Date Date STATE OF CALIFORNIA

DATE: OCT. 19, 2022
SCALE: 1/16"=1'-0"
JOB NUMBER: 230922
DRAWN BY:

L-1 63

ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND

DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.	
'RAINBIRD' RWS-B-1402		10	–	.50	
'SUPERIOR' BRASS CONTROL VALVES, #950					
'NIBCO' GATE VALVE T-113					
'CHRISTY' CONCRETE VALVE BOX					
'RAINBIRD' QUICK COUPLER 44 LRC 1"					
'SUPERIOR' 3100 series MASTER VALVE		1"			
'HUNTER' FLOW SENSOR FCT-150 FLOW		1"			
'WILKINS' REGULATOR MODEL 500		1"			
'WILKINS' BACKFLOW PREVENTER 375		W/WYE STRAINER IN CAGE (BFP TO BE PAINTED DARK GREEN)			
'HUNTER' ACC2		LOCATION BY OWNER			
'HUNTER' SOLAR SYNC WIRELESS		LOCATION BY OWNER			
SLEEVING SCH. 40 P.V.C.		TWICE LINE SIZE (MIN.)			
PRESSURE LINE SCH. 40 P.V.C.		1"			
NON-PRESSURE LINE SCH. 40 P.V.C.		SEE PLAN FOR SIZE			
IRRIGATION METER	M	1.5"			
POINT OF CONNECTION	P.O.C.	VERIFY LOCATION ON SITE			

NETAFIM LEGEND

'NETAFIM' LVCZ10075-LF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE	LF	
'NETAFIM' TECHLINE CV TLCV4-18025		BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER		

SIZE / NO. / H — GPM / HYDROZONE

LANDSCAPE AREA:	2,532 SF
IRRIGATION WATER SUPPLY TYPE:	POTABLE WATER SUPPLY

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

10/20/2022

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

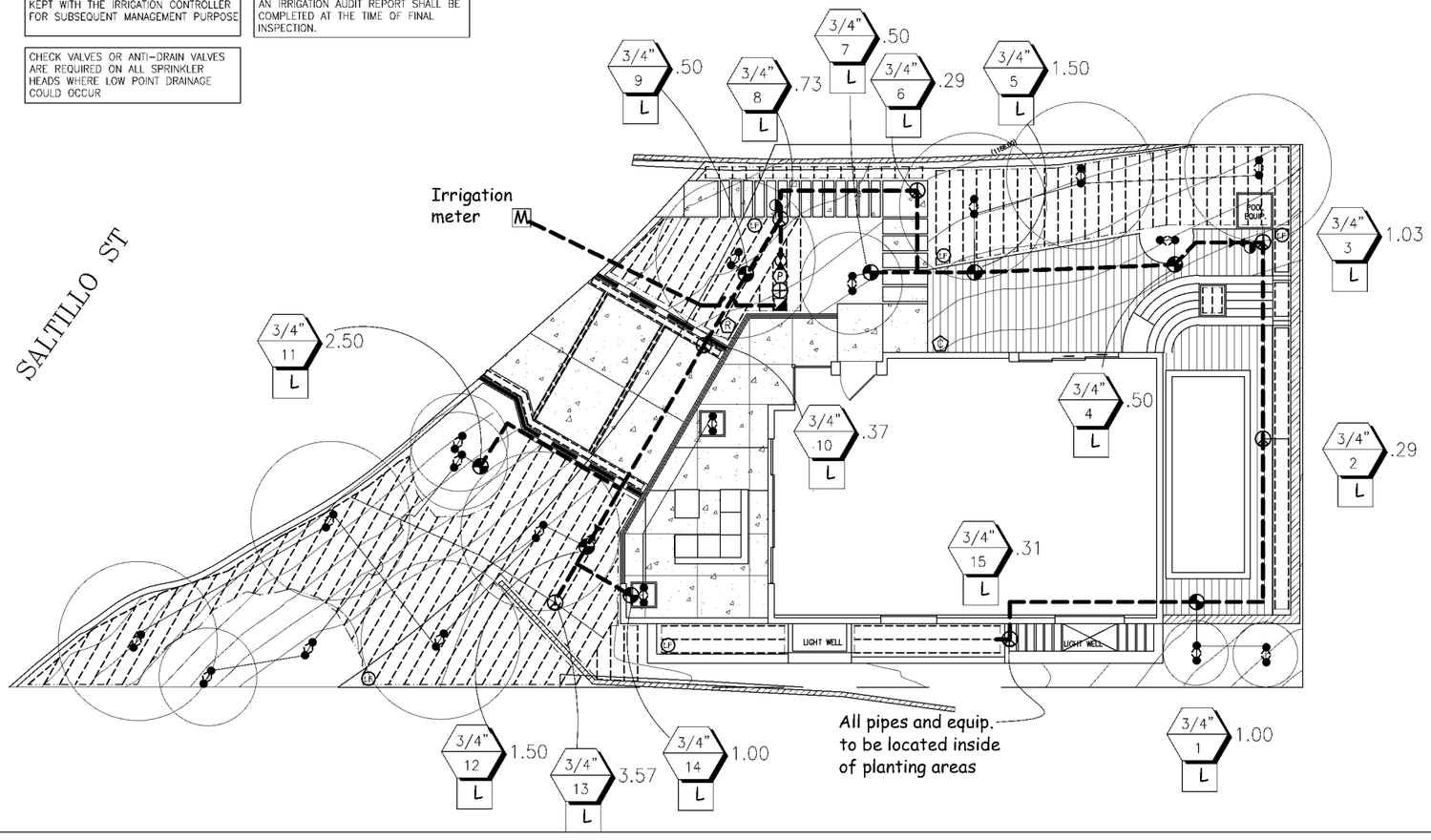
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo): 50.1

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER USE
1 / water use plants	.3	DRIP	.81	.37	20	7.4	229
2 / water use plants	.3	DRIP	.81	.37	85	31.45	976
3 / water use plants	.3	DRIP	.81	.37	350	129.5	4022
4 / water use plants	.3	DRIP	.81	.37	10	3.7	114
5 / water use plants	.3	DRIP	.81	.37	30	11.1	344
6 / water use plants	.3	DRIP	.81	.37	55	20.35	632
7 / water use plants	.3	DRIP	.81	.37	10	3.7	114
8 / water use plants	.3	DRIP	.81	.37	246	91.02	2827
9 / water use plants	.3	DRIP	.81	.37	20	7.4	229
10 / water use plants	.3	DRIP	.81	.37	124	45.88	1425
11 / water use plants	.3	DRIP	.81	.37	50	18.5	574
12 / water use plants	.3	DRIP	.81	.37	30	11.1	344
13 / water use plants	.3	DRIP	.81	.37	1204	445.48	13837
14 / water use plants	.3	DRIP	.81	.37	20	7.4	229
15 / water use plants	.3	DRIP	.81	.37	105	38.85	1206
POOL	1.0	-	-	1.0	173	173	5373
				SUM	**2,532**	**1,045.83**	
ESTIMATED TOTAL WATER USE (ETWU)							**32,475**
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							**43,256**

ETAF CALCULATION

ETAF x AREA	**1,045.83**
TOTAL AREA	**2,532**
AVERAGE ETAF	**.41**



IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
3. ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.
5. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
6. 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
7. BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D.NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
10. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
11. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P.S.I. AND A MAXIMUM FLOW DEMAND OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
12. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
13. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
15. INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
16. PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
17. LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
18. GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
19. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

REVISIONS	DATE
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IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3171
Signature
12-31-23
Renewal Date
Date
STATE OF CALIFORNIA

DATE:	OCT. 19, 2022
SCALE:	1/16"=1'-0"
JOB NUMBER:	230922
DRAWN BY:	

L-2 64



North Elevation



West Elevation



South Elevation



East Elevation

REVISIONS	DATE
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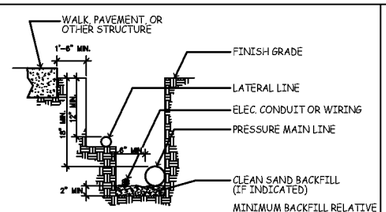
LOS ANGELES, CA 91364

ELEVATION

LICENSED LANDSCAPE ARCHITECT YAEL LIR 3171 12-31-23 Date STATE OF CALIFORNIA

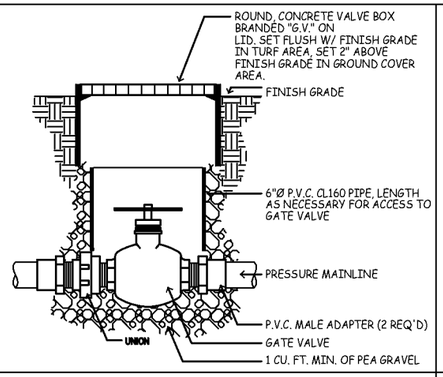
DATE:	OCT. 19, 2022
SCALE:	1/16"=1'-0"
JOB NUMBER:	230922
DRAWN BY:	



NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE & TAPE CONTROL WIRES AT 10' INTERVALS
3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. UNDER PAVED AREAS, ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.).
5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE
6. PIPE DEPTH FOR 2-1/2" AND LARGER SHALL BE 24" MINIMUM.
7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

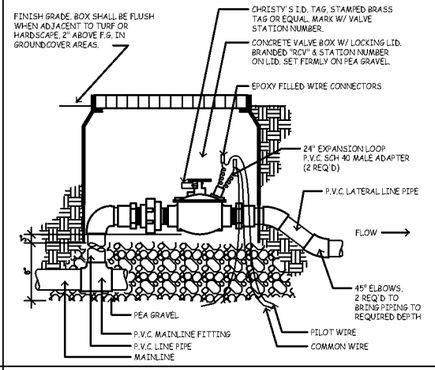
TRENCHING DETAIL

SCALE: N.T.S.
FILE: D_IRR002



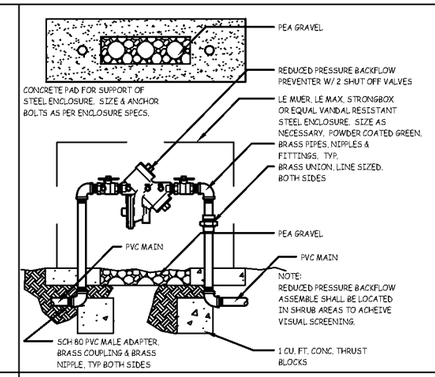
GATE VALVE

SCALE: N.T.S.
FILE: D_IRR003



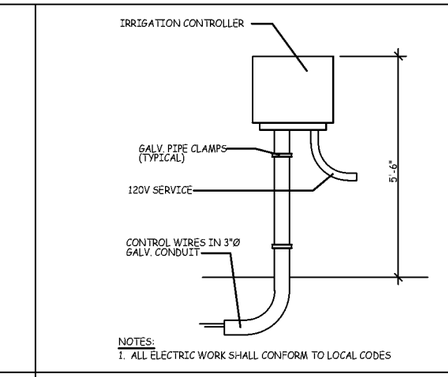
CONTROL VALVE

SCALE: N.T.S.
FILE: D_IRR004



BACKFLOW PREVENTER

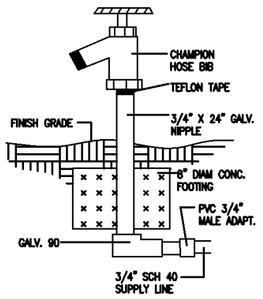
SCALE: N.T.S.
FILE: D_IRR005



NOTES:
1. ALL ELECTRIC WORK SHALL CONFORM TO LOCAL CODES

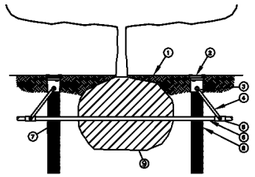
WALL MOUNT CONTROLLER

SCALE: N.T.S.
FILE: D_IRR006



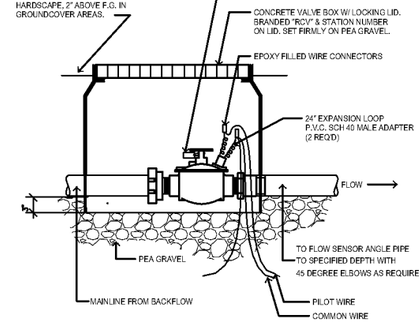
HOSE BIB

SCALE: NTS
FILE: FILENAME


1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1.3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1.3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1.3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10.2 CM) WIDE X 18" (45.7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

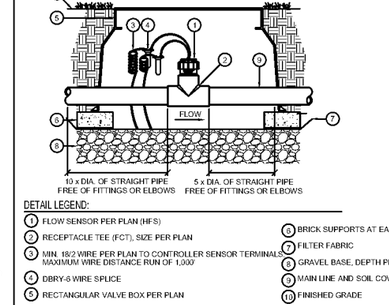
TREE ROOT WATER SYSTEM

SCALE: NTS
FILE: FILENAME



MASTER VALVE

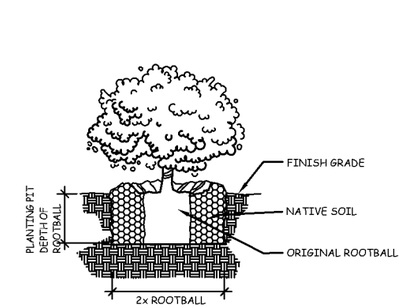
SCALE: N.T.S.
FILE: D_IRR004



DETAIL LEGEND:
1. FLOW SENSOR PER PLAN (HFS)
2. RECEPTACLE TEE (FCT), SIZE PER PLAN
3. MIN. 18/2 WIRE PER PLAN TO CONTROLLER SENSOR TERMINALS MAXIMUM WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE SPLICE
5. RECTANGULAR VALVE BOX PER PLAN
6. BRICK SUPPORTS AT EACH CORNER (4)
7. FILTER FABRIC
8. GRAVEL BASE, DEPTH PER PLAN
9. MAIN LINE AND SOIL COVER PER PLAN
10. FINISHED GRADE

FLOW SENSOR

SCALE: SCALE
FILE: FILENAME



SHRUB PLANTING

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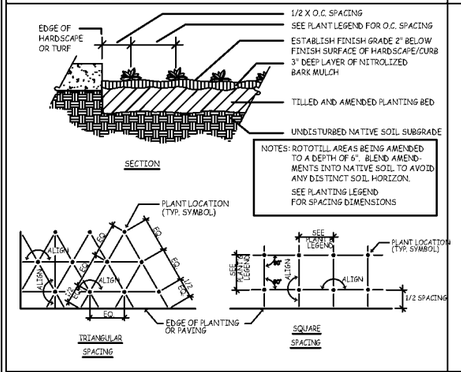

GROUNDCOVER PLANTING

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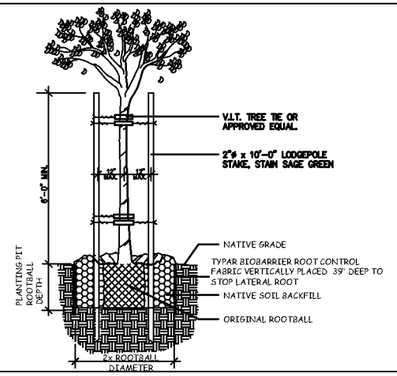

TREE PLANTING & STAKING

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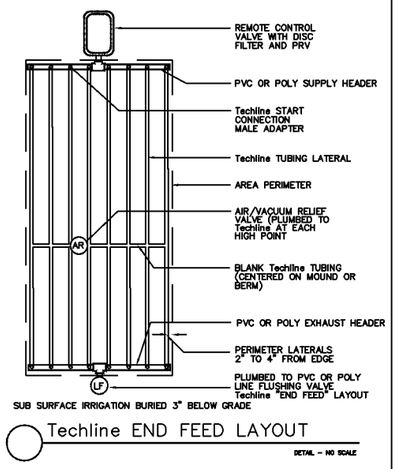

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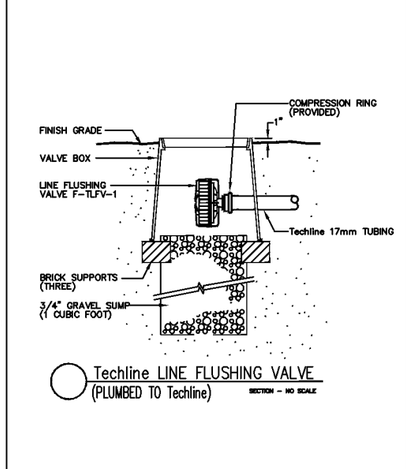
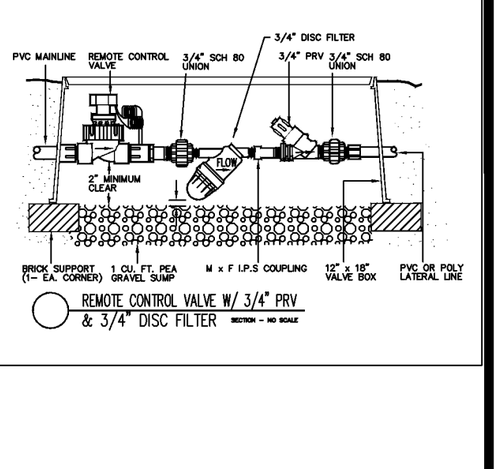
DETAIL - NO SCALE



Techline LINE FLUSHING VALVE (PLUMBED TO Techline)
SECTION - NO SCALE



REMOTE CONTROL VALVE W/ 3/4" PRV & 3/4" DISC FILTER
SECTION - NO SCALE

REVISIONS	DATE
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ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

4230 SALTILLO ST.
LOS ANGELES, CA 91364

DETAIL SHEET

LICENSED LANDSCAPE ARCHITECT — YAEL LIR 3171 — Signature — 12-31-23 Renewal Date — Date — STATE OF CALIFORNIA

DATE:	OCT. 19, 2022
SCALE:	1/16"=1'-0"
JOB NUMBER:	230922
DRAWN BY:	

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

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JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

*ALSO Admitted in Texas

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

December 1, 2025

VIA ELECTRONIC MAIL

South Valley Area Planning Commission
200 N. Spring St., Room 395
Los Angeles, CA 90012
tiffany.corrales@lacity.org
apcsouthvalley@lacity.org

Re: Supplemental Appeal Justification Letter for 4230 N. Saltillo Street ("Project"); Case No.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE

Dear Members of the South Valley Area Planning Commission:

This firm represents Girard Tract Community Preservation ("Association" or "Appellant") with regard to the proposed development located at 4230 N. Saltillo Street ("Project"). This letter supplements the bases for appeal submitted by Appellant on January 3, 2025.

I. Non-Compliance with State Minimum Fire Safe Regulations and Los Angeles Municipal Code Section 57.4908

Appellant explained in its original appeal justification letter that the Project does not comply with the State Minimum Fire Safe Regulations (and consequently with LAMC Section 57.4908). These regulations were adopted by the Board of Forestry in order to protect life and limb during wildfire events after extensive consultation with fire professionals and community members.

Appellant contends that the City cannot make the required findings for approval of the requested entitlements because of the Project's inconsistency with the State Minimum Fire Safe Regulations. It is axiomatic that the failure of the Project to conform to critical fire safety regulations intended to protect human lives adversely affects and further degrades adjacent properties, the surrounding neighborhood and the public health, welfare, and safety.

While the City has already admitted that the Project does not meet the 20-foot roadway requirement in the Hillside Ordinance, Appellant has commissioned an expert report from a licensed Professional Engineer, Brandon Araujo, which confirms that the Project does not meet the requirements in the State Minimum Fire Safe Regulations. Moreover, the City has not conditioned the Project to provide for alternative measures that provide for the "same practical effect." This expert report is attached hereto as **Exhibit A**. Mr. Araujo's report concludes:

> "[A]ccess to the Project does not comply with the Regulations and, consequently, the Project does not comply with LAMC Section 57.4908."

II. Non-Compliance with Chapter 49 of the California Fire Code, Los Angeles Fire Code Section 57.4906.5.2 and Reliance on Inadequate Documents to Confirm CEQA Compliance

Appellant has also commissioned a Protected Tree Report and Chapter 49 Landscape Compliance Review by Diana Nicole, an accredited ecological horticulture professional and tree expert. Ms. Nicole opines as follows: (1) The Record relied on unscaled, "reduce" Tree Survey Maps that are not measurable, (2) The Protected Tree Report is outdated and cannot serve as the appropriate CEQA baseline, and (3) The Landscape Plan does not demonstrate compliance with Chapter 49 of the California Fire Code[1]. This report is attached hereto as **Exhibit B**. Because of these non-compliance issues, the City cannot make the required findings for the requested entitlements, and the appeal should be granted.

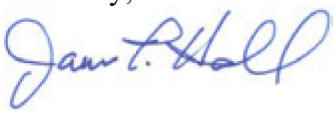
III. Submission of Internal Agency Communications Pursuant Public Resources Code

Finally, attached as **Exhibit C** are internal agency communications produced by the City pursuant to a Public Records Act Request. Appellant is submitting these documents to the Area Planning Commission for inclusion in the Record pursuant to PRC 21167.6(e)(10)(B)(iii).

IV. Conclusion

The Project does not comply with critical fire safety regulations nor comply with the California Environmental Quality Act. As such, the required findings for the requested entitlements cannot be made in the affirmative and the appeal should be granted.

Sincerely,



Jamie T. Hall

[1] Chapter 49 of the California Fire Code may be accessed at https://up.codes/viewer/california/ca-fire-code-2022/chapter/49/requirements-for-wildland-urban-interface-fire-areas#49. The City has adopted the California Fire Code with certain exceptions and modifications not applicable here. See LAMC Section 57.4901.

South Valley Area Planning Commission
4230 N. Saltillo Street
December 1, 2025

EXHIBIT A

December 1, 2025 Project Number 25-03

Attention: Jamie Hall
Channel Law Group
8383 Wilshire Boulevard, Suite 750
Beverly Hills, CA 90211

SUBJECT: State Minimum Fire Safe Regulations Ingress and Egress Requirements and 4320 Saltillo Street

Dear Mr. Hall,

Pursuant to your request, I have performed a field investigation of roadway access to the proposed development project at 4320 Saltillo Street ("Project") with respect to the State Minimum Fire Safe Regulations ("Regulations"), specifically as they pertain to Article 2, Ingress and Egress, and Los Angeles Municipal Code ("LAMC") Section 57.4908 and document any deficiencies. This report presents the findings of my investigation.

EXECUTIVE SUMMARY

The Project is located in the central region of the City of Los Angeles ("City") in the San Fernando Valley. Channel Law Group has hired Brandon Araujo, a professional Civil Engineer registered in the State of California, to conduct a field investigation of roadway access to the Project and prepare a report as to whether roadway access meets the requirements as set forth in California Code of Regulations, Title 14 Natural Resources, Division 1.5 – Department of Forestry and Fire Protection, Chapter 7 – Fire Protection, Subchapter 2 – State Minimum Fire Safe Regulations, Article 2 – Ingress and Egress and incorporated in LAMC Section 57.4908.

Upon completion of his field investigation, Mr. Araujo determined that roadway access to the Project does not meet the Regulations with respect to width and grade and, as such, the Project does not comply with the LAMC Section 57.4908.

See **Exhibit 1, Overview of Roadway Deficiencies,** for an overview of the deficiencies documented in this report. This exhibit, and all other exhibits referenced in this report, can be found in **Attachment 1**.

BACKGROUND

The Project (APN 2172-023-053) is located in the San Fernando Valley region of the City. See **Exhibit 1** for an overview of the location of Project. The Project is located in a designated Very High Fire Hazard Severity Zone.

Channel Law Group hired Brandon Araujo, P.E. to conduct a field investigation and evaluate access to the Project with respect to Article 2, Ingress and Egress, of the Regulations and document any instances where roadway access did not meet the standards set forth therein. The text of the Regulations, as provided by the State of California's Office of Administrative Law, can be found in **Attachment 2**.

PROFESSIONAL CREDENTIALS

Mr. Araujo is a professional Civil Engineer registered in the State of California and has been licensed since January 2010. He has extensive experience reviewing street improvement plans prepared for the public right-of-way and evaluating them based on established standards. He also has extensive experience performing field investigations of public roadway facilities to document existing roadway geometric and/or traffic deficiencies and verifying their compliance with approved plans or established standards. See **Attachment 3** for his resume.

METHODOLOGY

Mr. Araujo conducted a field investigation in a manner consistent with the level of care and skill exercised by members of his profession currently practicing under similar conditions in the Southern California area. His investigation took place on Saturday, April 12, 2025 and Sunday, November 23, 2025. Distances less than 25 feet were measured with a measuring tape, distances greater than 25 feet were measured with a measuring wheel along the ground, and grades were measured with a digital level. Per Section 1270.08, Distance Measurements, of the Regulations "all specified or referenced distances are measured along the ground, unless otherwise stated." Mr. Araujo evaluated six access routes to the Project with respect to the Regulations:

1) Southbound Saltillo Street via Canoga Avenue
2) Southbound Saltillo Street via Rios Street
3) Southbound Saltillo Street via Castillo Street
4) Las Pilas Road via Castillo Street
5) Northbound Saltillo Street via Golondrina Street
6) Northbound Saltillo Street via Mulholland Drive

See **Exhibit 2** for an overview of each access route evaluated.

FINDINGS

Existing Conditions

Below you will find a summary of each of the existing conditions of the roads evaluated in the access routes listed above. Mr. Araujo observed low traffic volumes traveling in both directions of travel at speeds varying from 10 to 25 miles per hour. Unless otherwise noted, all roads are paved with asphalt concrete and serve motor vehicles driving to and from single family residential homes.

Saltillo Street

Saltillo Street's northern terminus is located at the intersection of Canoga Avenue and Saltillo Street. Saltillo Street's southern terminus is located at the intersection of Mulholland Drive and Saltillo Street.

The segment of Saltillo Street from Canoga Avenue to Rios Street ("Segment 1") measures approximately 860 feet long. Saltillo Street lacks curb and gutter along this segment on both sides of the road. Its width, as measured from edge of pavement to edge of pavement, varies from 12 feet and 6 inches to 19 feet. There are no regulatory signs installed prohibiting stopping or parking facing southbound traffic. No Parking Any Time signs are installed facing northbound traffic along the northern portion of this roadway approaching Canoga Avenue.

The segment of Saltillo Street from Rios Street to Castillo Street ("Segment 2") measures approximately 840 feet long. While much of Saltillo Street along this segment lacks curb and gutter on both sides of the road, some properties do feature curb and gutter along their frontages (e.g. 4372 Saltillo Street, 4378 Saltillo Street, etc.) Its width, as measured from edge of pavement to edge of pavement or from curb face to curb face, if applicable, is approximately 20 feet. There are no regulatory signs installed prohibiting stopping or parking in the southbound direction. No Parking Any Time signs are installed facing northbound traffic along this entire segment of Saltillo Street.

The segment of Saltillo Street from Castillo Street to Las Pilas Road ("Segment 3") measures approximately 590 feet long. It features asphalt curbs on both sides of the road aside from the frontage along 4320 Saltillo Street which lacks an asphalt curb. Its width, as measured from curb face to curb face, is approximately 20 feet. There are no regulatory signs installed prohibiting stopping or parking in either the south- or northbound directions.

The segment of Saltillo Street from Las Pilas Road to Golondrina Street ("Segment 4") measures approximately 250 feet long. It lacks curb and gutter on both sides of the road. Its width, as measured from edge of pavement to edge of pavement varies from 14 feet to 16 feet and 8 inches. No Parking Any Time signs are installed facing traffic in both the south- or northbound directions.

The segment of Saltillo Street from Golondrina Street to Escondido Street (North) ("Segment 5"), measures approximately 520 feet long. It lacks curb and gutter on both sides of the road. Its width, as measured from curb face to curb face, varies from 16 feet to 20 feet. No Parking signs are installed facing southbound traffic along this entire segment. There are no regulatory signs installed prohibiting stopping or parking in the northbound direction.

The segment of Saltillo Street from Escondido Street (North) to Mulholland Drive ("Segment 6"), measures approximately 750 feet long. It features curb on gutter on both sides of the road. Its width, as measured from curb face to curb face, is approximately 24 feet. There are no regulatory signs installed prohibiting stopping or parking in either the south- or northbound directions.

Rios Street

Rios Street's western terminus is located at the intersection of Canoga Avenue and Rios Street. Rios Street's eastern terminus is located at the intersection of Rios Street and Saltillo Street.

Rios Street lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures less than 24 feet. There are no regulatory signs installed prohibiting stopping or parking facing eastbound traffic. No Parking Any Time signs are installed facing westbound traffic.

Castillo Street

Castillo Street's western terminus is located at the intersection of Canoga Avenue and Castillo Street. Castillo Street's eastern terminus is located at the intersection of Castillo Street and Saltillo Street.

Castillo Street lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures approximately 20 feet. No Parking Any Time signs are installed facing eastbound traffic. There are no regulatory signs installed prohibiting stopping or parking facing westbound traffic.

Las Pilas Road

Las Pilas Road's western terminus is located at the intersection of Castillo Street and Las Pilas Road. Las Pilas Road's eastern terminus is located at the intersection of Las Pilas Road and Saltillo Street.

Las Pilas Road lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures 16 to 18 feet. No Parking Any Time signs are installed facing both directions of traffic.

Golondrina Street, from Canoga Avenue to Saltillo Street

This segment of Golondrina Street's western terminus is located at the intersection of Canoga Avenue and Golondrina Street. The eastern terminus of this segment is located at the intersection of Golondrina Street and Saltillo Street.

Golondrina Street, from Canoga Avenue to Saltillo Street, lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures approximately 18 feet. No Parking Any Time signs are installed facing both directions of traffic.

Facility Determinations

Article 2 of the Regulations refers to three different types of facilities: driveways, one-way roads, and two-way roads.

Section 1270.01(i) of the Regulations defines a "driveway" as follows: "A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale." A "road," on the other hand, is defined in Section 1270.01(y) as follows: "A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy."

Since the five roadways evaluated (i.e. Saltillo Street, Rios Street, Castillo Street, Las Pilas Road, and Golondrina Street) are public vehicular pathways to more than four (4) Residential Units based on my personal observations and review of the number of homes utilizing the City's Zone Information and Map Access System ("ZIMAS"), they cannot be considered driveways as defined by the Regulations.

For all five roadways evaluated, traffic control signs are installed facing both directions of traffic consistent with a two-way road. In addition, since there are no traffic signs nor pavement

markings nor physical barriers prohibiting or discouraging motor vehicle travel in either direction, none of the five roadways can be considered a one-way road.

Since all five roadways are public vehicular pathways to more than four residential units and serve traffic in the both directions, each was evaluated based on the Regulations' requirements for a two-way road.

Types of Deficiencies

In my evaluation, I found two types of deficiencies: deficiencies with respect to the Regulations' requirements for road width and road grade. The requirements for a two-way road are found in Section 1273.01(a) of the Regulations. Section 1273.01(a) states:

> All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements.

The requirements for grade are found in Section 1273.03 of the Regulations. Section 1273.03 states:

> (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
> (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.[1]"

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[1] Same Practical Effect is defined in Section 1270.1 of the Regulations:

> As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:
> (1) access for emergency wildland fire equipment,
> (2) safe civilian evacuation,
> (3) signing that avoids delays in emergency equipment response,
> (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
> (5) fuel modification sufficient for civilian and fire fighter safety.

ACCESS ROUTE DEFICIENCIES

Access Route 1: Southbound Saltillo Street via Canoga Avenue

Segment 1 of Saltillo Street varies in width from 12 and a half feet to 16 and a half feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.1** for a photograph of this segment of Saltillo Street looking westward.

Segment 2 of Saltillo Street measures approximately 20 feet in width. However, parking is permitted in the southbound direction. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.2** for a photograph of this segment of Saltillo Street looking southward.

Segment 3 of Saltillo Street measures approximately 20 feet in width. However, parking is permitted in the both the south- and northbound directions. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.3** for a photograph of this segment of Saltillo Street looking southward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 2: Southbound Saltillo Street via Rios Street

As stated above, while Segments 2 and 3 of Saltillo Street measure approximately 20 feet in width, the presence of parked vehicles along either of these segments reduces the available roadway by 8 feet.

Rios Street measures approximately 24 feet in width. However, parking is permitted in the eastbound direction of travel (along the south side of the road). The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along Rios Street is less than the 20 feet required. See **Exhibit 3.4** for a photograph of this segment of Rios Street looking westward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does

not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 3: Southbound Saltillo Street via Castillo Street

As stated under Access Route 1, while Segment 3 of Saltillo Street measure approximately 20 feet in width, the presence of parked vehicles reduces the available roadway by 8 feet.

Castillo Street measures approximately 20 feet in width. However, parking is permitted in the westbound direction of travel (along the north side of the road). The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along Castillo Street is less than the 20 feet required. See **Exhibit 3.5** for a photograph of this segment of Castillo Street looking westward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908

Access Route 4: Las Pilas Road via Castillo Street

Las Pilas Road varies in width from 16 feet to 18 feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.6** for a photograph of Las Pilas Road looking westward.

Furthermore, during the field investigation, Las Pilas Road was found to have a grade in excess of 16 percent at two locations: one location is found near the intersection of Las Pilas Road and Castillo Street, the second location is found in front of 21318 Las Pilas Road. Photographs showing the grade in excess of 16 percent at these locations are provided in **Exhibits 3.7** and **3.8**, respectively.

Since Las Pilas Road does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress and its grade exceeds the 16 percent without any evidence of the City providing mitigation for Same Practical Effect, this access route does not meet the Regulations' requirements with respect to width and grade and, consequently, does not comply with LAMC Section 57.4908

Access Route 5: Northbound Saltillo Street via Golondrina Street

Segment 4 of Saltillo Street varies in width from 14 feet to 18 feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.9** for a photograph of this segment of Saltillo Street looking southward.

Golondrina Street measures approximately 18 feet in width. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.10** for a photograph of Golondrina Street looking eastward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 6: Northbound Saltillo Street via Mulholland Drive

Segment 6 of Saltillo Street measures approximately 24 feet in width. However, parking is permitted in the both the north- and southbound directions. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.11** for a photograph of this segment of Saltillo Street looking southbound.

Segment 5 of Saltillo Street measures up to 20 feet in width. The frontage in front of 4170 Saltillo Street is approximately 16 feet wide. See **Exhibit 3.12** for a photograph of Saltillo Street in front of 4170 Saltillo Street looking southward. The remainder of Segment 5 north of 4170 Saltillo Street is approximately 20 feet wide, but the presence of parking reduces the amount of width provided along this segment to less than the 20 feet required.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

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CONCLUSION

Access to the Project does not comply with the State Minimum Fire Safe Regulations as they pertain to Article 2, Ingress and Egress.

Specifically, access to the Project via southbound Saltillo Street via Canoga Avenue does not comply since the width of Segment 1 of Saltillo Street is less than 20 feet and the presence of parking on Segments 2 and 3 limits the width of roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via southbound Saltillo Street via Rios Street does not comply since the presence of parking on Saltillo Street and Rios Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via southbound Saltillo Street via Castillo Street does not comply since the presence of parking on Saltillo Street and Castillo Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via Las Pilas Road via Castillo Street does not comply since the presence of parking on Castillo Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet, the width of Las Pilas Road is less than 20 feet, and the grade of Las Pilas Road exceeds 16 percent in multiple locations without any evidence of the City providing mitigations to provide for Same Practical Effect

Access to the Project via northbound Saltillo Street via Golondrina Street does not comply since the width of Golondrina Street is less than 20 feet and the width of a segment of Saltillo Street south of the project is less than 20 feet.

Access to the Project via northbound Saltillo Street via Mulholland Drive does not comply with the Regulations since multiple segments of Saltillo Street north of Escondido Street (North) have a width of less than 20 feet and the presence of parking on Saltillo Street from Escondido Street (North) to Mulholland Drive limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Each of the six routes to the Project do not meet the Regulations requirements with respect to Ingress and Egress. Moreover, I have reviewed the Letter of Determination issued by the City on December 19, 2024, and do not see any special conditions imposed by the City to provide the "Same Practical Effect" as defined in Section 1270.1 of the Regulations. Therefore, access to the Project does not comply with the Regulations and, consequently, the Project does not comply with LAMC Section 57.4908.

If you have any further questions, please let me know.

Sincerely,



Brandon Araujo, P.E.
R.C.E 75996

Attachments

1) Exhibits
2) State Minimum Fire Safe Regulations, Article 2, Ingress and Egress
3) Brandon Araujo's Resume

ATTACHMENT 1

EXHIBITS

Exhibit 1

Overview of Roadway Deficiencies

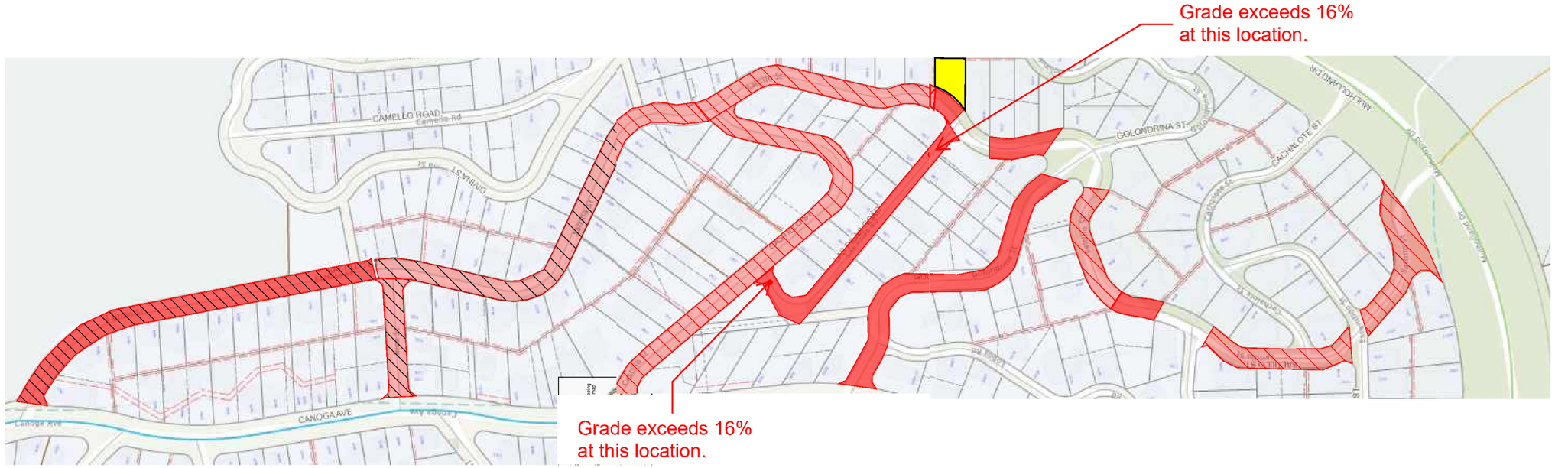


Exhibit 1 - Overview of Roadway Deficiencies

Exhibit 2

Overview of Access Routes

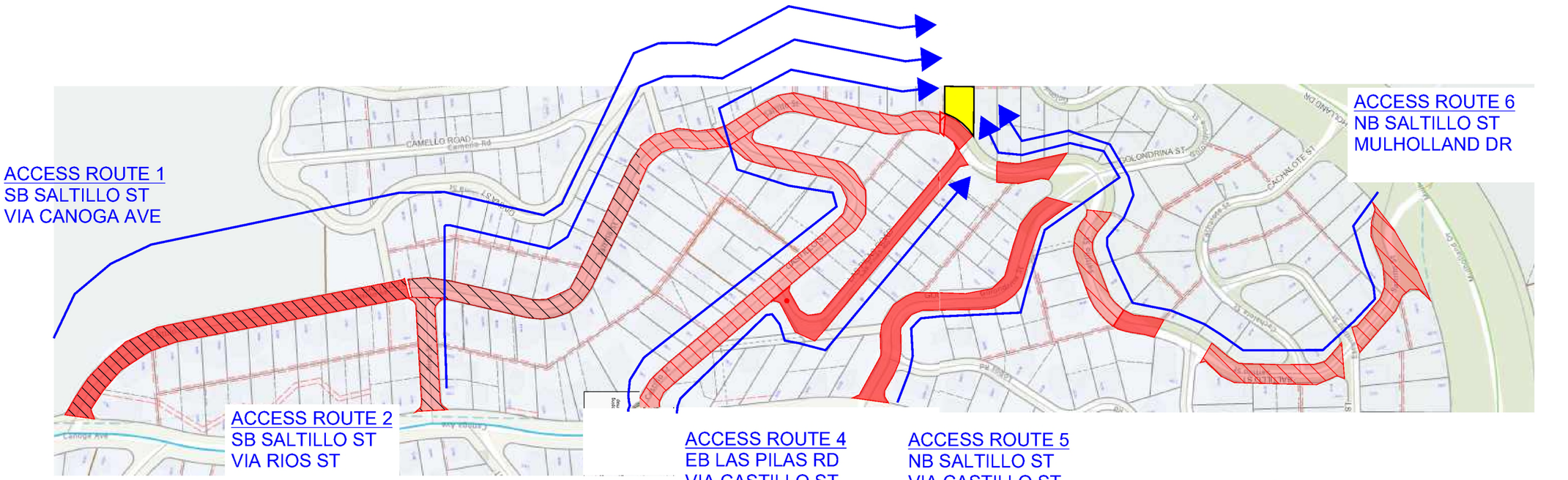


Exhibit 2 - Overview of Access Routes

Exhibit 3.1

Photograph of Saltillo Street – Segment 1 Looking Westward



Exhibit 3.1: Photograph of Saltillo Street – Segment 1 Looking Westward

Exhibit 3.2

Photograph of Saltillo Street – Segment 2 Looking Southward



Exhibit 3.2: Photograph of Saltillo Street – Segment 2 Looking Southward

Exhibit 3.3

Photograph of Saltillo Street – Segment 3 Looking Southward



Exhibit 3.3: Photograph of Saltillo Street – Segment 3 Looking Southward

Exhibit 3.4

Photograph of Rios Street Looking Westward



Exhibit 3.4: Photograph of Rios Street Looking Westward

Exhibit 3.5

Photograph of Castillo Street Looking Westward



Exhibit 3.5: Photograph of Castillo Street Looking Westward

Exhibit 3.6

Photograph of Las Pilas Road Looking Westward



Exhibit 3.6: Photograph of Las Pilas Road Looking Westward

Exhibit 3.7

Photograph of Digital Level on Las Pilas Road Near Its Intersection with Castillo Street



Exhibit 3.7: Photograph of Digital Level on Las Pilas Road Near Its Intersection with Castillo Street

Exhibit 3.8

Photograph of Digital Level In Front of 21318 Las Pilas Road



Exhibit 3.8: Photograph of Digital Level In Front of 21318 Las Pilas Road

Exhibit 3.9

Photograph of Saltillo Street - Segment 4 Looking Southward

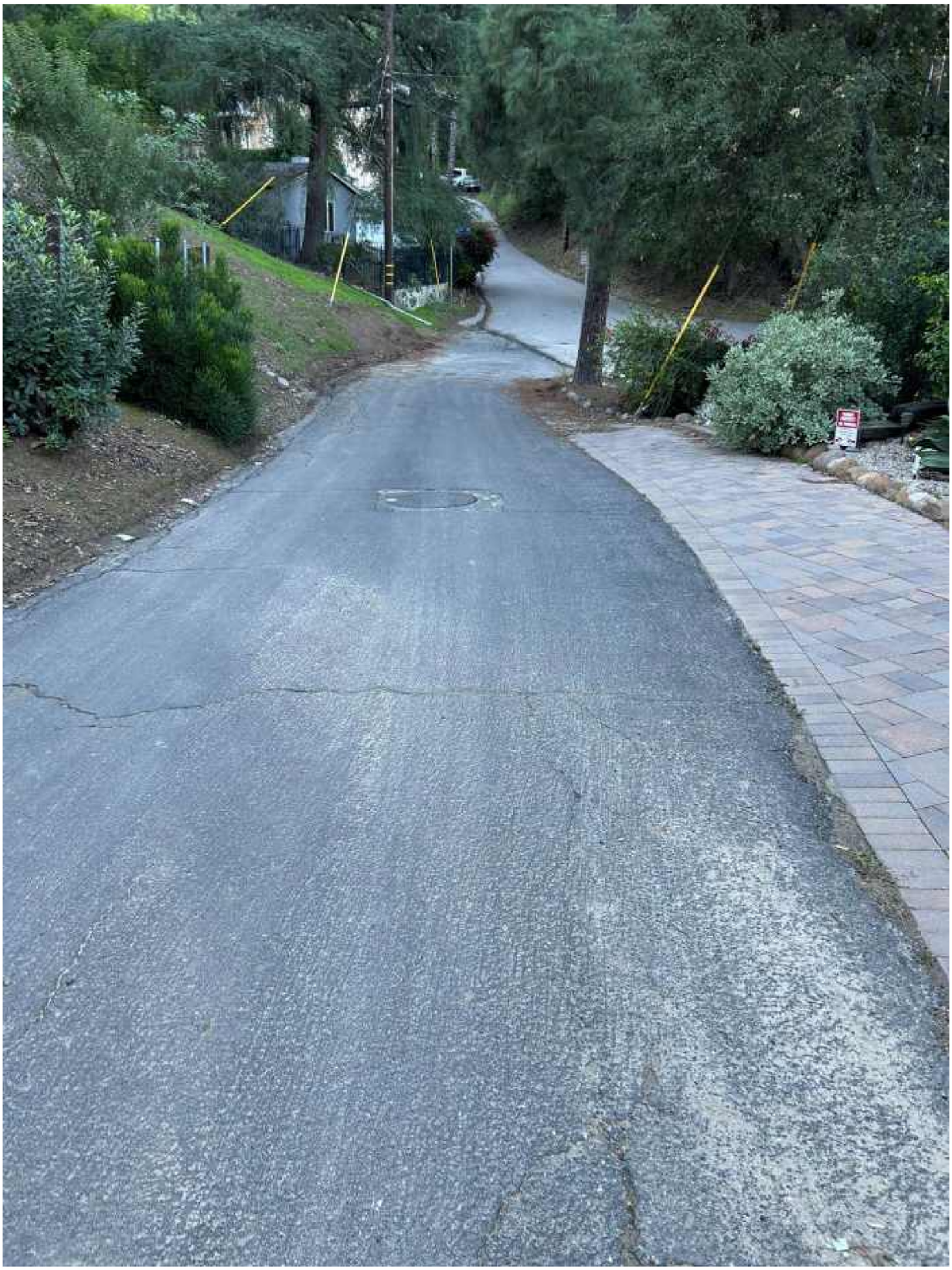


Exhibit 3.9: Photograph of Saltillo Street – Segment 4 Looking Southward

Exhibit 3.10

Photograph of Golondrina Street Looking Eastward

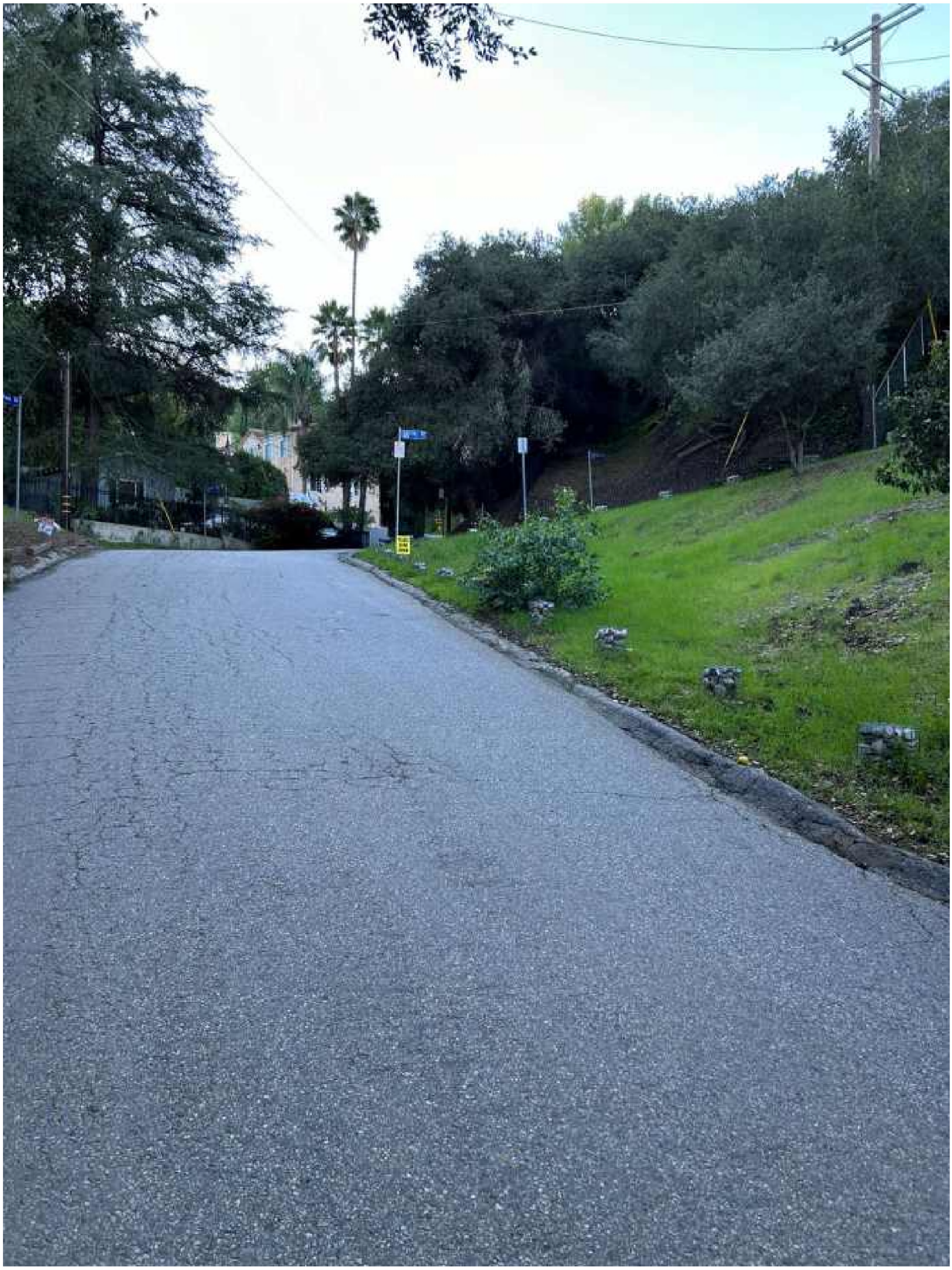


Exhibit 3.10: Photograph of Golondrina Street Looking Eastward

Exhibit 3.11

Photograph of Saltillo Street – Segment 6 Looking Southbound



Exhibit 3.11: Photograph of Saltillo Street – Segment 6 Looking Southbound

Exhibit 3.12

Photograph of Saltillo Street In Front of 4170 Saltillo Street Looking Southward



Exhibit 3.12: Photograph of Saltillo Street In Front of 4170 Saltillo Street Looking Southward

ATTACHMENT 2

State Minimum Fire Safe Regulations
Article 2, Ingress and Egress

California Code of Regulations
Title 14 Natural Resources
Division 1.5 – Department of Forestry and Fire Protection
Chapter 7 – Fire Protection
Subchapter 2 – State Minimum Fire Safe Regulations
Article 2 – Ingress and Egress
§ 1273.00 - Intent
§ 1273.01 - Width
§ 1273.02 - Road Surface
§ 1273.03 - Grades
§ 1273.04 - Radius
§ 1273.05 - Turnarounds
§ 1273.06 - Turnouts
§ 1273.07 - Road and Driveway Structures
§ 1273.08 - Dead-End Roads
§ 1273.09 - Gate Entrances

§ 1273.00 - Intent
Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01 - Width
(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.
(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.
(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.
(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02 - Road Surface
(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.
(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.
(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

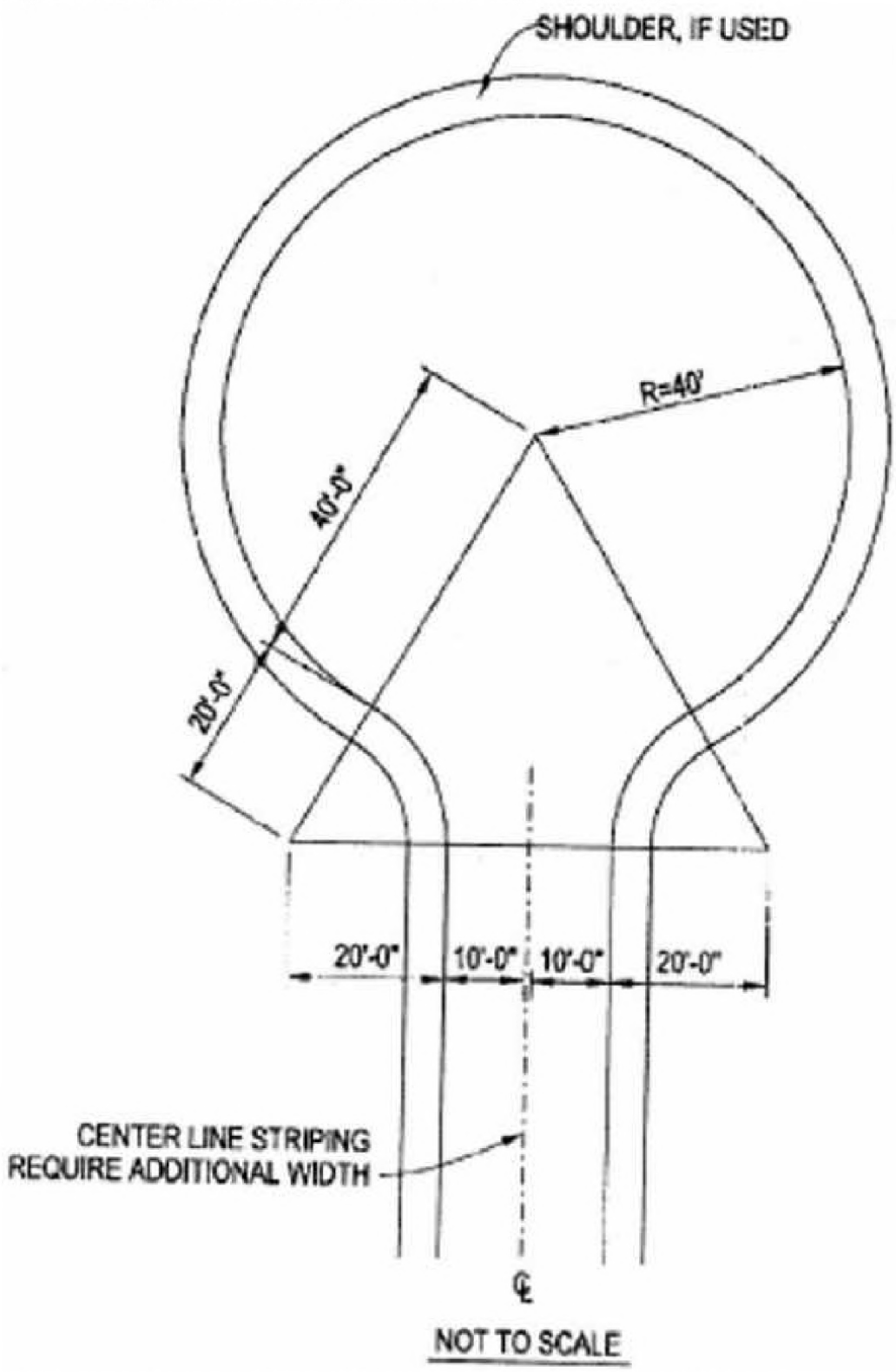
§ 1273.03 - Grades
(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04 – Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
(b) The length of vertical curves in *Roadway*s, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

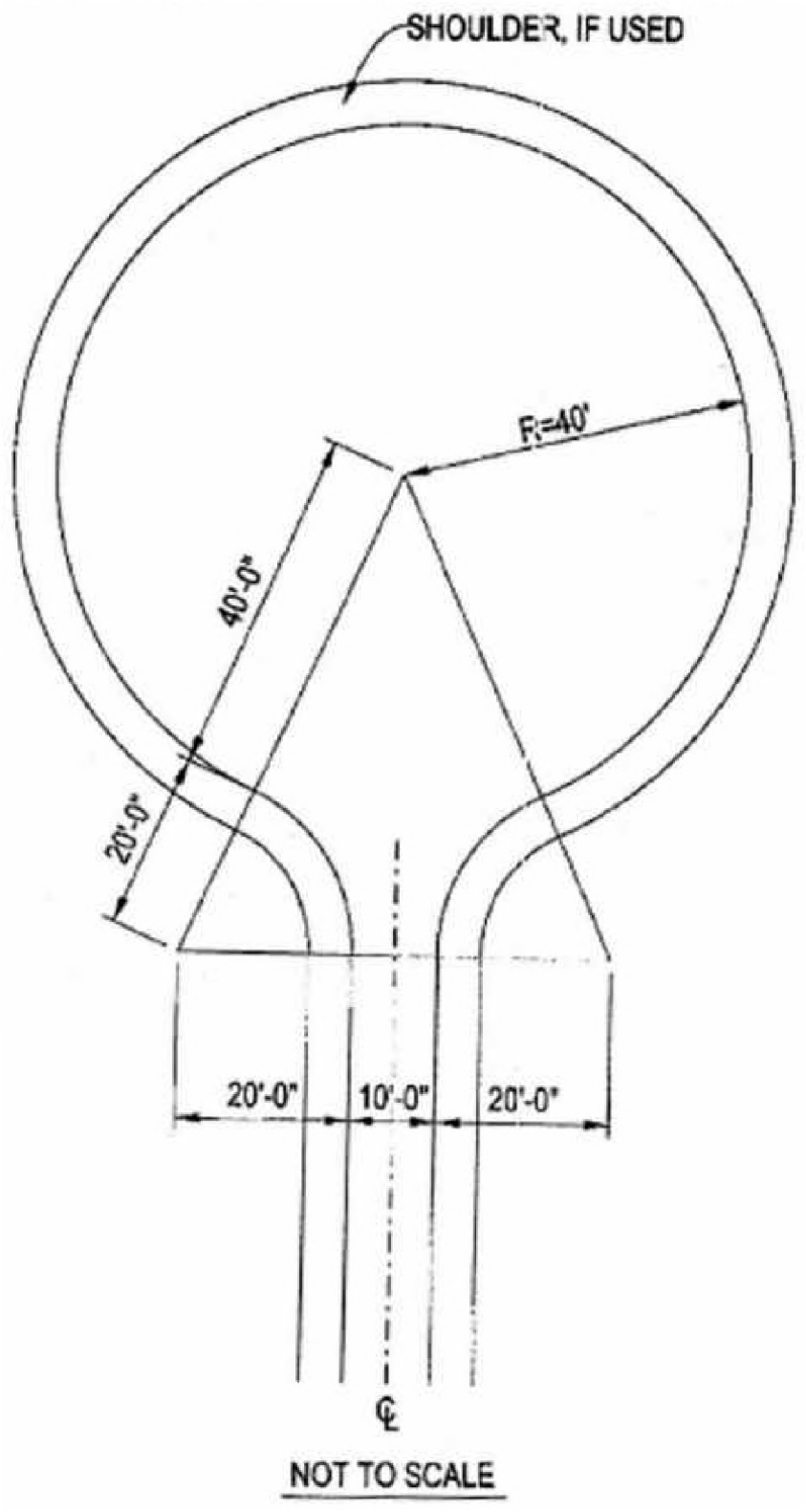
§ 1273.05 – Turnarounds
(a) Turnarounds are required on Driveways and Dead-end Roads.
(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
Figure A/Image 1 is a visual representation of paragraph (b).



(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

Figure B/Image 2 is a visual representation of paragraph (b).



§ 1273.06 – Turnouts
Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07 - Road and Driveway Structures
(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08 - Dead-End Roads
(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
parcels zoned for less than one acre - 800 feet
parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet
All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.
(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09 - Gate Entrances
(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.
(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.
(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

ATTACHMENT 3

Brandon Araujo's Resume

BRANDON J. ARAUJO, P.E.
(626) 252-1523
brjaraujo@gmail.com

EDUCATION:
Stanford University, Master of Science, Structural Engineering & Geomechanics, June 2008
Stanford University, Bachelor of Science, Civil & Environmental Engineering, June 2007

EXPERIENCE:
City of Hermosa Beach, *Senior Engineer*, Hermosa Beach, CA (05/2024 – PRESENT)
- Project Manager for the complex, multi-agency Greenwich Village Underground Utility Assessment District.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Possessed excellent organizational skills and ability to manage multiple projects with competing deadlines.
- Administered the Bid & Award phase of projects: issued Notice Inviting Bids, responded to questions, evaluated bids, and recommended project award. Administered contracts after award. Ensured Contractor compliance with the City's contract documents.
- Applied for outside funding for City projects; administered funding and followed reporting requirements as required. Prepared requests for reimbursement and administered grant funds.
- Coordinated assigned activities with other divisions, departments, and outside agencies; attended and participated in professional group meetings.
- Prepared staff reports, and presentation materials, for City Council
- Assisted with, planning, budgeting, and administration of the city-wide Capital Improvement Program, Public Works operating budget, and associated projects.
- Responded to, and resolved, difficult inquiries and complaints from the property owners, contractors, and others regarding Public Works projects and activities.
- Responded to questions and inquiries from a variety of sources regarding department functions.
- Communicated clearly and concisely, both orally and in writing; and established and maintained effective working relationships with those contacted in the course of work.

City of Los Angeles, **Bureau of Engineering**, *Civil Engineer*, Los Angeles, CA (02/2022 – 05/2024)
- Project Manager of a variety of complex Capital Improvement Projects, planned, directed, and coordinated, through subordinates, a variety of complex professional civil engineering assignments related to the delivery of a project portfolio with a construction value of over $100,000,000.
- Served as the project manager on complex Capital Improvement Projects.
- Managed the preparation and performed technical reviews of engineering plans, specifications, construction estimates, and construction bid documents for public works projects.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Supervised the preparation of special engineering studies and prepared technical reports.
- Possessed excellent organizational skills and the demonstrated the ability to manage multiple projects with competing deadlines.
- Lead, mentored, reviewed, and monitored the work of staff responsible for performing professional engineering work.

- Directed and supervised the technical and administrative work of consultants. Ensured consultant compliance with City standards, specifications, and budget.
- Recommended procedural improvements and modifications.
- Prepared the Bureau's manual on the administration of special assessment and improvement districts.
- Responded to, and resolved, difficult inquiries and complaints from contractors regarding Public Works projects and activities.
- Communicate clearly and concisely, both orally and in writing; and establish and maintain effective working relationships with those contacted in the course of work.

City of Los Angeles, Department of Transportation, Los Angeles, CA (11/2019 – 02/2022)
Transportation Engineer (11/2021-02/2022)
- Transportation Engineer for Vision Zero's Safety Engineering group.
- Worked on implementing lower speed limits throughout the City in response to AB43
- Worked on various policies, programs, and projects to reduce the number of people killed or severely injured in automobile collisions in the City.

Transportation Engineering Associate II (11/2019-11/2021)
- Member of the Metro Programs Division—a one-stop, on-demand service dedicated solely to the Department's review of all of Metro's capital improvement programs within City limits.
- Reviewed, checked, verified, and critiqued the technical validity of Metro's plans to remove and replace all of their transportation system's red light enforcement cameras.
- Communicated effectively, both orally and in writing, with Metro to report the City's findings, explain our positions, and respond to their questions, comments, or concerns.

City of Vernon, *Project Engineer*, Vernon, CA (12/2016 – 11/2019)
- Performed complex professional engineering duties involved in the design and development of the federally-funded Atlantic Boulevard Bridge Widening over the Los Angeles River.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Possessed excellent organizational skills and ability to manage multiple projects with competing deadlines.
- Issued grading and storm drain permits for private developments as required and ensures\d compliance and conformance with scope of work standards and specifications. Performed inspection of work in the field by contractors and developers for the City's grading and storm drain permits.
- Performed the development, advertising, and selection process for professional services. Evaluated proposals and recommended project award. Negotiated and administered contracts after award. Ensured consultant compliance with City standards, specifications, and budget.
- Applied for outside funding for City projects; administered funding and followed reporting requirements as needed. Prepared and administered grant funds.
- Coordinated assigned activities with other divisions, departments, and outside agencies; attended and participated in professional group meetings.
- Prepared staff reports, and presentation materials, for City Council, Vernon Business and Industry Commission, and other public meetings and represented the City as required.
- Assisted with, planning, budgeting, and administration of the city-wide Capital Improvement Program, Public Works operating budget, and associated projects.

- Responded to, and resolved, difficult inquiries and complaints from the property owners, contractors, and others regarding Public Works projects and activities.
- Responded to questions and inquiries from a variety of sources regarding department functions.
- Communicated clearly and concisely, both orally and in writing; and established and maintained effective working relationships with those contacted in the course of work.

Orange County Public Works, Santa Ana, CA (9/2011 – 12/2016)
Civil Engineer (9/2015-12/2016)
- Planned, laid out, directed, reviewed, and controlled the work of a group of engineering staff.
- Supervised, trained, and evaluated subordinate personnel.
- Supervised the preparation of the temporary traffic control and detour plans for the slurry sealing of all of the collectors and arterial highways within Ladera Ranch.
- Responsible for the Traffic Engineering department's review and approval of the 4.75-mile-long extension of the 241 Toll Road.
- Responsible for the department's review and approval of street improvement plans prepared for arterial and collector streets in new planned communities.
- Initiated the hiring process for Temporary Extra-Help employees: advertised the position, evaluated resumes, interviewed potential candidates, and selected candidates.

Acting Senior Civil Engineer (5/2015-8/2015)
- Managed the Traffic Studies section of the Traffic Engineering Department.
- Planned, laid out, directed, reviewed, and controlled the work of a group of engineering staff to achieve organizational and project objectives in a timely manner.
- Coordinated the work of the Traffic Studies unit to review traffic studies, county property permits, street improvement plans, and signing and striping plans submitted to the Department for review and approval.
- Responsible for the Division's review of tentative tract maps prepared for new planned communities in south Orange County.

Civil Engineer (10/2012-5/2015)
- Prepared plans, specifications, and estimates for traffic-related items for the County's roadway CIP.
- Prepared temporary traffic control plans for construction and permanent signing and striping plans.
- Conducted field inspections of temporary traffic control, signing, and striping.
- Responded to and resolved difficult complaints related to construction projects.
- Made presentations to the general public regarding construction projects.

REGISTRATION:
- Professional Civil Engineer, State of California (License #75996)
- Water & Wastewater Treatment Certificate, Loyola Marymount University
- Building Plans Examiner, International Code Council (Certificate #9703625)

TRAINING:
Geometric Design for California, Institute of Transportation Studies, UC Berkeley
Resident Engineers Academy, Local Technical Assistance Program, Caltrans

SKILLS: MicroStation, AutoCAD, Microsoft Project, SmartSheet, Microsoft Excel, Microsoft Word

South Valley Area Planning Commission
4230 N. Saltillo Street
December 1, 2025

EXHIBIT B

PROTECTED TREE REPORT &
CHAPTER 49 LANDSCAPE COMPLIANCE REVIEW
4230 Saltillo

PREPARED FOR :

JAMIE T. HALL
CHANNEL LAW GROUP, LLP

BY: DIANA NICOLE ZOGRAN, MS
November 28, 2025

OVERVIEW :

The Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ), which establishes defensible space, vegetation clearance and landscaping requirements. As such, it is subject to vegetation management regulations under L.A.M.C. 57.4906.5.2 and Chapter 49 of the California Fire Code, which was adopted in 2023 by the Los Angeles Department of Building and Safety (LADBS) for new construction within Wildland-Urban Interface areas. Chapter 49 includes the development of minimum requirements for defensible space and landscape plans and long-term vegetation management to reduce the hazards of fire in the VHFHSZ.

SCOPE OF WORK:

The applicant has requested the removal of two protected Coast live oak trees (Quercus agrifolia) with a mitigation planting scheme of four 15 gallon or 24 inch box sized Quercus agrifolia trees I have reviewed the tree removal and landscape plans, and conclude that City cannot lawfully rely on the submitted materials to support compliance with the City's Protected Tree Ordinance, Chapter 49 or CEQA findings of "no impact" or "less than significant impact."

These regulations require strict adherence to spacing, height, clearance from structures, and fuel load reductions, all designed to minimize fire risk. These requirements apply to both new construction and associated landscaping, including mitigation plantings.

OBSERVATIONS AND COMMENTS:

This memorandum identifies deficiencies in the 4230 Saltillo Street project record relevant to CEQA compliance, including the absence of measurable, scaled plan sheets, reliance on an outdated tree report or biological baseline, and failure to demonstrate conformance with the City's Protected Tree Ordinance and Chapter 49 (Wildland-Urban Interface Fire Areas) of the California Fire Code.

I. THE RECORD RELIES ON UNSCALED, "REDUCED" TREE SURVEY MAPS THAT ARE NOT MEASURABLE

A. Appendix A.1 and A.2 are explicitly labeled "reduced"

The project's Protected Tree Report includes **Appendix A.1** ("Tree Location – Survey Map, Reduced") and **Appendix A.2** ("Tree Replacement Map, Site Plan Reduced"). These sheets:

- contain no graphic scale bar,
- contain no printed numeric scale,
- contain no dimension strings, and
- have been reduced from their original sheet size.

Because the reduction ratio is unknown, these diagrams cannot be measured or scaled.

B. Reduced diagrams cannot constitute substantial evidence

CEQA Guidelines §15384 requires information that can be independently verified.

Because plan sheets are reduced and lack any physical or digital measurement reference:

- Tree-to-structure distances cannot be calculated.
- Dripline radii cannot be confirmed.
- Root-zone encroachment cannot be evaluated.
- Spacing between mitigation oaks cannot be checked.
- No defensible-space clearance distances can be confirmed.

C. Cannot rely on reduced, unscaled diagrams to determine "no impact"

The absence of measurable plans forecloses any meaningful review of impacts to:

- Protected trees
- Biological resources
- Grading within driplines
- Wildfire hazard and defensible space
- Landscaping conflicts with Chapter 49

II. THE PROTECTED TREE REPORT IS OUTDATED (2022) AND CANNOT SERVE AS THE CEQA BASELINE

A. CEQA baseline must reflect existing environmental conditions (Guidelines §15125(a))

The Protected Tree Report is dated **September 2022**. The environmental baseline for CEQA purposes must reflect existing conditions at the time of environmental review.

B. Coast live oak canopies expand annually; a 2022 report understates current canopy and root protection zones

Typical canopy expansion in Quercus agrifolia is **6–18 inches per year**. Because the project is now under review in 2025:

- Dripline radii are significantly larger than shown in the 2022 report.
- Tree Protection Zones (TPZs) are mislocated.
- Construction encroachment risks are higher than depicted.
- Root zones may extend further into grading and retaining wall areas.

An outdated tree report cannot be treated as substantial evidence, and any finding relying on it is legally deficient.

III. THE LANDSCAPE PLAN DOES NOT DEMONSTRATE COMPLIANCE WITH CHAPTER 49 (WUI FIRE AREAS)

Chapter 49 mandates documentation showing:

- 0–5 ft noncombustible Zone 0
- 5–30 ft reduced-fuel Zone 1
- Crown separation between tree canopies
- 10 ft minimum clearance between tree crowns and structures, at maturity
- Vertical separation between shrubs and tree canopies (ladder-fuel avoidance)
- Mature canopy representation for all proposed trees

A. The project's planting plan contains none of the required elements

The "Updated Plans 4230 Saltillo 62.pdf" sheet provides:

- no spacing distances,
- no vegetation-to-structure measurements,
- no mature tree canopy diagrams,
- no depiction of Zones 0, 1, or 2,
- no tree-to-tree crown separation,
- shrubs planted directly under oak canopies,
- vegetation shown adjacent to structures, flammable decks, and retaining walls.

B. Without dimensioned spacing, Chapter 49 compliance cannot be verified

Any conclusion that the project complies with Chapter 49 would be:

- unsupported,
- conclusory,
- contrary to the record, and
- invalid under CEQA's substantial evidence standard.

IV. CONCLUSION

A finding of "no impact" or "less than significant impact" cannot be relied on or supported by on the submitted materials.

The record lacks:

- measurable plan sheets,
- a valid environmental baseline,
- defensible-space documentation, and
- verifiable biological constraints.

For these reasons:

- Further environmental review is required,
- A revised and updated Protected Tree Report must be prepared,
- Full-size, scaled drawings must be provided

Sincerely,

s/Diana Nicole

November 28, 2025

About the Expert. Diana Nicole Zogran is an accredited ecological horticulture professional and tree expert. She is known for advancing a scientific approach to landscape design and land care. The Walt Disney Company has been among her Fortune 100 and Fortune 500 clients. She has provided professional services for the largest residential real estate development and management corporations in the nation, non-profits, and private property owners for over 30 years. Diana graduated with a Master's in Horticulture Science from the University of Florida.

South Valley Area Planning Commission
4230 N. Saltillo Street
December 1, 2025

EXHIBIT C

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Katie;

we are patiently waiting for your direction. please let us know about our next step.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next steps shortly.
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
> > > >
> > > > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
> > > >
> > > > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are showing the landscape on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
> > > >
> > > > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
> > > >
> > > > Looking forward to take the project in front of Mulholand design review board
> > > >
> > > > let me know if you need any additional information
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting plan attached.
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed their preview and wont accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a planner will be assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your case on our staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and other steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.

Best,

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> please let us know if planning is awaiting on us or not? and when/what to expect from here on?
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> thank you
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> > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
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> > > > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > > > 818-200-5005
> > > > > > >
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> <image.png>
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> > I will need updated pages for the DCP applications and the original notarized copy.
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> > Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".
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> > Please send over the BOE address verification once you have it.
> >
> > Best,
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> **Brennen Obeto**
> Pronouns: She, Hers, Her
> Planning Assistant
> **Los Angeles City Planning**
> 6262 Van Nuys Blvd., Room 251
> Los Angeles, CA 91401
> T: (818) 374-5050 | Planning4LA.org
> E-NEWS

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
City Planner
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Van Nuys, CA 91401
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Katie;

I hope all is well with you. on 4/6/2023 planning department send us a hold letter. we responded to the 3 minor items that were holding the project on 4/13/2023. we have been waiting on you 4/13/2023. can you please let us know when we can expect a response?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/27/2023 1:01 PM, Pouya Payan wrote:

> Hi Katie;
>
> we are patiently waiting for your direction. please let us know about our next step.
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next steps shortly.
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> > Katie;
> >
> > use these attachments sorry .
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> > > Hi Katie;
> > >
> > > I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
> > >
> > > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are showing the lar on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Eggshell was a as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting plan attached.
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed their preview and accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a planner will be assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
> >
> > thank you

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On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your case on our staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and other steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
>
> Thank you
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> > **Brennen Obeto**
> > Pronouns: She, Hers, Her
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--

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Katie Knudson
City Planner
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--

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Katie Knudson <Katie.Knudson@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Pouya,

We are currently scheduling the upcoming DRB meeting agendas. We are looking at a June or July meeting. I will follow up with a tentative date this week. Please note that staffing has chanç a new planner to complete the process.

Thank you for your patience,
Katie

On Mon, May 15, 2023 at 2:16 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Katie;
>
> I hope all is well with you. on 4/6/2023 planning department send us a hold letter. we responded to the 3 minor items that were holding the project on 4/13/2023. we have been waiting on yc 4/13/2023. can you please let us know when we can expect a response?
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
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> On 4/27/2023 1:01 PM, Pouya Payan wrote:
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> > > Yes, I received it. I will review them and provide next steps shortly.
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> > > > >
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> > > > > Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can se rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are showing the l on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

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On 4/6/2023 4:47 PM, Pouya Payan wrote:

Katie;

I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Eggshell was as you can see in the rendering the plaster color is earth tone and dark.

also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting plan attached.

as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed their preview a accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.

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On 4/6/2023 4:10 PM, Katie Knudson wrote:

Hi Pouya,

Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a planner will b assigned and we will schedule your DRB hearing. Let me know if you have any questions.

Thanks,
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On 4/4/2023 9:39 AM, Olga Ayala wrote:

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Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
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>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> >
> > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
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> >
> > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> >
> > > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Brennen;
> > > >
> > > > some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> Did you receive invoice 86281 in another email?
>
> Best,
>
> On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> Good morning,
>
> I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
>
> Best,
>
> On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> Brennen
> Hope all is well. Is the package complete? We have not received payment instruction
> Thank you
>
> Pouya Payan
> 1600 Sawtelle blvd #230, LA 90025
> 818-200-5005
>
> > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> >
> > Perfect, I'll look out for your email.
> >
> > Best,
> >
> > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > Brennen;
> >
> > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> >
> > best
> >
> > **Pouya Payan**
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> >
> > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> >
> > > Good morning,
> > >
> > > Thank you, were the copies of the PCRF from BOE included in the case filing?
> > > <image.png>
> > >
> > > Best,
> > >
> > > Best,
> > >
> > > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > > Hi Brennen,
> > >
> > > I dropped off the additional case material in the city planning drop box. Please see attached.
> > >
> > > Thank you.
> > > <image_67171329.JPG>
> > > <image_67217153.JPG>
> > >
> > > On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > Hello,
> > >
> > > Were the additional case materials dropped off?
> > >
> > > Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

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Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

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Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Katie;

thank you for the response. looking forward to be heard in front of Mulholland soon.

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> **Los Angeles City Planning**
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> > > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
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> > > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> > >
> > > > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
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> > > >
> > > > > Brennen;

some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > Did you receive invoice 86281 in another email?
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> > > > Brennen
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> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > 1600 Sawtelle blvd #230, LA 90025
> > > > 818-200-5005
> > > >
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> > > > > > > <image.png>
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > > > > > > > Hi Brennen,
> > > > > > > >
> > > > > > > > I dropped off the additional case material in the city planning drop box. Please see attached.
> > > > > > > >
> > > > > > > > Thank you.
> > > > > > > > <image_67171329.JPG>

<image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Hello,

Were the additional case materials dropped off?

Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
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1600 Sawtelle Blvd. #230
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On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

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E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo

Hi Pouya,

I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Please clarify the sections on page E-5 bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a bedroom and possible doors that le towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will make it 2,472 square feet, which exce RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please make sure to correct these items and i application that is signed by our department in your updated packet. Please let me know if you have any questions.

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> we are patiently waiting for your direction. please let us know about our next step.
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> > >
> > > > Katie;
> > > >
> > > > use these attachments sorry .
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
> > > > >
> > > > > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
> > > > >
> > > > > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are showing the landsca on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
> > > > >
> > > > > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Eggshell was a typc as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting plan attached.
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed their preview and won accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
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Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a planner will be assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
> >
> > thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
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On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your case on our staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

> > On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Olga;

I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and other steps?

Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the package was accepted and in process?
>
> please let us know if planning is awaiting on us or not? and when/what to expect from here on?
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Pouya Payan
1600 Sawtelle blvd #230, LA 90025
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> > Best,
> > --
>
> **Brennen Obeto**
> Pronouns: She, Hers, Her
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> **Los Angeles City Planning**
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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo

Tiffany;

Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a well, which will allow escape for the t are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is available?

per definition: 6. Basements. A Basement, whether it is habitable or not,
when the Elevation of the upper surface of the floor or
roof above the Basement does not exceed 3 feet in
height at any point above the finished or natural Grade,
whichever is lower, for at least 60% of the perimeter
length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not
visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the
Basement and no wider than 6 feet shall not disqualify
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Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
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> I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Please clarify the sections on p bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a bedroom and possible doors towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will make it 2,472 square feet, whi RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please make sure to correct these item application that is signed by our department in your updated packet. Please let me know if you have any questions.
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Olga L. Ayala

Planning Assistant
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6262 Van Nuys Boulevard, Room 430
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T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and other steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
>
> Thank you
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>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> >
> > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> >
> > thank you
> >
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> >
> > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> >
> > > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.

Best,

On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Brennen;
>
> some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!
>
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>
> On 2/21/2023 1:49 PM, Brennen Obeto wrote:
>
> > The invoice is attached in case you didn't receive it.
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > Did you receive invoice 86281 in another email?
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > Good morning,
> >
> > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> >
> > Best,
> >
> > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > Brennen
> > Hope all is well. Is the package complete? We have not received payment instruction
> > Thank you
> >
> > Pouya Payan
> > 1600 Sawtelle blvd #230, LA 90025
> > 818-200-5005
> >
> > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > >
> > > Perfect, I'll look out for your email.
> > >
> > > Best,
> > >
> > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Brennen;
> > > >
> > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
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> > > >
> > > > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> > > >
> > > > > Good morning,
> > > > >
> > > > > Thank you, were the copies of the PCRF from BOE included in the case filing?
> > > > > <image.png>
> > > > >
> > > > > Best,
> > > > >
> > > > > Best,
> > > > >
> > > > > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > > > > Hi Brennen,

I dropped off the additional case material in the city planning drop box. Please see attached.

Thank you.
<image_67171329.JPG>
<image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

> Hello,
>
> Were the additional case materials dropped off?
>
> Best,
>
> On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>
> > Good morning,
> >
> > Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.
> >
> > Best,
> >
> > On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Brennen;
> > >
> > > my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.
> > >
> > > does he need any instruction to drop off? or just drop it in Van Nuys to your name?
> > >
> > > thank you
> > >
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> > >
> > > On 1/19/2023 1:48 PM, Brennen Obeto wrote:
> > >
> > > > If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!
> > > >
> > > > Best,
> > > >
> > > > On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > >
> > > > > Good afternoon,
> > > > >
> > > > > I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
> > > > >
> > > > > On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".
> > > > >
> > > > > I will need updated pages for the DCP applications and the original notarized copy.
> > > > >
> > > > > Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
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Hi Pouya,

I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Therefore, the basement's RFA wil allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to help make sure you do not hav Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.

Thank you,

Tiffany

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T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and other steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.
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Pouya Payan
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Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
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Thank you, were the copies of the PCRF from BOE included in the case filing?
<image.png>

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Hi Brennen,

I dropped off the additional case material in the city planning drop box. Please see attached.

Thank you.
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Were the additional case materials dropped off?

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Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

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does he need any instruction to drop off? or just drop it in Van Nuys to your name?

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If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org
E-NEWS

--

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo

Tiffany;

the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**,
when the Elevation of the upper surface of the floor or
roof above the Basement does not exceed 3 feet in
height at any point above the finished or natural Grade,
whichever is lower, for at least 60% of the perimeter
length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not
visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the
Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning department since June 2022. come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and be done with the back and fo deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Therefore, the basement's f allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to help make sure you do Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a well, which will allow escap are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is available?
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
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> > length of the exterior Basement walls.
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> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that this is such a small Item and talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can address them all in one shu front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now and every time the planning d delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
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> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

Hi Pouya,

I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Please clarify the sect bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a bedroom and possi towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will make it 2,472 square RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please make sure to correct th application that is signed by our department in your updated packet. Please let me know if you have any questions.

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

we are patiently waiting for your direction. please let us know about our next step.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

Yes, I received it. I will review them and provide next steps shortly.

Thanks,
Katie

On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?

thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

Katie;

use these attachments sorry .

thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as y rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are sho on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

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On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Egg
> as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting plan
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed their p
> accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you

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On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a plar
> assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
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> > thank you
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On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your case on
> > staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
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> Best,
>
> On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>
> > Good afternoon,
> >
> > I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
> >
> > On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".
> >
> > I will need updated pages for the DCP applications and the original notarized copy.
> >
> > Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".
> >
> > Please send over the BOE address verification once you have it.
> >
> > Best,
> > --
>
> **Brennen Obeto**
> Pronouns: She, Hers, Her
> Planning Assistant
> **Los Angeles City Planning**
> 6262 Van Nuys Blvd., Room 251
> Los Angeles, CA 91401
> T: (818) 374-5050 | Planning4LA.org

--

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Katie Knudson
City Planner
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T: (213) 847-3659 | Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

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Planning4LA.org

5 attachments

48 E-8.4 WEST ELEVATION.pdf
312K

47 E-8.3 EAST ELEVATION.pdf
308K

46 E-8.2 SOUTH ELEVATION.pdf
318K

45 E-8.1 NORTH ELEVATION.pdf
316K

58 E-10.5 COLORED RENDERING MATERIAL BOARD.pdf
1653K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo

Tiffany;

can you please set up a zoom so we can communicate about this issue? and hopefully get it resolved!

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:32 PM, Pouya Payan wrote:

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
>
> as far as the RFA definition the code is clear, the code reads:
>
> 6. Basements. A Basement, **whether it is habitable or not**,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning department since Jun come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and be done with the back deny the project just for a wood spec. they can approve it with conditions
>
> please call me if you don't agree with me about the basement definition
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Therefore, the baser allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to help make sure y Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a well, which will allow are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is available?
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the

Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that this is such a small Ite
talked about during the DRB meeting if need be and an alternative material will be suggested.

lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can address them all in c
front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now and every time the plar
delaying the project which is not fair for us or the owner. please advise

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Please clarify tl
> bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a bedroom an
> towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will make it 2,472
> RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please make sure to cc
> application that is signed by our department in your updated packet. Please let me know if you have any questions.
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
>> Hi Katie;
>>
>> we are patiently waiting for your direction. please let us know about our next step.
>>
>> best
>>
>> **Pouya Payan**
>> **Labyrinth Design Studio Inc.**
>> **T** 818.200.5005
>> **E** pouya@labyrinth-ds.com
>> 1600 Sawtelle Blvd. #230
>> Los Angeles, CA, 90025
>>
>> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>>
>>> Yes, I received it. I will review them and provide next steps shortly.
>>>
>>> Thanks,
>>> Katie
>>>
>>> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>>
>>>> Hi Katie;
>>>>
>>>> I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?
>>>>
>>>> thank you
>>>>
>>>> **Pouya Payan**
>>>> **Labyrinth Design Studio Inc.**
>>>> **T** 818.200.5005
>>>> **E** pouya@labyrinth-ds.com
>>>> 1600 Sawtelle Blvd. #230
>>>> Los Angeles, CA, 90025
>>>>
>>>> On 4/13/2023 1:54 PM, Pouya Payan wrote:
>>>>
>>>>> Katie;
>>>>>
>>>>> use these attachments sorry .
>>>>>
>>>>> thank you
>>>>>
>>>>> **Pouya Payan**
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>>>>>
>>>>>> Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typ rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we a on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaste as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on plantin
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changec accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submittec assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your ca staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planner. apparently the Subject case w forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland a steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulhol planners on March 9. You should hear back from them regarding the case as you have completed the first part of the process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> >
> > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> >
> > > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Brennen;
> > > >
> > > > some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > Did you receive invoice 86281 in another email?
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > Good morning,
> > >
> > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > >
> > > Best,
> > >
> > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Brennen
> > > > Hope all is well. Is the package complete? We have not received payment instruction
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > 1600 Sawtelle blvd #230, LA 90025
> > > > 818-200-5005
> > > >
> > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > >
> > > > > Perfect, I'll look out for your email.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Brennen;
> > > > > >
> > > > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > > > >
> > > > > > best
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> > > > > > > Good morning,
> > > > > > >
> > > > > > > Thank you, were the copies of the PCRF from BOE included in the case filing?
> > > > > > > <image.png>
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > > > > > > > Hi Brennen,
> > > > > > > >
> > > > > > > > I dropped off the additional case material in the city planning drop box. Please see attached.
> > > > > > > >
> > > > > > > > Thank you.
> > > > > > > > <image_67171329.JPG>
> > > > > > > > <image_67217153.JPG>
> > > > > > > >
> > > > > > > > On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > > > > > > Hello,
> > > > > > > > >
> > > > > > > > > Were the additional case materials dropped off?
> > > > > > > > >
> > > > > > > > > Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--



Brennen Obeto
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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo

Pouya,

I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you for a hearing on August 16, h me know.

Best,

Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
>
> as far as the RFA definition the code is clear, the code reads:
>
> 6. Basements. A Basement, **whether it is habitable or not**,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
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> visible from a public right-of-way and do not project
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> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning department since June 20: come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and be done with the back and deny the project just for a wood spec. they can approve it with conditions
>
> please call me if you don't agree with me about the basement definition
>
> thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Therefore, the basement' allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to help make sure you c Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
> >
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> >
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Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

Hi Pouya,

I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Please clarify the se bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a bedroom and pos towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will make it 2,472 squa RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please make sure to correc application that is signed by our department in your updated packet. Please let me know if you have any questions.

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

we are patiently waiting for your direction. please let us know about our next step.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

Yes, I received it. I will review them and provide next steps shortly.

Thanks,
Katie

On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

Katie;

use these attachments sorry .

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are sl on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (E
> as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting pla
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed thei
> accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a p
> assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your case o
> > staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

> > On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Olga;

I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and ol steps?

Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the cas process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the package was accepted and in process?
>
> please let us know if planning is awaiting on us or not? and when/what to expect from here on?
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> > The invoice is attached in case you didn't receive it.
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> >
> > > Did you receive invoice 86281 in another email?
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > >
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > > >
> > > > Best,

On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen
Hope all is well. Is the package complete? We have not received payment instruction
Thank you

Pouya Payan
1600 Sawtelle blvd #230, LA 90025
818-200-5005

> On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
>
> Perfect, I'll look out for your email.
>
> Best,
>
> On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/7/2023 11:05 AM, Brennen Obeto wrote:
>
> > Good morning,
> >
> > Thank you, were the copies of the PCRF from BOE included in the case filing?
> > <image.png>
> >
> > Best,
> >
> > Best,
> >
> > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> >
> > > Hi Brennen,
> > >
> > > I dropped off the additional case material in the city planning drop box. Please see attached.
> > >
> > > Thank you.
> > > <image_67171329.JPG>
> > > <image_67217153.JPG>
> > >
> > > On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > >
> > > > Hello,
> > > >
> > > > Were the additional case materials dropped off?
> > > >
> > > > Best,
> > > >
> > > > On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > >
> > > > > Good morning,
> > > > >
> > > > > Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Brennen;
> > > > > >
> > > > > > my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.
> > > > > >
> > > > > > does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

> If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!
>
> Best,
>
> On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>
> > Good afternoon,
> >
> > I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
> >
> > On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".
> >
> > I will need updated pages for the DCP applications and the original notarized copy.
> >
> > Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".
> >
> > Please send over the BOE address verification once you have it.
> >
> > Best,
> > --
>
> **Brennen Obeto**
> Pronouns: She, Hers, Her
> Planning Assistant
> **Los Angeles City Planning**
> 6262 Van Nuys Blvd., Room 251
> Los Angeles, CA 91401
> T: (818) 374-5050 | Planning4LA.org
> E-NEWS

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Tiffany Corrales
Planning Assistant
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6262 Van Nuys Boulevard, Room 430
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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Mulholland Application-Saltillo Signed by Olga Ayala.pdf
1725K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo

Thank you Tiffany;

looking forward to present the project on August 16.

thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you for a hearing on Augus
> me know.
>
> Best,
>
> Tiffany
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> > thank you
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> > >
> > > Thank you,
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> > > >
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> > > > are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is available?

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can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that this is such a small talked about during the DRB meeting if need be and an alternative material will be suggested.

lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can address them all ir front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now and every time the p delaying the project which is not fair for us or the owner. please advise

Thank you

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> Hi Pouya,
>
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>
> Thank you for your patience,
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> > Hi Katie;
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> > best
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> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?
> > >
> > > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> > >
> > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
>
> **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a t rendering the plaster color is earth tone and dark.
>
> **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. w on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
>
> **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
>
> Looking forward to take the project in front of Mulholand design review board
>
> let me know if you need any additional information
>
> thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plas as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on plan
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have chang accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
>
> your cooperation would be appreciated
>
> thank you
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> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitt assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
> >
> > thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/4/2023 9:39 AM, Olga Ayala wrote:
> >
> > > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planner. apparently the Subject case forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulh planners on March 9. You should hear back from them regarding the case as you have completed the first part of t process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> >
> > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> >
> > > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Brennen;
> > > >
> > > > some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > Did you receive invoice 86281 in another email?
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > Good morning,
> > >
> > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > >
> > > Best,
> > >
> > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Brennen
> > > > Hope all is well. Is the package complete? We have not received payment instruction
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > 1600 Sawtelle blvd #230, LA 90025
> > > > 818-200-5005
> > > >
> > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > >
> > > > > Perfect, I'll look out for your email.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > Brennen;
> > > > > >
> > > > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > > > >
> > > > > > best
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> > > > > > > Good morning,
> > > > > > >
> > > > > > > Thank you, were the copies of the PCRF from BOE included in the case filing?
> > > > > > > <image.png>
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > > > > > > > Hi Brennen,
> > > > > > > >
> > > > > > > > I dropped off the additional case material in the city planning drop box. Please see attached.
> > > > > > > >
> > > > > > > > Thank you.
> > > > > > > > <image_67171329.JPG>
> > > > > > > > <image_67217153.JPG>
> > > > > > > >
> > > > > > > > On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > > > > > > Hello,
> > > > > > > > >
> > > > > > > > > Were the additional case materials dropped off?
> > > > > > > > >
> > > > > > > > > Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251

Los Angeles, CA 91401
T: (818) 374-5050 |
Planning4LA.org
E-NEWS

--


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E-NEWS

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org



--

Tiffany Corrales
Planning Assistant
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--

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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Pouya,

At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you sent in the previous emails. I packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.

Best,

Tiffany

On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Thank you Tiffany;
>
> looking forward to present the project on August 16.
>
> thank you very much
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
>
> > Pouya,
> >
> > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you for a hearing on Aug me know.
> >
> > Best,
> >
> > Tiffany
> >
> > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > >
> > > as far as the RFA definition the code is clear, the code reads:
> > >
> > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > when the Elevation of the upper surface of the floor or
> > > roof above the Basement does not exceed 3 feet in
> > > height at any point above the finished or natural Grade,
> > > whichever is lower, for at least 60% of the perimeter
> > > length of the exterior Basement walls.
> > > For all Lots, a maximum of 2 light-wells which are not
> > > visible from a public right-of-way and do not project
> > > more than 3 feet from the exterior walls of the
> > > Basement and no wider than 6 feet shall not disqualify
> > > said Basement from this exemption.
> > >
> > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning department since come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and be done with the deny the project just for a wood spec. they can approve it with conditions
> > >
> > > please call me if you don't agree with me about the basement definition
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Therefore, the b allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to help make s Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
> > > >
> > > > Thank you,

Tiffany

On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a well, which will a
> are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is available?
>
> per definition: 6. Basements. A Basement, whether it is habitable or not,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that this is such a sma
> talked about during the DRB meeting if need be and an alternative material will be suggested.
>
> lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can address them al
> front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now and every time the
> delaying the project which is not fair for us or the owner. please advise
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Please cla
> > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a bedroor
> > towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will make it 2,
> > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please make sure
> > application that is signed by our department in your updated packet. Please let me know if you have any questions.
> >
> > Thank you for your patience,
> >
> > Tiffany
> >
> > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > we are patiently waiting for your direction. please let us know about our next step.
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
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> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > >
> > > > Yes, I received it. I will review them and provide next steps shortly.
> > > >
> > > > Thanks,
> > > > Katie
> > > >
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> > > >
> > > > > Hi Katie;
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> > > > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
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> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

Katie;

use these attachments sorry .

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was i rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

Katie;

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also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on pl

as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have cha accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.

your cooperation would be appreciated

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

Hi Pouya,

Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and subn assigned and we will schedule your DRB hearing. Let me know if you have any questions.

Thanks,
Katie

On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> thank you
>
> can you also response to my other question. i asked
>
> "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about yo staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Room 430*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the counter planner. apparently the Subject ca forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholla steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> >
> > Good morning,
> >
> > I passed the case along to the Mulholland unit early this month and it looks like the case was received by the M planners on March 9. You should hear back from them regarding the case as you have completed the first part process with the counter.
> >
> > Best,
> >
> > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Brennen;
> > >
> > > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> > >
> > > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> > >
> > > > You are correct. I'm working with the IT team to correct the invoice and provide you with a link right no
> > > >
> > > > Best,
> > > >
> > > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Brennen;
> > > > >
> > > > > some of these fees are being charged twice. is this correct or a mistake? see attached clouded one

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > Did you receive invoice 86281 in another email?
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > Good morning,
> > >
> > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > >
> > > Best,
> > >
> > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Brennen
> > > > Hope all is well. Is the package complete? We have not received payment instruction
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > 1600 Sawtelle blvd #230, LA 90025
> > > > 818-200-5005
> > > >
> > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > >
> > > > > Perfect, I'll look out for your email.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Brennen;
> > > > > >
> > > > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > > > >
> > > > > > best
> > > > > >
> > > > > >
> > > > > >
> > > > > >
> > > > > > Pouya Payan
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> > > > > >
> > > > > > > Good morning,
> > > > > > >
> > > > > > > Thank you, were the copies of the PCRF from BOE included in the case filing?
> > > > > > > <image.png>
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > > > > > > > Hi Brennen,
> > > > > > > >
> > > > > > > > I dropped off the additional case material in the city planning drop box. Please see attached.
> > > > > > > >
> > > > > > > > Thank you.
> > > > > > > > <image_67171329.JPG>
> > > > > > > > <image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Hello,

Were the additional case materials dropped off?

Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org
E-NEWS

--

Brennen Obeto
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E-NEWS

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
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T: (213) 847-3659 | Planning4LA.org
E-NEWS

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

--

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E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Tiffany;

will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you sent in the previous e packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Thank you Tiffany;
> >
> > looking forward to present the project on August 16.
> >
> > thank you very much
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> >
> > > Pouya,
> > >
> > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you for a hearing me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > >
> > > > as far as the RFA definition the code is clear, the code reads:
> > > >
> > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > when the Elevation of the upper surface of the floor or
> > > > roof above the Basement does not exceed 3 feet in
> > > > height at any point above the finished or natural Grade,
> > > > whichever is lower, for at least 60% of the perimeter
> > > > length of the exterior Basement walls.
> > > > For all Lots, a maximum of 2 light-wells which are not
> > > > visible from a public right-of-way and do not project
> > > > more than 3 feet from the exterior walls of the
> > > > Basement and no wider than 6 feet shall not disqualify
> > > > said Basement from this exemption.
> > > >
> > > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning departmer come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and be done w deny the project just for a wood spec. they can approve it with conditions
> > > >
> > > > please call me if you don't agree with me about the basement definition
> > > >
> > > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Therefore allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to help Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a well, whi are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is availabl
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that this is sucl talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can address t front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now and every t delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. Ple bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a b towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will ma RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please mak application that is signed by our department in your updated packet. Please let me know if you have any questions.
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know about our next step.
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > > >
> > > > > Yes, I received it. I will review them and provide next steps shortly.
> > > > >
> > > > > Thanks,
> > > > > Katie
> > > > >
> > > > > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> Katie;
>
> use these attachments sorry .
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
> >
> > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshe rendering the plaster color is earth tone and dark.
> >
> > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
> >
> > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
> >
> > Looking forward to take the project in front of Mulholand design review board
> >
> > let me know if you need any additional information
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct colc as you can see in the rendering the plaster color is earth tone and dark.
> > >
> > > also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is show
> > >
> > > as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry ha accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
> > >
> > > your cooperation would be appreciated
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed an assigned and we will schedule your DRB hearing. Let me know if you have any questions.
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

thank you

can you also response to my other question. i asked

"Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask al staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Room 430*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the counter planner. apparently the Sut forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by M steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> >
> > Good morning,
> >
> > I passed the case along to the Mulholland unit early this month and it looks like the case was received by planners on March 9. You should hear back from them regarding the case as you have completed the firs process with the counter.
> >
> > Best,
> >
> > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Brennen;
> > >
> > > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> > >
> > > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you with a link ri
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this correct or a mistake? see attached cloude
> >
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/21/2023 1:49 PM, Brennen Obeto wrote:
> >
> > > The invoice is attached in case you didn't receive it.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > Did you receive invoice 86281 in another email?
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrc
> > > Good morning,
> > >
> > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an int
> > > system error, I am unable to generate the invoice at this time. I am working with o
> > > team to resolve this issue and I will email you when I am able to generate the invc
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> > > Best,
> > >
> > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrot
> > > Brennen
> > > Hope all is well. Is the package complete? We have not received payment instr
> > > Thank you
> > >
> > > Pouya Payan
> > > 1600 Sawtelle blvd #230, LA 90025
> > > 818-200-5005
> > >
> > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.or
> > > > wrote:
> > > >
> > > > Perfect, I'll look out for your email.
> > > >
> > > > Best,
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> > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-
> > > > ds.com> wrote:
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> > > > > PCRF is not needed for hillside properties per BOE. Hillside referral
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> > > > > side properties. i will send you my communication with BOE regarding
> > > > > this for your reference
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> > > > >
> > > > >
> > > > >
> > > > > Pouya Payan
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> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> > > > >
> > > > > > Good morning,
> > > > > >
> > > > > > Thank you, were the copies of the PCRF from BOE
> > > > > > included in the case filing?
> > > > > > <image.png>

Best,

Best,

On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:

Hi Brennen,

I dropped off the additional case material in the city planning drop box. Please see attached.

Thank you.
<image_67171329.JPG>
<image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Hello,

Were the additional case materials dropped off?

Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-

4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org
E-NEWS

--

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

--

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E-NEWS

2 F-1 MULHOLLAND SCENIC PLAN APPLICATION FORM.pdf
1999K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you currently have in the packet.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you sent in the previous packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> >
> > Best,
> >
> > Tiffany
> >
> > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Thank you Tiffany;
> > >
> > > looking forward to present the project on August 16.
> > >
> > > thank you very much
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > >
> > > > Pouya,
> > > >
> > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you for a hearii me know.
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > > >
> > > > > as far as the RFA definition the code is clear, the code reads:
> > > > >
> > > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > > when the Elevation of the upper surface of the floor or
> > > > > roof above the Basement does not exceed 3 feet in
> > > > > height at any point above the finished or natural Grade,
> > > > > whichever is lower, for at least 60% of the perimeter
> > > > > length of the exterior Basement walls.
> > > > > For all Lots, a maximum of 2 light-wells which are not
> > > > > visible from a public right-of-way and do not project
> > > > > more than 3 feet from the exterior walls of the
> > > > > Basement and no wider than 6 feet shall not disqualify
> > > > > said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning departm come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and be done deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story." Theref allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with you to hel Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a well, w are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is availa
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that this is su talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can addres front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now and ever delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proceed. F bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basement has a towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor area will r RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Please m application that is signed by our department in your updated packet. Please let me know if you have any questions.
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know about our next step.
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

Yes, I received it. I will review them and provide next steps shortly.

Thanks,
Katie

On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold letter?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

Katie;

use these attachments sorry .

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggs rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9.4 and : on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

Katie;

I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct c as you can see in the rendering the plaster color is earth tone and dark.

also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shc

as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.

your cooperation would be appreciated

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

Hi Pouya,

Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed assigned and we will schedule your DRB hearing. Let me know if you have any questions.

Thanks,
Katie

On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

thank you

can you also response to my other question. i asked

"Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Olga;

I hope all is well with you. please see below communication from the counter planner. apparently the S forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by steps?

Also we wanted to add attached Bio report to the case. can you please direct us on how we can do tha

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was received planners on March 9. You should hear back from them regarding the case as you have completed the process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

Hope all is well with you. just wanted to make sure that the package was accepted and in process?

please let us know if planning is awaiting on us or not? and when/what to expect from here on?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you with a link
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> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
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> > some of these fees are being charged twice. is this correct or a mistake? see attached clou
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> > Did you receive invoice 86281 in another email?
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> > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an
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> > team to resolve this issue and I will email you when I am able to generate the ir
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> > Best,
> >
> > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wr
> > Brennen
> > Hope all is well. Is the package complete? We have not received payment in
> > Thank you
> >
> > Pouya Payan
> > 1600 Sawtelle blvd #230, LA 90025
> > 818-200-5005
> >
> > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.
> > > wrote:
> > >
> > > Perfect, I'll look out for your email.
> > >
> > > Best,
> > >
> > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-
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> > > > PCRF is not needed for hillside properties per BOE. Hillside referral
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> > > > side properties. i will send you my communication with BOE regardi
> > > > this for your reference
> > > >
> > > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen Obeto wrote:

> Good morning,
>
> Thank you, were the copies of the PCRF from BOE included in the case filing?
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
>> Hi Brennen,
>>
>> I dropped off the additional case material in the city planning drop box. Please see attached.
>>
>> Thank you.
>> <image_67171329.JPG>
>> <image_67217153.JPG>
>>
>> On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>> Hello,
>>>
>>> Were the additional case materials dropped off?
>>>
>>> Best,
>>>
>>> On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>>> Good morning,
>>>>
>>>> Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.
>>>>
>>>> Best,
>>>>
>>>> On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>>>> Brennen;
>>>>>
>>>>> my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.
>>>>>
>>>>> does he need any instruction to drop off? or just drop it in Van Nuys to your name?
>>>>>
>>>>> thank you
>>>>>
>>>>> **Pouya Payan**
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 1/19/2023 1:48 PM, Brennen Obeto wrote:
>>>>>> If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!
>>>>>>
>>>>>> Best,
>>>>>>
>>>>>> On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>>>>>> Good afternoon,
>>>>>>>
>>>>>>> I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
>>>>>>>
>>>>>>> On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design

Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.

do you need multiple copies of the revised sheets or just one complete package?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

> The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you currently have in the p
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you sent in the p packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> >
> > Best,
> >
> > Tiffany
> >
> > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Thank you Tiffany;
> > >
> > > looking forward to present the project on August 16.
> > >
> > > thank you very much
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> >
> > > Pouya,
> > >
> > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you for a me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**,
when the Elevation of the upper surface of the floor or
roof above the Basement does not exceed 3 feet in
height at any point above the finished or natural Grade,
whichever is lower, for at least 60% of the perimeter
length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not
visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the
Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning d
come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and b
deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story."
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with yo
> Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into a
> > are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo is
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that th
> > talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can
> > front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now ar
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can proc
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the baseme
> > > towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor ar
> > > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. Pl
> > > application that is signed by our department in your updated packet. Please let me know if you have any questions.
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

we are patiently waiting for your direction. please let us know about our next step.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

Yes, I received it. I will review them and provide next steps shortly.

Thanks,
Katie

On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold lett

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

Katie;

use these attachments sorry .

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color for Plaster. rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specifications on 52 E-9 on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

Katie;

I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the cc as you can see in the rendering the plaster color is earth tone and dark.

also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscap

as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban F accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project for

your cooperation would be appreciated

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been addı assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that'
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/4/2023 9:39 AM, Olga Ayala wrote:
>
> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will a staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Room 430*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the counter planner. apparent forwarded to you. on 03/09/2023. can you please give us an update on when the case will be h steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please direct us on how we car
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was re
planners on March 9. You should hear back from them regarding the case as you have complet
process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the package was accepted and in pro
>
> please let us know if planning is awaiting on us or not? and when/what to expect from here o
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you wi
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this correct or a mistake? see attach

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> > The invoice is attached in case you didn't receive it.
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.or
> > > Did you receive invoice 86281 in another email?
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but du
> > > > system error, I am unable to generate the invoice at this time. I am worki
> > > > team to resolve this issue and I will email you when I am able to generat
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.c
> > > > > Brennen
> > > > > Hope all is well. Is the package complete? We have not received payr
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > 818-200-5005
> > > > >
> > > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto(
> > > > > > wrote:
> > > > > >
> > > > > > Perfect, I'll look out for your email.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyr
> > > > > > ds.com> wrote:

Brennen;

PCRF is not needed for hillside properties per BOE. Hillside form does the same job (see attached, and it is in the packa side properties. i will send you my communication with BOE this for your reference

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen Obeto wrote:

> Good morning,
>
> Thank you, were the copies of the PCRF from BOE included in the case filing?
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
>> Hi Brennen,
>>
>> I dropped off the additional case material in the city planning drop box. Please see attached.
>>
>> Thank you.
>> <image_67171329.JPG>
>> <image_67217153.JPG>
>>
>> On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>> Hello,
>>>
>>> Were the additional case materials dropped off?
>>>
>>> Best,
>>>
>>> On Mon, Jan 23, 2023 at 8:25 AM Brennen Obet <brennen.obeto@lacity.org> wrote:
>>>> Good morning,
>>>>
>>>> Please use the attached drop off transmittal wi my name under Planner Name at our Van Nuy location.
>>>>
>>>> Best,
>>>>
>>>> On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>>>> Brennen;
>>>>>
>>>>> my associate will be dropping the package f you next week. i also see that the original BT are still in my folder. so i will drop those as w
>>>>>
>>>>> does he need any instruction to drop off? or drop it in Van Nuys to your name?
>>>>>
>>>>> thank you
>>>>>
>>>>> **Pouya Payan**
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 1/19/2023 1:48 PM, Brennen Obeto wrot
>>>>>> If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!
>>>>>>
>>>>>> Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

> Good afternoon,
>
> I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
>
> On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".
>
> I will need updated pages for the DCP applications and the original notarized copy.
>
> Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".
>
> Please send over the BOE address verification once you have it.
>
> Best,
> --

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
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T: (818) 374-5050 | Planning4LA.org

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E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

I will need one digital copy and 3 physical copies of just the updated complete packet.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
>
> do you need multiple copies of the revised sheets or just one complete package?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you currently have in th
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you sent in the packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Thank you Tiffany;
> > > > >
> > > > > looking forward to present the project on August 16.
> > > > >
> > > > > thank you very much
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Pouya,
> > > > > >
> > > > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have scheduled you fc me know.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
>
> as far as the RFA definition the code is clear, the code reads:
>
> 6. Basements. A Basement, **whether it is habitable or not**,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to planning come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comments and deny the project just for a wood spec. they can approve it with conditions
>
> please call me if you don't agree with me about the basement definition
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered a story allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am working with your Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will step into are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if a memo
> > >
> > > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > > when the Elevation of the upper surface of the floor or
> > > roof above the Basement does not exceed 3 feet in
> > > height at any point above the finished or natural Grade,
> > > whichever is lower, for at least 60% of the perimeter
> > > length of the exterior Basement walls.
> > > For all Lots, a maximum of 2 light-wells which are not
> > > visible from a public right-of-way and do not project
> > > more than 3 feet from the exterior walls of the
> > > Basement and no wider than 6 feet shall not disqualify
> > > said Basement from this exemption.
> > >
> > > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i believe that talked about during the DRB meeting if need be and an alternative material will be suggested.
> > >
> > > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections so we can front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 times now delaying the project which is not fair for us or the owner. please advise
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we can p bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the basem towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residential floor

RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Parkway. application that is signed by our department in your updated packet. Please let me know if you have any questions.

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> we are patiently waiting for your direction. please let us know about our next step.
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the hold l
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> > >
> > > > Katie;
> > > >
> > > > use these attachments sorry .
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
> > > > >
> > > > > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plast rendering the plaster color is earth tone and dark.
> > > > >
> > > > > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
> > > > >
> > > > > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
> > > > >
> > > > > Looking forward to take the project in front of Mulholand design review board
> > > > >
> > > > > let me know if you need any additional information
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
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> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> > > > >
> > > > > > Katie;

I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the as you can see in the rendering the plaster color is earth tone and dark.

also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landsca

as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project

your cooperation would be appreciated

thank you

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Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have been ac assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do th
> >
> > thank you

Pouya Payan
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Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I wi staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
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T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planner. appare forwarded to you. on 03/09/2023. can you please give us an update on when the case will be steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on how we c
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
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-------- Forwarded Message --------
Subject:Re: 4230 Saltillo Missing Information for Case Filing

Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was planners on March 9. You should hear back from them regarding the case as you have comp process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the package was accepted and in p
>
> please let us know if planning is awaiting on us or not? and when/what to expect from here
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this correct or a mistake? see atta

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.
> > Did you receive invoice 86281 in another email?
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lac
> > > Good morning,
> > >
> > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but c
> > > system error, I am unable to generate the invoice at this time. I am wo
> > > team to resolve this issue and I will email you when I am able to gene
> > >
> > > Best,
> > >
> > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds
> > > > Brennen
> > > > Hope all is well. Is the package complete? We have not received pa
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > 1600 Sawtelle blvd #230, LA 90025
> > > > 818-200-5005
> > > >
> > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obe
> > > > > wrote:
> > > > >
> > > > > Perfect, I'll look out for your email.
> > > > >
> > > > > Best,

On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@lab
ds.com> wrote:

> Brennen;
>
> PCRF is not needed for hillside properties per BOE. Hillsid
> form does the same job (see attached, and it is in the pac
> side properties. i will send you my communication with BO
> this for your reference
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen Obeto wrote:

> Good morning,
>
> Thank you, were the copies of the PCRF from BOE
> included in the case filing?
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh
> <mohammadkh.art@gmail.com> wrote:
>> Hi Brennen,
>>
>> I dropped off the additional case material in the c
>> planning drop box. Please see attached.
>>
>> Thank you.
>> <image_67171329.JPG>
>> <image_67217153.JPG>
>>
>> On Thu, Feb 2, 2023 at 11:46 AM Brennen Obetc
>> <brennen.obeto@lacity.org> wrote:
>>> Hello,
>>>
>>> Were the additional case materials dropped off
>>>
>>> Best,
>>>
>>> On Mon, Jan 23, 2023 at 8:25 AM Brennen Ob
>>> <brennen.obeto@lacity.org> wrote:
>>>> Good morning,
>>>>
>>>> Please use the attached drop off transmittal
>>>> my name under Planner Name at our Van Nu
>>>> location.
>>>>
>>>> Best,
>>>>
>>>> On Fri, Jan 20, 2023 at 4:56 PM Pouya Paya
>>>> <pouya@labyrinth-ds.com> wrote:
>>>>> Brennen;
>>>>>
>>>>> my associate will be dropping the package
>>>>> you next week. i also see that the original
>>>>> are still in my folder. so i will drop those as
>>>>>
>>>>> does he need any instruction to drop off? c
>>>>> drop it in Van Nuys to your name?
>>>>>
>>>>> thank you
>>>>>
>>>>> **Pouya Payan**
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 1/19/2023 1:48 PM, Brennen Obeto wr
>>>>>> If you like, you can provide me with
>>>>>> complete DCP applications or I can
>>>>>> return your box to you and you can

insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

> Good afternoon,
>
> I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
>
> On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".
>
> I will need updated pages for the DCP applications and the original notarized copy.
>
> Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".
>
> Please send over the BOE address verification once you have it.
>
> Best,
> --

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Tiffany;

i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete packet.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> >
> > do you need multiple copies of the revised sheets or just one complete package?
> >
> > Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you currently ha
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > >
> > > Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you ser
> > packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> >
> > Best,
> >
> > Tiffany
> >
> > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Thank you Tiffany;
> > >
> > > looking forward to present the project on August 16.
> > >
> > > thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have schedulec me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> >
> > as far as the RFA definition the code is clear, the code reads:
> >
> > 6. Basements. A Basement, **whether it is habitable or not**,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails to p come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comme deny the project just for a wood spec. they can approve it with conditions
> >
> > please call me if you don't agree with me about the basement definition
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be considered allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am workin Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will st are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or if
> > > >
> > > > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > > > when the Elevation of the upper surface of the floor or
> > > > roof above the Basement does not exceed 3 feet in
> > > > height at any point above the finished or natural Grade,
> > > > whichever is lower, for at least 60% of the perimeter
> > > > length of the exterior Basement walls.
> > > > For all Lots, a maximum of 2 light-wells which are not
> > > > visible from a public right-of-way and do not project
> > > > more than 3 feet from the exterior walls of the
> > > > Basement and no wider than 6 feet shall not disqualify
> > > > said Basement from this exemption.
> > > >
> > > > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i belie talked about during the DRB meeting if need be and an alternative material will be suggested.
> > > >
> > > > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections s front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 time delaying the project which is not fair for us or the owner. please advise
> > > >
> > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before we
> bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because the
> towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed residentia
> RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic Pa
> application that is signed by our department in your updated packet. Please let me know if you have any questions.
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
>> Hi Katie;
>>
>> we are patiently waiting for your direction. please let us know about our next step.
>>
>> best
>>
>> **Pouya Payan**
>> **Labyrinth Design Studio Inc.**
>> **T** 818.200.5005
>> **E** pouya@labyrinth-ds.com
>> 1600 Sawtelle Blvd. #230
>> Los Angeles, CA, 90025
>>
>> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>>
>>> Yes, I received it. I will review them and provide next steps shortly.
>>>
>>> Thanks,
>>> Katie
>>>
>>> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>>
>>>> Hi Katie;
>>>>
>>>> I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift the
>>>>
>>>> thank you
>>>>
>>>> **Pouya Payan**
>>>> **Labyrinth Design Studio Inc.**
>>>> **T** 818.200.5005
>>>> **E** pouya@labyrinth-ds.com
>>>> 1600 Sawtelle Blvd. #230
>>>> Los Angeles, CA, 90025
>>>>
>>>> On 4/13/2023 1:54 PM, Pouya Payan wrote:
>>>>
>>>>> Katie;
>>>>>
>>>>> use these attachments sorry .
>>>>>
>>>>> thank you
>>>>>
>>>>> **Pouya Payan**
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>>>>>
>>>>>> Hi Katie;
>>>>>>
>>>>>> I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can pro
>>>>>>
>>>>>> **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color fo
>>>>>> rendering the plaster color is earth tone and dark.
>>>>>>
>>>>>> **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications c
>>>>>> on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
>>>>>>
>>>>>> **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
>>>>>>
>>>>>> Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specify as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently accept Tree reports until B&S have application opened. I would appreciate if you can help us move the p
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these have b assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we ca
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cas staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> > Hi Olga;

I hope all is well with you. please see below communication from the counter planner. forwarded to you. on 03/09/2023. can you please give us an update on when the case steps?

Also we wanted to add attached Bio report to the case. can you please direct us on hc

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the ca planners on March 9. You should hear back from them regarding the case as you have process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the package was accepted a
>
> please let us know if planning is awaiting on us or not? and when/what to expect fro
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provic
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com>
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this correct or a mistake? s

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> > The invoice is attached in case you didn't receive it.
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@
> > Did you receive invoice 86281 in another email?
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obe
> > Good morning,
> >
> > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HC. system error, I am unable to generate the invoice at this time. I team to resolve this issue and I will email you when I am able t
> >
> > Best,

On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@laby
Brennen
Hope all is well. Is the package complete? We have not rece
Thank you

Pouya Payan
1600 Sawtelle blvd #230, LA 90025
818-200-5005

> On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brenn
> wrote:
>
> Perfect, I'll look out for your email.
>
> Best,
>
> On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pou
> ds.com> wrote:
>
> > Brennen;
> >
> > PCRF is not needed for hillside properties per BOE
> > form does the same job (see attached, and it is in t
> > side properties. i will send you my communication v
> > this for your reference
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/7/2023 11:05 AM, Brennen Obeto wrote:
>
> > Good morning,
> >
> > Thank you, were the copies of the PCRF fro
> > included in the case filing?
> > <image.png>
> >
> > Best,
> >
> > Best,
> >
> > On Fri, Feb 3, 2023 at 3:20 PM Mohammad
> > <mohammadkh.art@gmail.com> wrote:
> > > Hi Brennen,
> > >
> > > I dropped off the additional case material i
> > > planning drop box. Please see attached.
> > >
> > > Thank you.
> > > <image_67171329.JPG>
> > > <image_67217153.JPG>
> > >
> > > On Thu, Feb 2, 2023 at 11:46 AM Brenner
> > > <brennen.obeto@lacity.org> wrote:
> > > > Hello,
> > > >
> > > > Were the additional case materials drop
> > > >
> > > > Best,
> > > >
> > > > On Mon, Jan 23, 2023 at 8:25 AM Bren
> > > > <brennen.obeto@lacity.org> wrote:
> > > > > Good morning,
> > > > >
> > > > > Please use the attached drop off tran
> > > > > my name under Planner Name at our
> > > > > location.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Fri, Jan 20, 2023 at 4:56 PM Pou
> > > > > <pouya@labyrinth-ds.com> wrote:
> > > > > > Brennen;
> > > > > >
> > > > > > my associate will be dropping the p
> > > > > > you next week. i also see that the c
> > > > > > are still in my folder. so i will drop th
> > > > > >
> > > > > > does he need any instruction to dro
> > > > > > drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen O

> If you like, you can provide r
> complete DCP applications
> return your box to you and y
> insert the new pages, please
> me know!
>
> Best,
>
> On Thu, Jan 19, 2023 at 1:4
> Brennen Obeto
> <brennen.obeto@lacity.org>
> > Good afternoon,
> >
> > I reviewed the drop off pa
> > for 4230 Saltillo and this is
> > noted is missing/needs to
> > updated:
> >
> > On page 2 of the Dept of
> > Planning application, unde
> > Authorizing Code Section,
> > please remove "Mulhollan
> > Scenic Parkway (Inner Co
> > and write "LAMC 11.5.7".
> > Action Requested, Narrati
> > write "Mulholland Scenic
> > Parkway Specific Plan De
> > Review to <PROJECT
> > DESCRIPTION>".
> >
> > I will need updated pages
> > DCP applications and the
> > original notarized copy.
> >
> > Here is a link to our newe
> > Environmental Assessmer
> > form: https://planning.lacit
> > org/odocument/944beda1
> > 4ff2-acbd-247914c244fc/
> > Environmental%20Assess
> > 20Form.pdf. Please provic
> > with copies and the origin
> > notarized copy with a post
> > on it stating "original".
> >
> > Please send over the BOE
> > address verification once
> > you have it.
> >
> > Best,
> > --
>
> **Brennen Obeto**
> Pronouns: She, H
> Her
> Planning Assista
> **Los Angeles Cit**
> **Planning**
> 6262 Van Nuys E
> Room 251
> Los Angeles, CA
> T: (818) 374-505
> Planning4LA.org

--

Brennen Obeto
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Room 251

Los Angeles, CA 91
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Planning4LA.org
E-NEWS

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E-NEWS

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E-NEWS

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Los Angeles, CA 91401
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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
City Planner
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6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Planning Assistant
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6262 Van Nuys Boulevard, Room 430
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--

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Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Pouya,

You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
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> > I will need one digital copy and 3 physical copies of just the updated complete packet.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > >
> > > do you need multiple copies of the revised sheets or just one complete package?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > >
> > > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you currently h
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board that you s
> > > > > > packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> > > > > >
> > > > > > Best,

Tiffany

On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Thank you Tiffany;
>
> looking forward to present the project on August 16.
>
> thank you very much
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
>
> > Pouya,
> >
> > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have schedu
> > me know.
> >
> > Best,
> >
> > Tiffany
> >
> > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > >
> > > as far as the RFA definition the code is clear, the code reads:
> > >
> > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > when the Elevation of the upper surface of the floor or
> > > roof above the Basement does not exceed 3 feet in
> > > height at any point above the finished or natural Grade,
> > > whichever is lower, for at least 60% of the perimeter
> > > length of the exterior Basement walls.
> > > For all Lots, a maximum of 2 light-wells which are not
> > > visible from a public right-of-way and do not project
> > > more than 3 feet from the exterior walls of the
> > > Basement and no wider than 6 feet shall not disqualify
> > > said Basement from this exemption.
> > >
> > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-mails tc
> > > come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those e comr
> > > deny the project just for a wood spec. they can approve it with conditions
> > >
> > > please call me if you don't agree with me about the basement definition
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be consider
> > > > allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I am worl
> > > > Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather they will
> > > > > are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in RFA? or
> > > > >
> > > > > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > > > > when the Elevation of the upper surface of the floor or
> > > > > roof above the Basement does not exceed 3 feet in
> > > > > height at any point above the finished or natural Grade,
> > > > > whichever is lower, for at least 60% of the perimeter
> > > > > length of the exterior Basement walls.
> > > > > For all Lots, a maximum of 2 light-wells which are not
> > > > > visible from a public right-of-way and do not project
> > > > > more than 3 feet from the exterior walls of the

Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardless, i be
talked about during the DRB meeting if need be and an alternative material will be suggested.

lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corrections
front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small items 3 ti
delaying the project which is not fair for us or the owner. please advise

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected before
> bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Because t
> towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed resider
> RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland Scenic F
> application that is signed by our department in your updated packet. Please let me know if you have any questions.
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
>> Hi Katie;
>>
>> we are patiently waiting for your direction. please let us know about our next step.
>>
>> best
>>
>> **Pouya Payan**
>> **Labyrinth Design Studio Inc.**
>> **T** 818.200.5005
>> **E** pouya@labyrinth-ds.com
>> 1600 Sawtelle Blvd. #230
>> Los Angeles, CA, 90025
>>
>> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>>
>>> Yes, I received it. I will review them and provide next steps shortly.
>>>
>>> Thanks,
>>> Katie
>>>
>>> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>>
>>>> Hi Katie;
>>>>
>>>> I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you please lift
>>>>
>>>> thank you
>>>>
>>>> **Pouya Payan**
>>>> **Labyrinth Design Studio Inc.**
>>>> **T** 818.200.5005
>>>> **E** pouya@labyrinth-ds.com
>>>> 1600 Sawtelle Blvd. #230
>>>> Los Angeles, CA, 90025
>>>>
>>>> On 4/13/2023 1:54 PM, Pouya Payan wrote:
>>>>
>>>>> Katie;
>>>>>
>>>>> use these attachments sorry .
>>>>>
>>>>> thank you
>>>>>
>>>>> **Pouya Payan**
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>>>>>
>>>>>> Hi Katie;

I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can

Response to comment 1 on Hold letter: please see attached revised 58 E-10.5 specifying the correct color rendering the plaster color is earth tone and dark.

Response to Comment 2 on Hold Letter: attached please find wall elevation and material and specification on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Pla

Response to comment 3 on Hold letter: please see attached stamped tree report by UFD

Looking forward to take the project in front of Mulholand design review board

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 spec as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that th
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparen accept Tree reports until B&S have application opened. I would appreciate if you can help us move th
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials. Once these hav assigned and we will schedule your DRB hearing. Let me know if you have any questions.
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direct us on how we
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> > HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the c staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Olga;
>
> I hope all is well with you. please see below communication from the counter planne
> forwarded to you. on 03/09/2023. can you please give us an update on when the ca
> steps?
>
> Also we wanted to add attached Bio report to the case. can you please direct us on
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this month and it looks like the
> planners on March 9. You should hear back from them regarding the case as you ha
> process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > Hope all is well with you. just wanted to make sure that the package was accepte
> >
> > please let us know if planning is awaiting on us or not? and when/what to expect f
> >
> > thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> >
> > > You are correct. I'm working with the IT team to correct the invoice and pro
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com
> > >
> > > > Brennen;
> > > >
> > > > some of these fees are being charged twice. is this correct or a mistake?
> > > >
> > > > Pouya Payan
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

The invoice is attached in case you didn't receive it.

Best,

On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obet

Did you receive invoice 86281 in another email?

Best,

On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.o

Good morning,

I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-H system error, I am unable to generate the invoice at this time team to resolve this issue and I will email you when I am able

Best,

On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@lab

Brennen
Hope all is well. Is the package complete? We have not re
Thank you

Pouya Payan
1600 Sawtelle blvd #230, LA 90025
818-200-5005

On Feb 7, 2023, at 11:14 AM, Brennen Obeto <bren wrote:

Perfect, I'll look out for your email.

Best,

On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pc ds.com> wrote:

Brennen;

PCRF is not needed for hillside properties per BC form does the same job (see attached, and it is i side properties. i will send you my communicatior this for your reference

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen Obeto wrote:

Good morning,

Thank you, were the copies of the PCRF f included in the case filing?
<image.png>

Best,

Best,

On Fri, Feb 3, 2023 at 3:20 PM Mohamma <mohammadkh.art@gmail.com> wrote:

Hi Brennen,

I dropped off the additional case materia planning drop box. Please see attached

Thank you.
<image_67171329.JPG>
<image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM Brenr <brennen.obeto@lacity.org> wrote:

Hello,

Were the additional case materials dr

Best,

On Mon, Jan 23, 2023 at 8:25 AM Bre
<brennen.obeto@lacity.org> wrote:
Good morning,

Please use the attached drop off tra
my name under Planner Name at o
location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pc
<pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the
you next week. i also see that the
are still in my folder. so i will drop

does he need any instruction to d
drop it in Van Nuys to your name

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen

If you like, you can provid
complete DCP application
return your box to you and
insert the new pages, plea
me know!

Best,

On Thu, Jan 19, 2023 at 1
Brennen Obeto
<brennen.obeto@lacity.or
Good afternoon,

I reviewed the drop off p
for 4230 Saltillo and this
noted is missing/needs
updated:

On page 2 of the Dept o
Planning application, ur
Authorizing Code Sectic
please remove "Mulholl
Scenic Parkway (Inner
and write "LAMC 11.5.7
Action Requested, Narr
write "Mulholland Sceni
Parkway Specific Plan I
Review to <PROJECT
DESCRIPTION>".

I will need updated pag
DCP applications and th
original notarized copy.

Here is a link to our nev
Environmental Assessm
form: https://planning.la
org/odocument/944bed
4ff2-acbd-247914c244f
Environmental%20Asse
20Form.pdf. Please pro
with copies and the orig
notarized copy with a p
on it stating "original".

Please send over the B
address verification onc
you have it.

Best,
--



Brennen Obe
Pronouns: Sh
Her
Planning Assi
Los Angeles
Planning
6262 Van Nuy
Room 251

Los Angeles,
T: (818) 374-5
Planning4LA.

--



Brennen Obeto
Pronouns: She,
Planning Assista
Los Angeles Ci
Planning
6262 Van Nuys
Room 251
Los Angeles, CA
T: (818) 374-505
Planning4LA.org

--



Brennen Obeto
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Planning Assistant
Los Angeles City Planni
6262 Van Nuys Blvd., Roo
Los Angeles, CA 91401
T: (818) 374-5050 | Planni

--



Brennen Obeto
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Los Angeles City Planning
6262 Van Nuys Blvd., Room
Los Angeles, CA 91401
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6262 Van Nuys Blvd., Room 251
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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Tiffany Corrales
Planning Assistant
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--



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--



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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org



Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Tiffany;

I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this guy "Alex" in city planning dep documents

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> >
> > Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
>
> > I will need one digital copy and 3 physical copies of just the updated complete packet.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > >
> > > do you need multiple copies of the revised sheets or just one complete package?
> > >
> > > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> >
> > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you cur
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > > >
> > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board tha packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Thank you Tiffany;
> >
> > looking forward to present the project on August 16.
> >
> > thank you very much
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> >
> > > Pouya,
> > >
> > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I have s me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > >
> > > > as far as the RFA definition the code is clear, the code reads:
> > > >
> > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > when the Elevation of the upper surface of the floor or
> > > > roof above the Basement does not exceed 3 feet in
> > > > height at any point above the finished or natural Grade,
> > > > whichever is lower, for at least 60% of the perimeter
> > > > length of the exterior Basement walls.
> > > > For all Lots, a maximum of 2 light-wells which are not
> > > > visible from a public right-of-way and do not project
> > > > more than 3 feet from the exterior walls of the
> > > > Basement and no wider than 6 feet shall not disqualify
> > > > said Basement from this exemption.
> > > >
> > > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending e-i come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to those deny the project just for a wood spec. they can approve it with conditions
> > > >
> > > > please call me if you don't agree with me about the basement definition
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be cc allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. I a Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
> > > > >
> > > > > Thank you,

Tiffany

On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather th
> are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in R
>
> per definition: 6. Basements. A Basement, whether it is habitable or not,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regardle
> talked about during the DRB meeting if need be and an alternative material will be suggested.
>
> lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time corr
> front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small ite
> delaying the project which is not fair for us or the owner. please advise
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be corrected
> > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? Be
> > towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total proposed
> > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland S
> > application that is signed by our department in your updated packet. Please let me know if you have any questions.
> >
> > Thank you for your patience,
> >
> > Tiffany
> >
> > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > we are patiently waiting for your direction. please let us know about our next step.
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > >
> > > > Yes, I received it. I will review them and provide next steps shortly.
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you ple
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> Katie;
>
> use these attachments sorry .
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. below please see my responses to the hold letter, please direct us on how w
> >
> > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the corre rendering the plaster color is earth tone and dark.
> >
> > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specif on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Plan
> >
> > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
> >
> > Looking forward to take the project in front of Mulholand design review board
> >
> > let me know if you need any additional information
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > I hope all is well with you. thank you for the list of comments. please see attached revised E-10 as you can see in the rendering the plaster color is earth tone and dark.
> > >
> > > also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note
> > >
> > > as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, a accept Tree reports until B&S have application opened. I would appreciate if you can help us m
> > >
> > > your cooperation would be appreciated
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Please see the attached hold letter with listed missing or incomplete materials. Once the assigned and we will schedule your DRB hearing. Let me know if you have any question
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > thank you
> > > > >
> > > > > can you also response to my other question. i asked
> > > > >
> > > > > "Also we wanted to add attached Bio report to the case. can you please direct us on h
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assign staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Room 430*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrot
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the counter forwarded to you. on 03/09/2023. can you please give us an update on when steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please direct
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> >
> > Good morning,
> >
> > I passed the case along to the Mulholland unit early this month and it looks li planners on March 9. You should hear back from them regarding the case as process with the counter.
> >
> > Best,
> >
> > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com>
> >
> > > Brennen;
> > >
> > > Hope all is well with you. just wanted to make sure that the package was a
> > >
> > > please let us know if planning is awaiting on us or not? and when/what to e
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> > >
> > > > You are correct. I'm working with the IT team to correct the invoice a
> > > >
> > > > Best,
> > > >
> > > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-
> > > >
> > > > > Brennen;
> > > > >
> > > > > some of these fees are being charged twice. is this correct or a m

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brenne
> Did you receive invoice 86281 in another email?
>
> Best,
>
> On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <bre
> Good morning,
>
> I was able to file case ZA-2023-1206-ZAD-DRB-SPP-
> system error, I am unable to generate the invoice at th
> team to resolve this issue and I will email you when I a
>
> Best,
>
> On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pou
> Brennen
> Hope all is well. Is the package complete? We have
> Thank you
>
> Pouya Payan
> 1600 Sawtelle blvd #230, LA 90025
> 818-200-5005
>
> > On Feb 7, 2023, at 11:14 AM, Brennen Obet
> > wrote:
> >
> > Perfect, I'll look out for your email.
> >
> > Best,
> >
> > On Tue, Feb 7, 2023 at 11:13 AM Pouya Pay
> > ds.com> wrote:
> >
> > > Brennen;
> > >
> > > PCRF is not needed for hillside properties
> > > form does the same job (see attached, ar
> > > side properties. i will send you my commu
> > > this for your reference
> > >
> > > best
> > >
> > >
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/7/2023 11:05 AM, Brennen Obeto wr
> > >
> > > > Good morning,
> > > >
> > > > Thank you, were the copies of the I
> > > > included in the case filing?
> > > > <image.png>
> > > >
> > > > Best,
> > > >
> > > > Best,
> > > >
> > > > On Fri, Feb 3, 2023 at 3:20 PM Mo
> > > > <mohammadkh.art@gmail.com> w
> > > > Hi Brennen,
> > > >
> > > > I dropped off the additional case
> > > > planning drop box. Please see at
> > > >
> > > > Thank you.
> > > > <image_67171329.JPG>
> > > > <image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM
<brennen.obeto@lacity.org> wro
Hello,

Were the additional case mate

Best,

On Mon, Jan 23, 2023 at 8:25
<brennen.obeto@lacity.org> w
Good morning,

Please use the attached dro
my name under Planner Nar
location.

Best,

On Fri, Jan 20, 2023 at 4:56
<pouya@labyrinth-ds.com>

Brennen;

my associate will be dropp
you next week. i also see
are still in my folder. so i w

does he need any instruct
drop it in Van Nuys to you

thank you

Pouya Payan
Labyrinth Design Studio
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #23C
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Br

If you like, you can
complete DCP app
return your box to y
insert the new pag
me know!

Best,

On Thu, Jan 19, 2C
Brennen Obeto
<brennen.obeto@l
Good afternoon,

I reviewed the dr
for 4230 Saltillo a
noted is missing/
updated:

On page 2 of the
Planning applica
Authorizing Code
please remove "I
Scenic Parkway
and write "LAMC
Action Requeste
write "Mulholland
Parkway Specific
Review to <PRO
DESCRIPTION>

I will need updat
DCP application
original notarizec

Here is a link to
Environmental A
form: https://plan
org/odocument/9
4ff2-acbd-24791
Environmental%
20Form.pdf. Plea
with copies and t
notarized copy w
on it stating "orig

Please send ove
address verificat
you have it.

Best,
--

Brenn
Pronc
Her
Planr
Los A
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6262
Roon
Los A
T: (81
Planr

--

Brenne
Pronour
Planning
Los An
Plannin
6262 Va
Room 2
Los Ang
T: (818)
Planning

--

Brennen Obeto
Pronouns: She, H
Planning Assistan
Los Angeles City
6262 Van Nuys Bl
Los Angeles, CA 9
T: (818) 374-5050

--

Brennen Obeto
Pronouns: She, Hers
Planning Assistant
Los Angeles City P
6262 Van Nuys Blvd
Los Angeles, CA 914
T: (818) 374-5050 | P

--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planni
6262 Van Nuys Blvd., Roc
Los Angeles, CA 91401
T: (818) 374-5050 | Planni

--

Brennen Obeto
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Planning Assistant
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6262 Van Nuys Blvd., Room 251
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T: (818) 374-5050 | Planning4LA.org

--

Brennen Obeto
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Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
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6262 Van Nuys Blvd., Room 251
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T: (818) 374-5050 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Planning4LA.org



Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Pouya,

I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more details regarding presentatio members will be able to follow along with more easily. Please let me know if you have any questions.

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this guy "Alex" in city planning d documents
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > >
> > > Thank you
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > >
> > > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > > > >
> > > > > do you need multiple copies of the revised sheets or just one complete package?
> > > > >
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned one you c
> > > > > >
> > > > > > Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material board
> packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Thank you Tiffany;
> >
> > looking forward to present the project on August 16.
> >
> > thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarification. I hav
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> >
> > as far as the RFA definition the code is clear, the code reads:
> >
> > 6. Basements. A Basement, **whether it is habitable or not**,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been sending
> > come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond to thos
> > deny the project just for a wood spec. they can approve it with conditions
> >
> > please call me if you don't agree with me about the basement definition
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms shall be allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not approve it. Planning department is currently going through many changes and we appreciate your patience and understanding through all of this.
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom, rather are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be included in
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different. Regar talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one time c front of design review and have them give us direction on these small items if need be. we have gone back and forth for these small delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be correcte bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead outside? E towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total propose RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mulholland application that is signed by our department in your updated packet. Please let me know if you have any questions.
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know about our next step.
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > > >
> > > > > Yes, I received it. I will review them and provide next steps shortly.
> > > > >
> > > > > Thanks,
> > > > > Katie
> > > > >
> > > > > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Katie;
> > > > > >
> > > > > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? can you p
> > > > > >
> > > > > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> Katie;
>
> use these attachments sorry .
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. below please see my responses to the hold letter, please direct us on how
> >
> > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the cor rendering the plaster color is earth tone and dark.
> >
> > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and spe on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Pl
> >
> > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
> >
> > Looking forward to take the project in front of Mulholand design review board
> >
> > let me know if you need any additional information
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > I hope all is well with you. thank you for the list of comments. please see attached revised E- as you can see in the rendering the plaster color is earth tone and dark.
> > >
> > > also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please n
> > >
> > > as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry accept Tree reports until B&S have application opened. I would appreciate if you can help us
> > >
> > > your cooperation would be appreciated
> > >
> > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Please see the attached hold letter with listed missing or incomplete materials. Once t assigned and we will schedule your DRB hearing. Let me know if you have any questi
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > thank you
> > > > >
> > > > > can you also response to my other question. i asked
> > > > >
> > > > > "Also we wanted to add attached Bio report to the case. can you please direct us on

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assi
> staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Room 430*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> w
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the count
> > forwarded to you. on 03/09/2023. can you please give us an update on wh
> > steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please dir
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> >
> > Good morning,
> >
> > I passed the case along to the Mulholland unit early this month and it looks
> > planners on March 9. You should hear back from them regarding the case
> > process with the counter.
> >
> > Best,
> >
> > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.con
> >
> > > Brennen;
> > >
> > > Hope all is well with you. just wanted to make sure that the package was
> > >
> > > please let us know if planning is awaiting on us or not? and when/what t
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/21/2023 3:24 PM, Brennen Obeto wrote:

You are correct. I'm working with the IT team to correct the invoic

Best,

On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrint

> Brennen;
>
> some of these fees are being charged twice. is this correct or a

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> The invoice is attached in case you didn't receive it.
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <bren
> Did you receive invoice 86281 in another email?
>
> Best,
>
> On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <b
> Good morning,
>
> I was able to file case ZA-2023-1206-ZAD-DRB-SP
> system error, I am unable to generate the invoice at
> team to resolve this issue and I will email you when
>
> Best,
>
> On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <p
> Brennen
> Hope all is well. Is the package complete? We ha
> Thank you
>
> Pouya Payan
> 1600 Sawtelle blvd #230, LA 90025
> 818-200-5005
>
> > On Feb 7, 2023, at 11:14 AM, Brennen Ob
> > wrote:
> >
> > Perfect, I'll look out for your email.
> >
> > Best,
> >
> > On Tue, Feb 7, 2023 at 11:13 AM Pouya F
> > ds.com> wrote:
> >
> > > Brennen;
> > >
> > > PCRF is not needed for hillside properti
> > > form does the same job (see attached,
> > > side properties. i will send you my comn
> > > this for your reference
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/7/2023 11:05 AM, Brennen Obeto
> > >
> > > > Good morning,
> > > >
> > > > Thank you, were the copies of th
> > > > included in the case filing?
> > > > <image.png>
> > > >
> > > > Best,
> > > >
> > > > Best,

On Fri, Feb 3, 2023 at 3:20 PM M
<mohammadkh.art@gmail.com>
Hi Brennen,

I dropped off the additional cas
planning drop box. Please see

Thank you.
<image_67171329.JPG>
<image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 /
<brennen.obeto@lacity.org> w
Hello,

Were the additional case ma

Best,

On Mon, Jan 23, 2023 at 8:2
<brennen.obeto@lacity.org>
Good morning,

Please use the attached c
my name under Planner N
location.

Best,

On Fri, Jan 20, 2023 at 4:
<pouya@labyrinth-ds.com

Brennen;

my associate will be drc
you next week. i also se
are still in my folder. so

does he need any instru
drop it in Van Nuys to y

thank you

Pouya Payan
Labyrinth Design Stuc
T 818.200.5005
E pouya@labyrinth-ds.c
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 1/19/2023 1:48 PM,

If you like, you c
complete DCP a
return your box t
insert the new pa
me know!

Best,

On Thu, Jan 19,
Brennen Obeto
<brennen.obeto(
Good afternoo

I reviewed the
for 4230 Saltill
noted is missir
updated:

On page 2 of t
Planning appli
Authorizing Cc
please remove
Scenic Parkwa
and write "LAM
Action Reques
write "Mulholla
Parkway Spec
Review to <PF
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I will need upd
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Here is a link t
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form: https://pl
org/odocumen
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20Form.pdf. P
with copies an

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on it stating "o

Please send o
address verific
you have it.

Best,
--

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--

Brennen Obet
Pronouns: She
Planning Assis
Los Angeles C
6262 Van Nuys
Los Angeles, C
T: (818) 374-50

--

Brennen Obeto
Pronouns: She, H
Planning Assistan
Los Angeles City
6262 Van Nuys B
Los Angeles, CA
T: (818) 374-505(

--

Brennen Obeto
Pronouns: She, Hers, H
Planning Assistant
Los Angeles City Plar
6262 Van Nuys Blvd., F
Los Angeles, CA 91401
T: (818) 374-5050 | Pla

--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.o

--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

--

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Planning Assistant
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Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Planning Assistant
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Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Tiffany;

thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Presentation) . i would apprecia hearing or i need to prepare boards or ....?)

https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more details regarding pres members will be able to follow along with more easily. Please let me know if you have any questions.
>
> Thank you,
> Tiffany
>
> On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this guy “Alex” in city plar documents
> >
> > Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > >
> > > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> >
> > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > >
> > > Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
>
> do you need multiple copies of the revised sheets or just one complete package?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned on
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/material packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Thank you Tiffany;
> > > > >
> > > > > looking forward to present the project on August 16.
> > > > >
> > > > > thank you very much
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Pouya,
> > > > > >
> > > > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarificatio
> > > > > > me know.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > > > > >
> > > > > > > as far as the RFA definition the code is clear, the code reads:
> > > > > > >
> > > > > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > > > > when the Elevation of the upper surface of the floor or
> > > > > > > roof above the Basement does not exceed 3 feet in
> > > > > > > height at any point above the finished or natural Grade,
> > > > > > > whichever is lower, for at least 60% of the perimeter
> > > > > > > length of the exterior Basement walls.
> > > > > > > For all Lots, a maximum of 2 light-wells which are not

visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the
Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been se
come into play and give us a little more something. at some point planning depatment need to give one time comment and we respond
deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable rooms s
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not appı
> Planning department is currently going through many changes and we appreciate your patience and understanding through all c
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroom
> > are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be inclu
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is different.
> > talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us one
> > front of design review and have them give us direction on these small items if need be. we have gone back and forth for these
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to be c
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead out
> > > towards the total proposed residential floor area and needs to be updated. The addition of the basement into the total p
> > > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the Mu
> > > application that is signed by our department in your updated packet. Please let me know if you have any questions.
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know about our next step.
> > > >
> > > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next steps shortly.
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023? ca
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> Katie;
>
> use these attachments sorry .
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my responses to the hold letter, please direct us
>
> **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying rendering the plaster color is earth tone and dark.
>
> **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material a on the walls as well. please note that the landscape is shown on planting plan attached. (62
>
> **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
>
> Looking forward to take the project in front of Mulholand design review board
>
> let me know if you need any additional information
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of comments. please see attached revi as you can see in the rendering the plaster color is earth tone and dark.
>
> also you can find wall elevation and material and specifications on E-9.5 and E-9.4. pl
>
> as far as Urban forestry i sent you the e-mail communication between us and Urban F accept Tree reports until B&S have application opened. I would appreciate if you can
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete materials.
> assigned and we will schedule your DRB hearing. Let me know if you have any
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrot
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please direc
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 4/4/2023 9:39 AM, Olga Ayala wrote:
> >
> > > HI Pouya, once a case is received in the Mulholland unit, our supervis
> > > staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

> > On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.c
> >
> > > Hi Olga;
> > >
> > > I hope all is well with you. please see below communication from th
> > > forwarded to you. on 03/09/2023. can you please give us an update
> > > steps?
> > >
> > > Also we wanted to add attached Bio report to the case. can you ple
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > -------- Forwarded Message --------
> > > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> > >
> > > Good morning,
> > >
> > > I passed the case along to the Mulholland unit early this month and
> > > planners on March 9. You should hear back from them regarding th
> > > process with the counter.
> > >
> > > Best,
> > >
> > > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth

Brennen;

Hope all is well with you. just wanted to make sure that the packa

please let us know if planning is awaiting on us or not? and when

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this corr

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> > The invoice is attached in case you didn't receive
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obet
> > > Did you receive invoice 86281 in another emai
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Ol
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-2023-1206-ZAD-D
> > > > system error, I am unable to generate the in
> > > > team to resolve this issue and I will email yo
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Pa
> > > > > Brennen
> > > > > Hope all is well. Is the package complete?
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > 818-200-5005
> > > > >
> > > > > > On Feb 7, 2023, at 11:14 AM, Bren
> > > > > > wrote:
> > > > > >
> > > > > > Perfect, I'll look out for your email.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Tue, Feb 7, 2023 at 11:13 AM F
> > > > > > ds.com> wrote:
> > > > > >
> > > > > > > Brennen;
> > > > > > >
> > > > > > > PCRF is not needed for hillside p
> > > > > > > form does the same job (see att
> > > > > > > side properties. i will send you m
> > > > > > > this for your reference
> > > > > > >
> > > > > > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen

> Good morning,
>
> Thank you, were the copie
> included in the case filing'
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at 3:2
> <mohammadkh.art@gma
> > Hi Brennen,
> >
> > I dropped off the additic
> > planning drop box. Plea
> >
> > Thank you.
> > <image_67171329.JPG
> > <image_67217153.JPG
> >
> > On Thu, Feb 2, 2023 at
> > <brennen.obeto@lacity
> > > Hello,
> > >
> > > Were the additional c
> > >
> > > Best,
> > >
> > > On Mon, Jan 23, 202
> > > <brennen.obeto@lac
> > > > Good morning,
> > > >
> > > > Please use the atta
> > > > my name under Pla
> > > > location.
> > > >
> > > > Best,
> > > >
> > > > On Fri, Jan 20, 202
> > > > <pouya@labyrinth-
> > > > >
> > > > > Brennen;
> > > > >
> > > > > my associate wil
> > > > > you next week. i
> > > > > are still in my fol
> > > > >
> > > > > does he need an
> > > > > drop it in Van Nu
> > > > >
> > > > > thank you
> > > > >
> > > > >
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Desig**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrir
> > > > > 1600 Sawtelle B
> > > > > Los Angeles, CA
> > > > >
> > > > > On 1/19/2023 1:
> > > > >
> > > > > > If you like
> > > > > > complete
> > > > > > return you
> > > > > > insert the
> > > > > > me know!
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Thu, J
> > > > > > Brennen
> > > > > > <brennen
> > > > > > > Good a
> > > > > > >
> > > > > > > I review
> > > > > > > for 423
> > > > > > > noted is
> > > > > > > update
> > > > > > >
> > > > > > > On pag
> > > > > > > Plannin

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you hav

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Brennen Obet
Pronouns: She
Planning Assis
Los Angeles (
6262 Van Nuys
Los Angeles, C
T: (818) 374-5(

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Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planni
6262 Van Nuys Blvd., Roo
Los Angeles, CA 91401
T: (818) 374-5050 | Planni

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Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

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Brennen Obeto
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Planning Assistant
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6262 Van Nuys Blvd., Room 251
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Brennen Obeto
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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Planning Assistant
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E-NEWS

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E-NEWS

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hearing, I have all the materials req

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Presentation) . i would appre
> hearing or i need to prepare boards or ....?)
>
> https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more details regarding pr
> > members will be able to follow along with more easily. Please let me know if you have any questions.
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this guy "Alex" in city p
> > > documents
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

I will need one digital copy and 3 physical copies of just the updated complete packet.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.

do you need multiple copies of the revised sheets or just one complete package?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigned

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

Hi Pouya,

At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/mater packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.

Best,

Tiffany

On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Thank you Tiffany;

looking forward to present the project on August 16.

thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

Pouya,

I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarificat me know.

Best,

Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**,
when the Elevation of the upper surface of the floor or
roof above the Basement does not exceed 3 feet in
height at any point above the finished or natural Grade,
whichever is lower, for at least 60% of the perimeter
length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not
visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the
Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have been
come into play and give us a little more something. at some point planning depatment need to give one time comment and we respo
deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable room
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not ap
> Planning department is currently going through many changes and we appreciate your patience and understanding through a
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedroc
> > are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be in
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is differe
> > talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us o
> > front of design review and have them give us direction on these small items if need be. we have gone back and forth for the
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to b
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lead
> > > towards the total proposed residential floor area and needs to be updated. The addition of the basement into the tot
> > > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the
> > > application that is signed by our department in your updated packet. Please let me know if you have any questions.
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

we are patiently waiting for your direction. please let us know about our next step.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next steps shortly.
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023?
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. below please see my responses to the hold letter, please direct
> > > >
> > > > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifyir rendering the plaster color is earth tone and dark.
> > > >
> > > > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and materia on the walls as well. please note that the landscape is shown on planting plan attached. (
> > > >
> > > > **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFI
> > > >
> > > > Looking forward to take the project in front of Mulholand design review board
> > > >
> > > > let me know if you need any additional information
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> > > >
> > > > > Katie;
> > > > >
> > > > > I hope all is well with you. thank you for the list of comments. please see attached re as you can see in the rendering the plaster color is earth tone and dark.
> > > > >
> > > > > also you can find wall elevation and material and specifications on E-9.5 and E-9.4.
> > > > >
> > > > > as far as Urban forestry i sent you the e-mail communication between us and Urban accept Tree reports until B&S have application opened. I would appreciate if you ca

your cooperation would be appreciated

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete material
> assigned and we will schedule your DRB hearing. Let me know if you have a
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> w
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please di
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 4/4/2023 9:39 AM, Olga Ayala wrote:
> >
> > > HI Pouya, once a case is received in the Mulholland unit, our super
> > > staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

> > On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds
> >
> > > Hi Olga;
> > >
> > > I hope all is well with you. please see below communication from
> > > forwarded to you. on 03/09/2023. can you please give us an upd
> > > steps?
> > >
> > > Also we wanted to add attached Bio report to the case. can you p
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > -------- Forwarded Message --------
> > > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> > >
> > > Good morning,

I passed the case along to the Mulholland unit early this month ar
planners on March 9. You should hear back from them regarding
process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrin

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the pac
>
> please let us know if planning is awaiting on us or not? and wh
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct t
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this cc

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> > The invoice is attached in case you didn't recei
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Ob
> > > Did you receive invoice 86281 in another em
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brennen
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-2023-1206-ZAD
> > > > system error, I am unable to generate the
> > > > team to resolve this issue and I will email
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16, 2023 at 8:30 PM Pouya F
> > > > > Brennen
> > > > > Hope all is well. Is the package complet
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > 818-200-5005
> > > > >
> > > > > > On Feb 7, 2023, at 11:14 AM, Br
> > > > > > wrote:
> > > > > >
> > > > > > Perfect, I'll look out for your emai
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Tue, Feb 7, 2023 at 11:13 AM
> > > > > > ds.com> wrote:
> > > > > >
> > > > > > > Brennen;
> > > > > > >
> > > > > > > PCRF is not needed for hillside
> > > > > > > form does the same job (see a

side properties. i will send you this for your reference

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brenne

> Good morning,
>
> Thank you, were the co
> included in the case filir
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at
> <mohammadkh.art@gr
> > Hi Brennen,
> >
> > I dropped off the addi
> > planning drop box. Pl
> >
> > Thank you.
> > <image_67171329.JI
> > <image_67217153.JI
> >
> > On Thu, Feb 2, 2023
> > <brennen.obeto@lac
> > > Hello,
> > >
> > > Were the additiona
> > >
> > > Best,
> > >
> > > On Mon, Jan 23, 2
> > > <brennen.obeto@l
> > > > Good morning,
> > > >
> > > > Please use the a
> > > > my name under
> > > > location.
> > > >
> > > > Best,
> > > >
> > > > On Fri, Jan 20, 2
> > > > <pouya@labyrin
> > > > >
> > > > > Brennen;
> > > > >
> > > > > my associate
> > > > > you next week
> > > > > are still in my f
> > > > >
> > > > > does he need
> > > > > drop it in Van I
> > > > >
> > > > > thank you
> > > > >
> > > > >
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Des**
> > > > > **T** 818.200.50
> > > > > **E** pouya@laby
> > > > > 1600 Sawtelle
> > > > > Los Angeles,
> > > > >
> > > > > On 1/19/2023
> > > > >
> > > > > > If you li
> > > > > > comple
> > > > > > return y
> > > > > > insert th
> > > > > > me kno
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Thu
> > > > > > Brenne
> > > > > > <brenn

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Brennen O
Pronouns: S
Planning As
Los Angele
6262 Van N
Los Angeles
T: (818) 374

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Brennen Obeto
Pronouns: She, Hers, H
Planning Assistant
Los Angeles City Plar
6262 Van Nuys Blvd., F
Los Angeles, CA 91401
T: (818) 374-5050 | Pla

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Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.o

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Los Angeles City Planning
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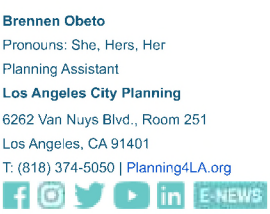

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Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org



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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Tiffany Corrales
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E-NEWS

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--

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--

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--

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Planning4LA.org
E-NEWS

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Pouya,

I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you received a stamp of review for the Tree do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan shows rooftop equipment, which must

Thank you,
Tiffany

On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hearing, I have all the materials r
>
> Best,
>
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Presentation) . i would app hearing or i need to prepare boards or ....?)
> >
> > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more details regarding members will be able to follow along with more easily. Please let me know if you have any questions.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this guy “Alex” in city documents
> > > >
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > > > > >
> > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete packet.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> >
> > do you need multiple copies of the revised sheets or just one complete package?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the unsigne
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > >
> > > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored rendering/mat packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the project on August 16.
> > > >
> > > > thank you very much
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > >
> > > > Pouya,
> > > >
> > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents or clarific me know.
> > > >
> > > > Best,
> > > >
> > > > Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
>
> as far as the RFA definition the code is clear, the code reads:
>
> 6. Basements. A Basement, **whether it is habitable or not**,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we have be
> come into play and give us a little more something. at some point planning depatment need to give one time comment and we resp
> deny the project just for a wood spec. they can approve it with conditions
>
> please call me if you don't agree with me about the basement definition
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habitable roo
> > allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB will not
> > Planning department is currently going through many changes and we appreciate your patience and understanding through
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of the bedr
> > > are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement will be
> > >
> > > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > > when the Elevation of the upper surface of the floor or
> > > roof above the Basement does not exceed 3 feet in
> > > height at any point above the finished or natural Grade,
> > > whichever is lower, for at least 60% of the perimeter
> > > length of the exterior Basement walls.
> > > For all Lots, a maximum of 2 light-wells which are not
> > > visible from a public right-of-way and do not project
> > > more than 3 feet from the exterior walls of the
> > > Basement and no wider than 6 feet shall not disqualify
> > > said Basement from this exemption.
> > >
> > > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding is diffe
> > > talked about during the DRB meeting if need be and an alternative material will be suggested.
> > >
> > > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department give us
> > > front of design review and have them give us direction on these small items if need be. we have gone back and forth for t
> > > delaying the project which is not fair for us or the owner. please advise
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that need to
> > > > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors that lea
> > > > towards the total proposed residential floor area and needs to be updated. The addition of the basement into the t
> > > > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowed in the
> > > > application that is signed by our department in your updated packet. Please let me know if you have any questions

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> we are patiently waiting for your direction. please let us know about our next step.
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/13/2023
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> > >
> > > > Katie;
> > > >
> > > > use these attachments sorry .
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. below please see my responses to the hold letter, please direc
> > > > >
> > > > > **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specif
> > > > > rendering the plaster color is earth tone and dark.
> > > > >
> > > > > **Response to Comment 2 on Hold Letter**: attached please find wall elevation and mate
> > > > > on the walls as well. please note that the landscape is shown on planting plan attached.
> > > > >
> > > > > **Response to comment 3 on Hold letter:** please see attached stamped tree report by L
> > > > >
> > > > > Looking forward to take the project in front of Mulholand design review board
> > > > >
> > > > > let me know if you need any additional information
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> > > > >
> > > > > > Katie;

I hope all is well with you. thank you for the list of comments. please see attached as you can see in the rendering the plaster color is earth tone and dark.

also you can find wall elevation and material and specifications on E-9.5 and E-9.

as far as Urban forestry i sent you the e-mail communication between us and Urb accept Tree reports until B&S have application opened. I would appreciate if you

your cooperation would be appreciated

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missing or incomplete mater assigned and we will schedule your DRB hearing. Let me know if you have
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com>
>
> > thank you
> >
> > can you also response to my other question. i asked
> >
> > "Also we wanted to add attached Bio report to the case. can you please
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our sup staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-

> Hi Olga;
>
> I hope all is well with you. please see below communication fro forwarded to you. on 03/09/2023. can you please give us an up steps?
>
> Also we wanted to add attached Bio report to the case. can you
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing

Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month planners on March 9. You should hear back from them regardir process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@laby

> Brennen;
>
> Hope all is well with you. just wanted to make sure that the p
>
> please let us know if planning is awaiting on us or not? and v
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correc
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pou
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrote:

> > The invoice is attached in case you didn't re
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33 PM Brennen O
> > > Did you receive invoice 86281 in another
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brenne
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-2023-1206-ZA
> > > > system error, I am unable to generate th
> > > > team to resolve this issue and I will ema
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16, 2023 at 8:30 PM Pouy
> > > > > Brennen
> > > > > Hope all is well. Is the package comp
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > 818-200-5005
> > > > >
> > > > > > On Feb 7, 2023, at 11:14 AM,
> > > > > > wrote:
> > > > > >
> > > > > > Perfect, I'll look out for your em
> > > > > >
> > > > > > Best,

On Tue, Feb 7, 2023 at 11:13 A
ds.com> wrote:

> Brennen;
>
> PCRF is not needed for hills
> form does the same job (se
> side properties. i will send y
> this for your reference
>
> best

Pouya Payan
Labyrinth Design Studio In
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brer

> Good morning,
>
> Thank you, were the
> included in the case f
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 a
> <mohammadkh.art@
> > Hi Brennen,
> >
> > I dropped off the ac
> > planning drop box.
> >
> > Thank you.
> > <image_67171329
> > <image_67217153
> >
> > On Thu, Feb 2, 202
> > <brennen.obeto@l
> > > Hello,
> > >
> > > Were the additio
> > >
> > > Best,
> > >
> > > On Mon, Jan 23,
> > > <brennen.obeto(
> > > > Good morning
> > > >
> > > > Please use the
> > > > my name unde
> > > > location.
> > > >
> > > > Best,
> > > >
> > > > On Fri, Jan 20
> > > > <pouya@labyr
> > > > > Brennen;
> > > > >
> > > > > my associat
> > > > > you next we
> > > > > are still in m
> > > > >
> > > > > does he nee
> > > > > drop it in Va
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Paya**
> > > > > **Labyrinth D**
> > > > > **T** 818.200.5
> > > > > **E** pouya@la
> > > > > 1600 Sawte
> > > > > Los Angeles
> > > > >
> > > > > On 1/19/202
> > > > > > If you
> > > > > > comp
> > > > > > return

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Best,

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Brennen
Pronouns
Planning
Los Ang
6262 Van
Los Ange
T: (818) 3

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Brennen Obeto
Pronouns: She, Hers
Planning Assistant
Los Angeles City P
6262 Van Nuys Blvd
Los Angeles, CA 914
T: (818) 374-5050 | F

--



Brennen Obeto
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6262 Van Nuys Blvd., Room 25
Los Angeles, CA 91401
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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
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Planning Assistant
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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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E-NEWS

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--

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Planning4LA.org
E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Tiffany;

please see attached Tree report stamped by Urban Forestry.

we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the retaining walls to be 6' in height a

3651 Regal

8765 Skyline

and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.

The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roof and screened them and got Mo

Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points."

please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they can be recommended to chang

page 4 of attached Mulholland Guideline states

" These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.

The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to be 10' and the other one in back y

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you received a stamp of review for th
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan shows rooftop equipment, whic
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hearing, I have all the mat
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Presentation) . i wo
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,

I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more details reg members will be able to follow along with more easily. Please let me know if you have any questions.

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this guy "Alex documents
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > >
> > > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > > > >
> > > > > do you need multiple copies of the revised sheets or just one complete package?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place of the u
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Hi Tiffany;
> > > > > > >
> > > > > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > > > > > >
> > > > > > > Thank you
> > > > > > >
> > > > > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored renderi
> packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Thank you Tiffany;
> >
> > looking forward to present the project on August 16.
> >
> > thank you very much
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> >
> > > Pouya,
> > >
> > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional documents o
> > > me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > >
> > > > as far as the RFA definition the code is clear, the code reads:
> > > >
> > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > when the Elevation of the upper surface of the floor or
> > > > roof above the Basement does not exceed 3 feet in
> > > > height at any point above the finished or natural Grade,
> > > > whichever is lower, for at least 60% of the perimeter
> > > > length of the exterior Basement walls.
> > > > For all Lots, a maximum of 2 light-wells which are not
> > > > visible from a public right-of-way and do not project
> > > > more than 3 feet from the exterior walls of the
> > > > Basement and no wider than 6 feet shall not disqualify
> > > > said Basement from this exemption.
> > > >
> > > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is that we h
> > > > come into play and give us a little more something. at some point planning depatment need to give one time comment and
> > > > deny the project just for a wood spec. they can approve it with conditions
> > > >
> > > > please call me if you don't agree with me about the basement definition
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing habita
> > > > > allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the DRB
> > > > > Planning department is currently going through many changes and we appreciate your patience and understanding
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany

On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step out of th
> are not RFA per definition and per Mulholand. can you please clarify based on which code section such basement
>
> per definition: 6. Basements. A Basement, whether it is habitable or not,
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my understanding
> talked about during the DRB meeting if need be and an alternative material will be suggested.
>
> lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning department
> front of design review and have them give us direction on these small items if need be. we have gone back and fo
> delaying the project which is not fair for us or the owner. please advise
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some items that r
> > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of doors t
> > towards the total proposed residential floor area and needs to be updated. The addition of the basement int
> > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not allowe
> > application that is signed by our department in your updated packet. Please let me know if you have any qu
> >
> > Thank you for your patience,
> >
> > Tiffany
> >
> > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > we are patiently waiting for your direction. please let us know about our next step.
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > >
> > > > Yes, I received it. I will review them and provide next steps shortly.
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. can you please let me know if you have received my e-mail dated 4/1
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> > > > >
> > > > > > Katie;

use these attachments sorry .

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my responses to the hold letter, pleas
>
> **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 rendering the plaster color is earth tone and dark.
>
> **Response to Comment 2 on Hold Letter**: attached please find wall elevation an on the walls as well. please note that the landscape is shown on planting plan att
>
> **Response to comment 3 on Hold letter:** please see attached stamped tree repo
>
> Looking forward to take the project in front of Mulholand design review board
>
> let me know if you need any additional information
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/6/2023 4:47 PM, Pouya Payan wrote:
>
> > Katie;
> >
> > I hope all is well with you. thank you for the list of comments. please see a as you can see in the rendering the plaster color is earth tone and dark.
> >
> > also you can find wall elevation and material and specifications on E-9.5 a
> >
> > as far as Urban forestry i sent you the e-mail communication between us a accept Tree reports until B&S have application opened. I would appreciate
> >
> > your cooperation would be appreciated
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > Please see the attached hold letter with listed missing or incomplete assigned and we will schedule your DRB hearing. Let me know if yo
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds
> > >
> > > > thank you
> > > >
> > > > can you also response to my other question. i asked
> > > >
> > > > "Also we wanted to add attached Bio report to the case. can you
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/4/2023 9:39 AM, Olga Ayala wrote:

HI Pouya, once a case is received in the Mulholland unit, c
staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@la

> Hi Olga;
>
> I hope all is well with you. please see below communica
> forwarded to you. on 03/09/2023. can you please give u
> steps?
>
> Also we wanted to add attached Bio report to the case. (
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo Missing Information for Case I
> **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> **From:**Brennen Obeto <brennen.obeto@lacity.org>
> **To:**Pouya Payan <pouya@labyrinth-ds.com>
> **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.cc
>
> Good morning,
>
> I passed the case along to the Mulholland unit early this
> planners on March 9. You should hear back from them r
> process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya
>
> > Brennen;
> >
> > Hope all is well with you. just wanted to make sure tha
> >
> > please let us know if planning is awaiting on us or not
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/21/2023 3:24 PM, Brennen Obeto wrote:
> >
> > > You are correct. I'm working with the IT team to
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan
> > >
> > > > Brennen;
> > > >
> > > > some of these fees are being charged twice.
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obeto wrot

> The invoice is attached in case you d
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:33 PM Bre
> > Did you receive invoice 86281 in ar
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 11:14 AM
> > > Good morning,
> > >
> > > I was able to file case ZA-2023-1
> > > system error, I am unable to gen
> > > team to resolve this issue and I v
> > >
> > > Best,
> > >
> > > On Thu, Feb 16, 2023 at 8:30 PM
> > > > Brennen
> > > > Hope all is well. Is the package
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > 1600 Sawtelle blvd #230, LA 9
> > > > 818-200-5005
> > > >
> > > > > On Feb 7, 2023, at 11:1
> > > > > wrote:
> > > > >
> > > > >
> > > > > Perfect, I'll look out for y
> > > > >
> > > > > Best,
> > > > >
> > > > > On Tue, Feb 7, 2023 at
> > > > > ds.com> wrote:
> > > > >
> > > > > > Brennen;
> > > > > >
> > > > > > PCRF is not needed
> > > > > > form does the same j
> > > > > > side properties. i will
> > > > > > this for your referenc
> > > > > >
> > > > > > best
> > > > > >
> > > > > >
> > > > > >
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design St**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-d
> > > > > > 1600 Sawtelle Blvd.
> > > > > > Los Angeles, CA, 90
> > > > > >
> > > > > > On 2/7/2023 11:05 AM
> > > > > > > Good morning
> > > > > > >
> > > > > > > Thank you, we
> > > > > > > included in the
> > > > > > > <image.png>
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > On Fri, Feb 3,
> > > > > > > <mohammadk
> > > > > > > > Hi Brennen,
> > > > > > > >
> > > > > > > > I dropped of
> > > > > > > > planning dro
> > > > > > > >
> > > > > > > > Thank you.
> > > > > > > > <image_67
> > > > > > > > <image_67
> > > > > > > >
> > > > > > > > On Thu, Fel
> > > > > > > > <brennen.ol
> > > > > > > > > Hello,

Were the

Best,

On Mon, .
<brennen
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Please
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locatior

Best,

On Fri,
<pouya

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Los A

On 1.

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Brennen O
Pronouns: S
Planning As
Los Angele
6262 Van N
Los Angeles
T: (818) 374

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Brennen Obeto
Pronouns: She, Hers, H
Planning Assistant
Los Angeles City Plar
6262 Van Nuys Blvd., F
Los Angeles, CA 91401
T: (818) 374-5050 | Pla



--



Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planni
6262 Van Nuys Blvd., Roc
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T: (818) 374-5050 | Planni



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Brennen Obeto
Pronouns: She, Hers, Her
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Los Angeles City Planning
6262 Van Nuys Blvd., Room
Los Angeles, CA 91401
T: (818) 374-5050 | Planning



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Planning Assistant
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6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
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6262 Van Nuys Blvd., Room 251
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T: (818) 374-5050 | Planning4LA.org



--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
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--

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--

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--

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Van Nuys, CA 91401
Planning4LA.org

2 attachments

1. 4230 Slatillo Reviwed by UFD.pdf
2661K

mulholland guidelines.pdf
863K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Tiffany;

I hope all is well with you. can you please get back to me on below e-mail.

to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the HVAC's being on roof top as lon heard by the board on 2 occasions the project is automatically approved. please let me know about next steps

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the retaining walls to be 6' in h
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roof and screened them and
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points."
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they can be recommended to
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to be 10' and the other one in
>
> please clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you received a stamp of revie do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan shows rooftop equipmer
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>> Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hearing, I have all t
>>
>> Best,
>>
>> Tiffany
>>
>> On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>> Tiffany;

thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Presentation) hearing or i need to prepare boards or ....?)

https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more det members will be able to follow along with more easily. Please let me know if you have any questions.
>
> Thank you,
> Tiffany
>
> On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this gu documents
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > >
> > > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
>
> > I will need one digital copy and 3 physical copies of just the updated complete packet.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > >
> > > do you need multiple copies of the revised sheets or just one complete package?
> > >
> > > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

> The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in place
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colored packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patience.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the project on August 16.
> > > >
> > > > thank you very much
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > >
> > > > > Pouya,
> > > > >
> > > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional docum me know.
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > > > >
> > > > > > as far as the RFA definition the code is clear, the code reads:
> > > > > >
> > > > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > > > when the Elevation of the upper surface of the floor or
> > > > > > roof above the Basement does not exceed 3 feet in
> > > > > > height at any point above the finished or natural Grade,
> > > > > > whichever is lower, for at least 60% of the perimeter
> > > > > > length of the exterior Basement walls.
> > > > > > For all Lots, a maximum of 2 light-wells which are not
> > > > > > visible from a public right-of-way and do not project
> > > > > > more than 3 feet from the exterior walls of the
> > > > > > Basement and no wider than 6 feet shall not disqualify
> > > > > > said Basement from this exemption.
> > > > > >
> > > > > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is th come into play and give us a little more something. at some point planning depatment need to give one time comme deny the project just for a wood spec. they can approve it with conditions
> > > > > >
> > > > > > please call me if you don't agree with me about the basement definition
> > > > > >
> > > > > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containing
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because the
> Planning department is currently going through many changes and we appreciate your patience and understa
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not step o
> > are not RFA per definition and per Mulholand. can you please clarify based on which code section such bas
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my underst
> > talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning depa
> > front of design review and have them give us direction on these small items if need be. we have gone back
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some item
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set of
> > > towards the total proposed residential floor area and needs to be updated. The addition of the baser
> > > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is not
> > > application that is signed by our department in your updated packet. Please let me know if you have
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know about our next step.
> > > >
> > > > best
> > > >
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > > >
> > > > > Yes, I received it. I will review them and provide next steps shortly.
> > > > >
> > > > > Thanks,
> > > > > Katie
> > > > >
> > > > > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

I hope all is well with you. can you please let me know if you have received my e-mail da

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> Katie;
>
> use these attachments sorry .
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. below please see my responses to the hold lette
> >
> > **Response to comment 1 on Hold letter:** please see attached revised 58
> > rendering the plaster color is earth tone and dark.
> >
> > **Response to Comment 2 on Hold Letter**: attached please find wall eleva
> > on the walls as well. please note that the landscape is shown on planting
> >
> > **Response to comment 3 on Hold letter:** please see attached stamped tr
> >
> > Looking forward to take the project in front of Mulholand design review boa
> >
> > let me know if you need any additional information
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > I hope all is well with you. thank you for the list of comments. please
> > > as you can see in the rendering the plaster color is earth tone and c
> > >
> > > also you can find wall elevation and material and specifications on E
> > >
> > > as far as Urban forestry i sent you the e-mail communication betwe
> > > accept Tree reports until B&S have application opened. I would ap
> > >
> > > your cooperation would be appreciated
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Please see the attached hold letter with listed missing or inc
> > > > assigned and we will schedule your DRB hearing. Let me kn
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@laby

thank you

can you also response to my other question. i asked

"Also we wanted to add attached Bio report to the case. ca

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland
> staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Roon*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pou
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below com
> > forwarded to you. on 03/09/2023. can you please
> > steps?
> >
> > Also we wanted to add attached Bio report to the
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.
> > **To:**Pouya Payan <pouya@labyrinth-ds.com
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@g
> >
> > Good morning,
> >
> > I passed the case along to the Mulholland unit ea
> > planners on March 9. You should hear back from
> > process with the counter.
> >
> > Best,
> >
> > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan
> >
> > > Brennen;
> > >
> > > Hope all is well with you. just wanted to make s
> > >
> > > please let us know if planning is awaiting on us
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya
>
> > Brennen;
> >
> > some of these fees are being charge

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen Obe

> > The invoice is attached in case
> >
> > Best,
> >
> > On Tue, Feb 21, 2023 at 1:33
> > > Did you receive invoice 862
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-
> > > > system error, I am unable
> > > > team to resolve this issue
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16, 2023 at 8
> > > > > Brennen
> > > > > Hope all is well. Is the p
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle blvd #23
> > > > > 818-200-5005
> > > > >
> > > > > > > > On Feb 7, 2023,
> > > > > > > > wrote:
> > > > > > > >
> > > > > > > > Perfect, I'll look
> > > > > > > >
> > > > > > > > Best,
> > > > > > > >
> > > > > > > > On Tue, Feb 7, 2
> > > > > > > > ds.com> wrote:
> > > > > > > >
> > > > > > > > > Brennen;
> > > > > > > > >
> > > > > > > > > PCRF is not n
> > > > > > > > > form does the
> > > > > > > > > side properties
> > > > > > > > > this for your re
> > > > > > > > >
> > > > > > > > > best

Pouya Payan
Labyrinth De
T 818.200.50
E pouya@laby
1600 Sawtelle
Los Angeles,

On 2/7/2023 1

> > > > > > > > > > Good n
> > > > > > > > > >
> > > > > > > > > > Thank
> > > > > > > > > > include
> > > > > > > > > > <image

Best,

Best,

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Brennen Obet
Pronouns: She
Planning Assis
Los Angeles C
6262 Van Nuys
Los Angeles, C
T: (818) 374-5(

--



Brennen Obeto
Pronouns: She, H
Planning Assistar
Los Angeles City
6262 Van Nuys B
Los Angeles, CA
T: (818) 374-505(

--



Brennen Obeto
Pronouns: She, Her
Planning Assistant
Los Angeles City P
6262 Van Nuys Blvd
Los Angeles, CA 91
T: (818) 374-5050 | I

--



Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 25
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4L

--



Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
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--

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--

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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Pouya,

Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must still be carefully reviewed to ensure

Thank you for your patience,
Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> I hope all is well with you. can you please get back to me on below e-mail.
>
> to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the HVAC's being on roof top as l
> heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:48 PM, Pouya Payan wrote:
>
> > Tiffany;
> >
> > please see attached Tree report stamped by Urban Forestry.
> >
> > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the retaining walls to be 6' in
> >
> > 3651 Regal
> >
> > 8765 Skyline
> >
> > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> >
> > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roof and screened them ar
> >
> > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points."
> >
> > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they can be recommended
> >
> > page 4 of attached Mulholland Guideline states
> >
> > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> >
> > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to be 10' and the other one
> >
> > please clarify
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you received a stamp of rev
> > > do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan shows rooftop equipm
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hearing, I have a

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Presentatic hearing or i need to prepare boards or ....?)
>
> https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with more c members will be able to follow along with more easily. Please let me know if you have any questions.
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate found this documents
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > > > > > >
> > > > > > > do you need multiple copies of the revised sheets or just one complete package?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

> The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga, in plac
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and colore
> > > packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your patienc
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the project on August 16.
> > > >
> > > > thank you very much
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > >
> > > > > Pouya,
> > > > >
> > > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additional doc
> > > > > me know.
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> > > > > >
> > > > > > as far as the RFA definition the code is clear, the code reads:
> > > > > >
> > > > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > > > when the Elevation of the upper surface of the floor or
> > > > > > roof above the Basement does not exceed 3 feet in
> > > > > > height at any point above the finished or natural Grade,
> > > > > > whichever is lower, for at least 60% of the perimeter
> > > > > > length of the exterior Basement walls.
> > > > > > For all Lots, a maximum of 2 light-wells which are not
> > > > > > visible from a public right-of-way and do not project
> > > > > > more than 3 feet from the exterior walls of the
> > > > > > Basement and no wider than 6 feet shall not disqualify
> > > > > > said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am saying is come into play and give us a little more something. at some point planning depatment need to give one time comn deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement containi allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, because Planning department is currently going through many changes and we appreciate your patience and under
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will not ste are not RFA per definition and per Mulholand. can you please clarify based on which code section such b
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? my under talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planning dep front of design review and have them give us direction on these small items if need be. we have gone ba delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are some ite bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell" a set towards the total proposed residential floor area and needs to be updated. The addition of the bas RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, which is r application that is signed by our department in your updated packet. Please let me know if you ha
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know about our next step.
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next steps shortly.
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know if you have received my e-mail
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. below please see my responses to the hold le
> > > >
> > > > **Response to comment 1 on Hold letter:** please see attached revised S
> > > > rendering the plaster color is earth tone and dark.
> > > >
> > > > **Response to Comment 2 on Hold Letter**: attached please find wall ele
> > > > on the walls as well. please note that the landscape is shown on plantin
> > > >
> > > > **Response to comment 3 on Hold letter:** please see attached stampec
> > > >
> > > > Looking forward to take the project in front of Mulholand design review b
> > > >
> > > > let me know if you need any additional information
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> > > >
> > > > > Katie;
> > > > >
> > > > > I hope all is well with you. thank you for the list of comments. plea
> > > > > as you can see in the rendering the plaster color is earth tone anc
> > > > >
> > > > > also you can find wall elevation and material and specifications o
> > > > >
> > > > > as far as Urban forestry i sent you the e-mail communication betv
> > > > > accept Tree reports until B&S have application opened. I would a
> > > > >
> > > > > your cooperation would be appreciated
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

Hi Pouya,

Please see the attached hold letter with listed missing or ir
assigned and we will schedule your DRB hearing. Let me

Thanks,
Katie

On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@la

thank you

can you also response to my other question. i asked

"Also we wanted to add attached Bio report to the case.

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

HI Pouya, once a case is received in the Mulholla
staff meeting this week. Thank you.

Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Ro
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <p

Hi Olga;

I hope all is well with you. please see below co
forwarded to you. on 03/09/2023. can you plea
steps?

Also we wanted to add attached Bio report to tl

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@laci
To: Pouya Payan <pouya@labyrinth-ds.c
CC: Dr. Mehran Tebyani <mehrantebyani@

Good morning,

I passed the case along to the Mulholland unit
planners on March 9. You should hear back frc
process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Paya

Brennen;

Hope all is well with you. just wanted to mak

please let us know if planning is awaiting on

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrot

> You are correct. I'm working with the
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Po
>
> > Brennen;
> >
> > some of these fees are being charg

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Brennen O

> The invoice is attached in ca
>
> Best,
>
> On Tue, Feb 21, 2023 at 1:3
> Did you receive invoice 8
>
> Best,
>
> On Tue, Feb 21, 2023 at
> Good morning,
>
> I was able to file case Z
> system error, I am unab
> team to resolve this issu
>
> Best,
>
> On Thu, Feb 16, 2023 a
> Brennen
> Hope all is well. Is the
> Thank you
>
> Pouya Payan
> 1600 Sawtelle blvd #
> 818-200-5005
>
> > On Feb 7, 202
> > wrote:
> >
> > Perfect, I'll loo
> >
> > Best,
> >
> > On Tue, Feb 7
> > ds.com> wrote
> >
> > > Brennen;
> > >
> > > PCRF is not
> > > form does th
> > > side propert
> > > this for your
> > >
> > > best

Pouya Paya
Labyrinth D
T 818.200.5
E pouya@la
1600 Sawte
Los Angeles

On 2/7/2023

Gooc

Than
inclu
<ima

Best,

Best,

On F
<mol
Hi

I d
pla

Th
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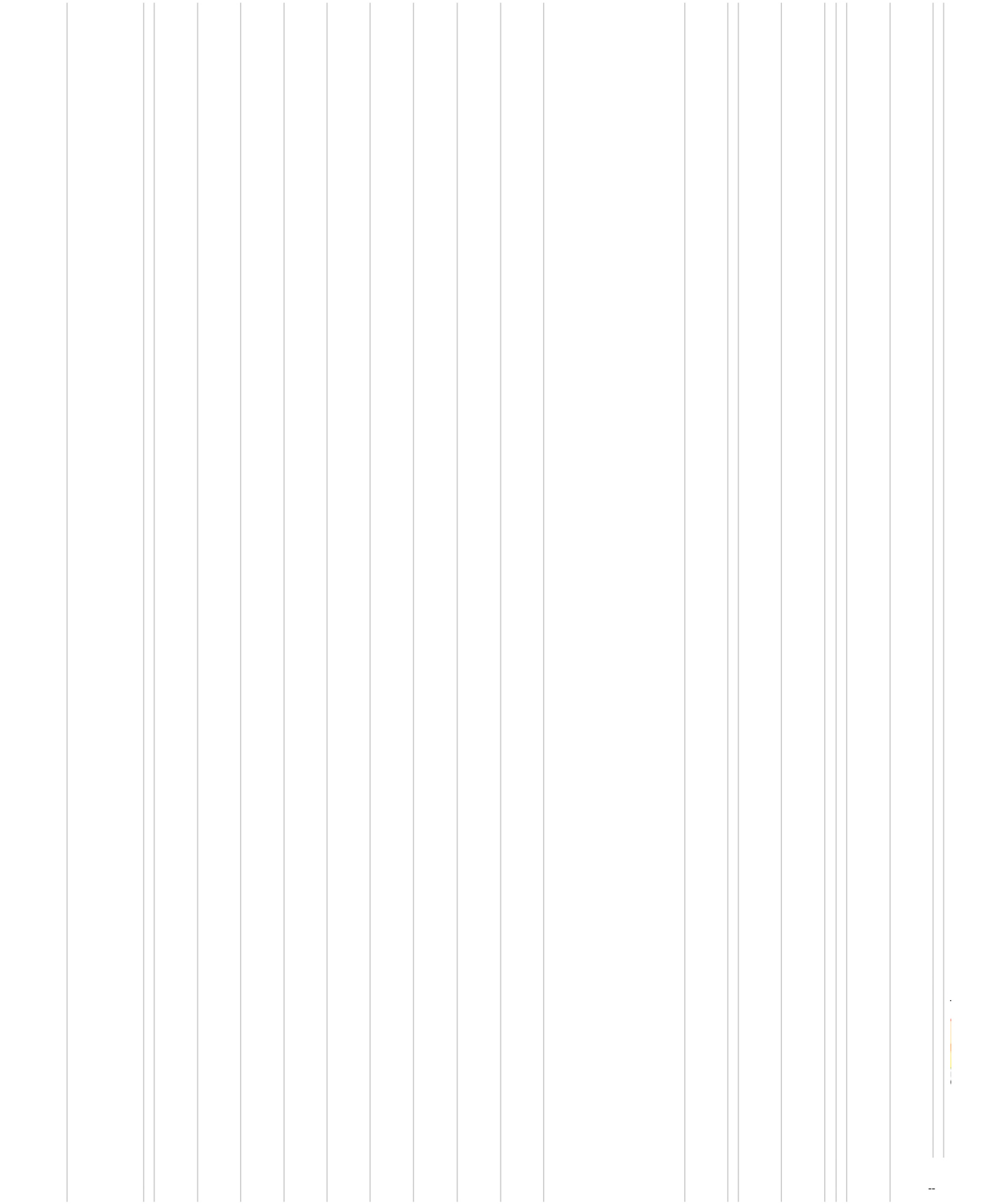
Or
<b
I

I



--



Brennen O
Pronouns: S
Planning As
Los Angele
6262 Van N
Los Angeles
T: (818) 374

--



Brennen Obe
Pronouns: She
Planning Assis
Los Angeles
6262 Van Nuys
Los Angeles, C
T: (818) 374-5

--



Brennen Obeto
Pronouns: She, H
Planning Assistar
Los Angeles City
6262 Van Nuys B
Los Angeles, CA
T: (818) 374-505

--



Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room
Los Angeles, CA 91401
T: (818) 374-5050 | Planning

--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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--

Tiffany Corrales
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Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we can not do that until we have a referr

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must still be carefully reviewed to
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the HVAC's being on roof t heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the retaining walls to
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roof and screened t
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points."
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they can be recomm
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to be 10' and the oth
> > >
> > > please clarify
> > >
> > > Thank you
> > >
> > > Pouya Payan

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you received a stam
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan shows rooftop
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hearing, I
>
> Best,
>
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Saltillo Pres
> > hearing or i need to prepare boards or ....?)
> >
> > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email shortly with
> > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associate foul
> > > > documents
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete packet.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> >
> > do you need multiple copies of the revised sheets or just one complete package?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> >
> > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed by Olga,
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing from it?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevations and
> > > > > packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you for your
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Thank you Tiffany;
> > > > > >
> > > > > > looking forward to present the project on August 16.
> > > > > >
> > > > > > thank you very much
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Pouya,
> > > > > > >
> > > > > > > I have added these to your project case file. As I continue to prepare your case, I may contact you for additior
> > > > > > > me know.
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**,
when the Elevation of the upper surface of the floor or
roof above the Basement does not exceed 3 feet in
height at any point above the finished or natural Grade,
whichever is lower, for at least 60% of the perimeter
length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not
visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the
Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i am sa
come into play and give us a little more something. at some point planning depatment need to give one tim
deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any basement c
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian wood, be
> Planning department is currently going through many changes and we appreciate your patience and
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so one will
> > are not RFA per definition and per Mulholand. can you please clarify based on which code section
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allowed? m
> > talked about during the DRB meeting if need be and an alternative material will be suggested.
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why cant planr
> > front of design review and have them give us direction on these small items if need be. we have g
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DRB hearing. There are s
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "lightwell'
> > > towards the total proposed residential floor area and needs to be updated. The addition of
> > > RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe wood, wh
> > > application that is signed by our department in your updated packet. Please let me know if
> > >
> > > Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> we are patiently waiting for your direction. please let us know about our next step.
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrot
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have received my
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> > >
> > > > Katie;
> > > >
> > > > use these attachments sorry .
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. below please see my responses to the
> > > > >
> > > > > **Response to comment 1 on Hold letter:** please see attached re
> > > > > rendering the plaster color is earth tone and dark.
> > > > >
> > > > > **Response to Comment 2 on Hold Letter:** attached please find
> > > > > on the walls as well. please note that the landscape is shown on
> > > > >
> > > > > **Response to comment 3 on Hold letter:** please see attached sl
> > > > >
> > > > > Looking forward to take the project in front of Mulholand design re
> > > > >
> > > > > let me know if you need any additional information
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 4/6/2023 4:47 PM, Pouya Payan wrote:
> > > > >
> > > > > > Katie;
> > > > > >
> > > > > > I hope all is well with you. thank you for the list of commen
> > > > > > as you can see in the rendering the plaster color is earth t

also you can find wall elevation and material and specifica

as far as Urban forestry i sent you the e-mail communicati
accept Tree reports until B&S have application opened. I

your cooperation would be appreciated

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with listed missi
> assigned and we will schedule your DRB hearing. L
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pou
>
> > thank you
> >
> > can you also response to my other question. i as
> >
> > "Also we wanted to add attached Bio report to the
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/4/2023 9:39 AM, Olga Ayala wrote:
>
> > HI Pouya, once a case is received in the M
> > staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planni**
> *6262 Van Nuys Bouleva*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Pa
>
> > Hi Olga;
> >
> > I hope all is well with you. please see be
> > forwarded to you. on 03/09/2023. can y
> > steps?
> >
> > Also we wanted to add attached Bio rep
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Inforr
> > **Date:**Tue, 21 Mar 2023 08:10:00 -07
> > **From:**Brennen Obeto <brennen.obet
> > **To:**Pouya Payan <pouya@labyrin

CC: Dr. Mehran Tebyani <mehrante

Good morning,

I passed the case along to the Mulholla planners on March 9. You should hear b process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouy

> Brennen;
>
> Hope all is well with you. just wanted
>
> please let us know if planning is awai
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obe

> You are correct. I'm working w
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 I
>
> > Brennen;
> >
> > some of these fees are bein

Pouya Payan
Labyrinth Design Studio Ir
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 1:49 PM, Bren

> > The invoice is attache
> >
> > Best,
> >
> > On Tue, Feb 21, 202
> >
> > > Did you receive inv
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2(
> > >
> > > > Good morning,
> > > >
> > > > I was able to file
> > > > system error, I a
> > > > team to resolve t
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16,
> > > >
> > > > > Brennen
> > > > > Hope all is we
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle
> > > > > 818-200-5005
> > > > >
> > > > > On Feb
> > > > > wrote:
> > > > >
> > > > > Perfect
> > > > >
> > > > > Best,
> > > > >
> > > > > On Tue
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T: (818)

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Brennen Obeto
Pronouns: She, Her
Planning Assistant
Los Angeles City P
6262 Van Nuys Blvd
Los Angeles, CA 91
T: (818) 374-5050 |

--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 25
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4L

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
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E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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E-NEWS

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Van Nuys, CA 91401

Planning4LA.org



Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Dr. Mehran Tebyani <mehrantebyani@gmail.com> Sat, Dec 2, 2023 at 3:48 PM
To: Katie Knudson <katie.knudson@lacity.org>
Cc: Olga Ayala <olga.ayala@lacity.org>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Dear Katie,
I hope all is well. I am perturbed about the long process of needing an appointment with the Zoning and other departments. Can I have some advice about how I, as the owner, can ask them to give us an appointment? My parents are not in a good situation now, and I must start construction as soon as possible. Thank you so much!

Respectfully,
Dr. Mehran Tebyani

On Thu, Apr 13, 2023 at 1:52 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
>
> **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
>
> **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are showing the landscape plans on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
>
> **Response to comment 3 on Hold letter:** please see attached stamped tree report by UFD
>
> Looking forward to take the project in front of Mulholand design review board
>
> let me know if you need any additional information
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/6/2023 4:47 PM, Pouya Payan wrote:
>
> > Katie;
> >
> > I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
> >
> > also you can find wall elevation and material and specifications on E-9.5 and E-9.4. please note that the landscape is shown on planting plan attached.
> >
> > as far as Urban forestry i sent you the e-mail communication between us and Urban Forestry, apparently Urban Forestry have changed their preview and wont accept Tree reports until B&S have application opened. I would appreciate if you can help us move the project forward.
> >
> > your cooperation would be appreciated
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a planner will be assigned and we will schedule your DRB hearing. Let me know if you have any questions.
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Apr 4, 2023 at 9:43 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > thank you
> > > >
> > > > can you also response to my other question. i asked
> > > >
> > > > "Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?"

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

> HI Pouya, once a case is received in the Mulholland unit, our supervisor assigns the cases. I will ask ask about your case on our staff meeting this week. Thank you.
>
> **Olga L. Ayala**
>
> Planning Assistant
> **Los Angeles City Planning**
> *6262 Van Nuys Boulevard, Room 430*
> *Van Nuys, CA 91401*
> *Planning4LA.org*
> *T: (818) 374-5042*
>
> On Tue, Apr 4, 2023 at 9:21 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Olga;
> >
> > I hope all is well with you. please see below communication from the counter planner. apparently the Subject case was forwarded to you. on 03/09/2023. can you please give us an update on when the case will be heard by Mulholland and other steps?
> >
> > Also we wanted to add attached Bio report to the case. can you please direct us on how we can do that?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo Missing Information for Case Filing
> > **Date:**Tue, 21 Mar 2023 08:10:00 -0700
> > **From:**Brennen Obeto <brennen.obeto@lacity.org>
> > **To:**Pouya Payan <pouya@labyrinth-ds.com>
> > **CC:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> >
> > Good morning,
> >
> > I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.
> >
> > Best,
> >
> > On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Brennen;
> > >
> > > Hope all is well with you. just wanted to make sure that the package was accepted and in process?
> > >
> > > please let us know if planning is awaiting on us or not? and when/what to expect from here on?
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brennen Obeto wrote:

> You are correct. I'm working with the IT team to correct the invoice and provide you with a link right now.
>
> Best,
>
> On Tue, Feb 21, 2023 at 3:11 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Brennen;
> >
> > some of these fees are being charged twice. is this correct or a mistake? see attached clouded ones!
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/21/2023 1:49 PM, Brennen Obeto wrote:
> >
> > > The invoice is attached in case you didn't receive it.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > >
> > > > Did you receive invoice 86281 in another email?
> > > >
> > > > Best,
> > > >
> > > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > >
> > > > > Good morning,
> > > > >
> > > > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Brennen
> > > > > > Hope all is well. Is the package complete? We have not received payment instruction
> > > > > > Thank you
> > > > > >
> > > > > > Pouya Payan
> > > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > > 818-200-5005
> > > > > >
> > > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > > >
> > > > > > Perfect, I'll look out for your email.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Brennen;
> > > > > > >
> > > > > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > > > > >
> > > > > > > best
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > **T** 818.200.5005
> > > > > > > **E** pouya@labyrinth-ds.com
> > > > > > > 1600 Sawtelle Blvd. #230
> > > > > > > Los Angeles, CA, 90025
> > > > > > >
> > > > > > > On 2/7/2023 11:05 AM, Brennen Obeto wrote:
> > > > > > >
> > > > > > > > Good morning,

Thank you, were the copies of the PCRF from BOE included in the case filing?
<image.png>

Best,

Best,

On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:

Hi Brennen,

I dropped off the additional case material in the city planning drop box. Please see attached.

Thank you.
<image_67171329.JPG>
<image_67217153.JPG>

On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Hello,

Were the additional case materials dropped off?

Best,

On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good morning,

Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.

Best,

On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Brennen;

my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.

does he need any instruction to drop off? or just drop it in Van Nuys to your name?

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/19/2023 1:48 PM, Brennen Obeto wrote:

If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!

Best,

On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:

Good afternoon,

I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic

Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant **Los Angeles City Planning**
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Katie Knudson <Katie.Knudson@lacity.org> Mon, Dec 4, 2023 at 10:46 AM
To: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello,

Your case is moving forward within the timeline set by the Zoning Administrator who will be making the determination on the case. We are working with staff in the Office of Zoning Administration to set a hearing date for the project as required by code. Tiffany will follow up with Pouya as soon as we have dates available to schedule the ZA hearing and will guide you all through the process until the ZA makes his determination.

Thanks,
Katie

On Sat, Dec 2, 2023 at 3:48 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Dear Katie,
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>
> Respectfully,
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On Thu, Apr 13, 2023 at 1:52 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my responses to the hold letter, please direct us on how we can proceed?
>
> **Response to comment 1 on Hold letter:** please see attached revised 58 E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
>
> **Response to Comment 2 on Hold Letter**: attached please find wall elevation and material and specifications on 52 E-9.4 and 53 E-9.5. we are showing the landscape plans on the walls as well. please note that the landscape is shown on planting plan attached. (62 L-1 Planting Plan)
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> Looking forward to take the project in front of Mulholand design review board
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> let me know if you need any additional information
>
> thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/6/2023 4:47 PM, Pouya Payan wrote:
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> > Katie;
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> > I hope all is well with you. thank you for the list of comments. please see attached revised E-10.5 specifying the correct color for Plaster. (Eggshell was a typo) as you can see in the rendering the plaster color is earth tone and dark.
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> > Los Angeles, CA, 90025
> >
> > On 4/6/2023 4:10 PM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > Please see the attached hold letter with listed missing or incomplete materials. Once these have been addressed and submitted, a planner will be assigned and we will schedule your DRB hearing. Let me know if you have any questions.

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E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayala wrote:

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Olga L. Ayala

Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-5042

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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo Missing Information for Case Filing
Date: Tue, 21 Mar 2023 08:10:00 -0700
From: Brennen Obeto <brennen.obeto@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
CC: Dr. Mehran Tebyani <mehrantebyani@gmail.com>

Good morning,

I passed the case along to the Mulholland unit early this month and it looks like the case was received by the Mulholland planners on March 9. You should hear back from them regarding the case as you have completed the first part of the case filing process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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> Hope all is well with you. just wanted to make sure that the package was accepted and in process?
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>
> thank you

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On 2/21/2023 3:24 PM, Brennen Obeto wrote:

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> > Brennen;
> >
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> > On 2/21/2023 1:49 PM, Brennen Obeto wrote:
> >
> > > The invoice is attached in case you didn't receive it.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > >
> > > > Did you receive invoice 86281 in another email?
> > > >
> > > > Best,
> > > >
> > > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > >
> > > > > Good morning,
> > > > >
> > > > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > > > >
> > > > > Best,
> > > > >
> > > > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Brennen
> > > > > > Hope all is well. Is the package complete? We have not received payment instruction
> > > > > > Thank you
> > > > > >
> > > > > > Pouya Payan
> > > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > > 818-200-5005
> > > > > >
> > > > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > > > >
> > > > > > > Perfect, I'll look out for your email.
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > >
> > > > > > > > Brennen;
> > > > > > > >
> > > > > > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > > > > > >
> > > > > > > > best
> > > > > > > >
> > > > > > > > **Pouya Payan**
> > > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > > **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen Obeto wrote:

> Good morning,
>
> Thank you, were the copies of the PCRF from BOE included in the case filing?
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
> > Hi Brennen,
> >
> > I dropped off the additional case material in the city planning drop box. Please see attached.
> >
> > Thank you.
> > <image_67171329.JPG>
> > <image_67217153.JPG>
> >
> > On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > Hello,
> > >
> > > Were the additional case materials dropped off?
> > >
> > > Best,
> > >
> > > On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > Good morning,
> > > >
> > > > Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.
> > > >
> > > > Best,
> > > >
> > > > On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > Brennen;
> > > > >
> > > > > my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.
> > > > >
> > > > > does he need any instruction to drop off? or just drop it in Van Nuys to your name?
> > > > >
> > > > > thank you
> > > > >
> > > > >
> > > > >
> > > > > Pouya Payan
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> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 1/19/2023 1:48 PM, Brennen Obeto wrote:
> > > > > >
> > > > > > If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > > > > Good afternoon,
> > > > > > >
> > > > > > > I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:

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E-NEWS

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Please keep all communications on a single email thread to prevent processing delays.

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Mehran Tebyani <mehrantebyani@gmail.com> Mon, Dec 4, 2023 at 11:1
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Thanks!

Respectfully,
Dr. Tebyani

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Hello,

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let me know if you need any additional information

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Los Angeles, CA, 90025

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> > On Tue, Feb 21, 2023 at 1:33 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> >
> > > Did you receive invoice 86281 in another email?
> > >
> > > Best,
> > >
> > > On Tue, Feb 21, 2023 at 11:14 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > >
> > > > Good morning,
> > > >
> > > > I was able to file case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, but due to an internal system error, I am unable to generate the invoice at this time. I am working with our IT team to resolve this issue and I will email you when I am able to generate the invoice.
> > > >
> > > > Best,
> > > >
> > > > On Thu, Feb 16, 2023 at 8:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Brennen
> > > > > Hope all is well. Is the package complete? We have not received payment instruction
> > > > > Thank you
> > > > >
> > > > > Pouya Payan
> > > > > 1600 Sawtelle blvd #230, LA 90025
> > > > > 818-200-5005
> > > > >
> > > > > > On Feb 7, 2023, at 11:14 AM, Brennen Obeto <brennen.obeto@lacity.org> wrote:
> > > > > >
> > > > > > Perfect, I'll look out for your email.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > On Tue, Feb 7, 2023 at 11:13 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Brennen;
> > > > > > >
> > > > > > > PCRF is not needed for hillside properties per BOE. Hillside referral form does the same job (see attached, and it is in the package) for Hill side properties. i will send you my communication with BOE regarding this for your reference
> > > > > > >
> > > > > > > best
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > **T** 818.200.5005
> > > > > > > **E** pouya@labyrinth-ds.com
> > > > > > > 1600 Sawtelle Blvd. #230
> > > > > > > Los Angeles, CA, 90025

On 2/7/2023 11:05 AM, Brennen Obeto wrote:

> Good morning,
>
> Thank you, were the copies of the PCRF from BOE included in the case filing?
> <image.png>
>
> Best,
>
> Best,
>
> On Fri, Feb 3, 2023 at 3:20 PM Mohammad Khajeh <mohammadkh.art@gmail.com> wrote:
>> Hi Brennen,
>>
>> I dropped off the additional case material in the city planning drop box. Please see attached.
>>
>> Thank you.
>> <image_67171329.JPG>
>> <image_67217153.JPG>
>>
>> On Thu, Feb 2, 2023 at 11:46 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>> Hello,
>>>
>>> Were the additional case materials dropped off?
>>>
>>> Best,
>>>
>>> On Mon, Jan 23, 2023 at 8:25 AM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>>> Good morning,
>>>>
>>>> Please use the attached drop off transmittal with my name under Planner Name at our Van Nuys location.
>>>>
>>>> Best,
>>>>
>>>> On Fri, Jan 20, 2023 at 4:56 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>>>> Brennen;
>>>>>
>>>>> my associate will be dropping the package for you next week. i also see that the original BTC's are still in my folder. so i will drop those as well.
>>>>>
>>>>> does he need any instruction to drop off? or just drop it in Van Nuys to your name?
>>>>>
>>>>> thank you
>>>>>
>>>>> Pouya Payan
>>>>> **Labyrinth Design Studio Inc.**
>>>>> **T** 818.200.5005
>>>>> **E** pouya@labyrinth-ds.com
>>>>> 1600 Sawtelle Blvd. #230
>>>>> Los Angeles, CA, 90025
>>>>>
>>>>> On 1/19/2023 1:48 PM, Brennen Obeto wrote:
>>>>>> If you like, you can provide me with complete DCP applications or I can return your box to you and you can insert the new pages, please let me know!
>>>>>>
>>>>>> Best,
>>>>>>
>>>>>> On Thu, Jan 19, 2023 at 1:43 PM Brennen Obeto <brennen.obeto@lacity.org> wrote:
>>>>>>> Good afternoon,
>>>>>>>
>>>>>>> I reviewed the drop off package for 4230 Saltillo and this is what I noted is missing/needs to be updated:
>>>>>>>
>>>>>>> On page 2 of the Dept of City Planning application, under Authorizing Code Section, please remove "Mulholland Scenic Parkway (Inner Corridor)" and write "LAMC 11.5.7". Under Action Requested, Narrative, write "Mulholland Scenic Parkway Specific Plan Design Review to <PROJECT DESCRIPTION>".

I will need updated pages for the DCP applications and the original notarized copy.

Here is a link to our newest Environmental Assessment form: https://planning.lacity.org/odocument/944beda1-d868-4ff2-acbd-247914c244fc/Environmental%20Assessment%20Form.pdf. Please provide me with copies and the original notarized copy with a post-it note on it stating "original".

Please send over the BOE address verification once you have it.

Best,
--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant **Los Angeles City Planning**
6262 Van Nuys Blvd., Room 251
Los Angeles, CA 91401
T: (818) 374-5050 | Planning4LA.org
E-NEWS

--

Brennen Obeto
Pronouns: She, Hers, Her
Planning Assistant **Los Angeles City Planning**
6262 Van Nuys Blvd., Room 251
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E-NEWS

--

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--

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--

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--

Brennen Obeto
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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appreciate if you can clarify. I understa get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we can not do that until we have a
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must still be carefully revie
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the HVAC's being o heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the retaining w
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roof and scre

Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points."

please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they can be r

page 4 of attached Mulholland Guideline states

" These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.

The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to be 10' and

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you received
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan shows r
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for the hea
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4230 Salti
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an email short
> > > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my associ
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulholland?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> >
> > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > > >
> > > > do you need multiple copies of the revised sheets or just one complete package?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > >
> > > > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was signed b
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something missing fr
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Hi Pouya,
> > > > > > >
> > > > > > > At your earliest convenience please send me a complete Design Review Board packet with the updated elevatic
> > > > > > > packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank you fc
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > >
> > > > > > > > Thank you Tiffany;
> > > > > > > >
> > > > > > > > looking forward to present the project on August 16.
> > > > > > > >
> > > > > > > > thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file. As I continue to prepare your case, I may contact you for a
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories.
> >
> > as far as the RFA definition the code is clear, the code reads:
> >
> > 6. Basements. A Basement, **whether it is habitable or not**,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > we can change that to Composite UltraShield Siding from NewTechwood. See attached revised. all i
> > come into play and give us a little more something. at some point planning depatment need to give c
> > deny the project just for a wood spec. they can approve it with conditions
> >
> > please call me if you don't agree with me about the basement definition
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, any base
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Brazilian w
> Planning department is currently going through many changes and we appreciate your patier
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade level), so o
> > are not RFA per definition and per Mulholand. can you please clarify based on which code
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is not allow
> > talked about during the DRB meeting if need be and an alternative material will be suggest
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time? why car
> > front of design review and have them give us direction on these small items if need be. we
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case to schedule for a DRB hearing. Ther
> bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is the "li
> towards the total proposed residential floor area and needs to be updated. The addi
> RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood, Ipe w
> application that is signed by our department in your updated packet. Please let me k
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > we are patiently waiting for your direction. please let us know about our next step.
> >
> > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth-ds.com
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have receiv
> > >
> > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. below please see my responses
> > > >
> > > > **Response to comment 1 on Hold letter:** please see atta
> > > > rendering the plaster color is earth tone and dark.
> > > >
> > > > **Response to Comment 2 on Hold Letter**: attached pleas
> > > > on the walls as well. please note that the landscape is sh
> > > >
> > > > **Response to comment 3 on Hold letter:** please see atta
> > > >
> > > > Looking forward to take the project in front of Mulholand d

let me know if you need any additional information

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the list of c
> as you can see in the rendering the plaster color is
>
> also you can find wall elevation and material and sp
>
> as far as Urban forestry i sent you the e-mail comm
> accept Tree reports until B&S have application ope
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter with liste
> assigned and we will schedule your DRB he
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouya Paya
>
> > thank you
> >
> > can you also response to my other questic
> >
> > "Also we wanted to add attached Bio repo
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 4/4/2023 9:39 AM, Olga Ayala wrote:
> >
> > > HI Pouya, once a case is received
> > > staff meeting this week. Thank you

Olga L. Ayala

Planning Assistan
Los Angeles City
6262 Van Nuys E
Van Nuys, CA 91
Planning4LA.org
T: (818) 374-504

> > On Tue, Apr 4, 2023 at 9:21 AM Po
> >
> > > Hi Olga;

I hope all is well with you. please
forwarded to you. on 03/09/2023
steps?

Also we wanted to add attached

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

-------- Forwarded Message ------
Subject: Re: 4230 Saltillo Missin
Date: Tue, 21 Mar 2023 08:1(
From: Brennen Obeto <brenne
To: Pouya Payan <pouya@
CC: Dr. Mehran Tebyani <m

Good morning,

I passed the case along to the M
planners on March 9. You shoulc
process with the counter.

Best,

On Mon, Mar 20, 2023 at 1:05 PI

> Brennen;
>
> Hope all is well with you. just v
>
> please let us know if planning
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/21/2023 3:24 PM, Brenn

> You are correct. I'm wo
>
> Best,
>
> On Tue, Feb 21, 2023 a
>
> > Brennen;
> >
> > some of these fees a

Pouya Payan
Labyrinth Design St
T 818.200.5005
E pouya@labyrinth-d
1600 Sawtelle Blvd.
Los Angeles, CA, 90

On 2/21/2023 1:49 P

> > The invoice is
> >
> > Best,
> >
> > On Tue, Feb 2
> > > Did you rec
> > >
> > > Best,
> > >
> > > On Tue, Fe
> > > > Good mo
> > > >
> > > > I was abl
> > > > system e
> > > > team to r
> > > >
> > > > Best,

On Thu, F
Brenne
Hope a
Thank

Pouya
1600 S
818-20

--


LOS ANGELE
CITY PLANNIN

--


LOS ANGELES
CITY PLANNING

--



--



Brennen O
Pronouns: S
Planning As
Los Angele
6262 Van N
Los Angeles
T: (818) 374

--



Brennen Obeto
Pronouns: She, Hers, H
Planning Assistant
Los Angeles City Plar
6262 Van Nuys Blvd., F
Los Angeles, CA 9140
T: (818) 374-5050 | Pla

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning

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E-NEWS

--



Tiffany Corrales
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--



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--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>, Katie Knudson <Katie.Knudson@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohammadkh.art@gmail.com>

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standing. please let me know if DR

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appreciate if you can clarify. I ur get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we can not do that until we
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must still be careful
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the HVAC's t heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the reta
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roof a
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points."
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they c
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to be 1
>
> please clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you re
> > do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan s
> >
> > Thank you,
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set for
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 423
> > > > hearing or i need to prepare boards or ....?)
> > > >
> > > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an ema
> > > > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > > > >
> > > > > Thank you,
> > > > > Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. my documents
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mulh
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > >
> > > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > > > >
> > > > > do you need multiple copies of the revised sheets or just one complete package?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was si
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Hi Tiffany;
> > > > > > >
> > > > > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something mi
> > > > > > >
> > > > > > > Thank you
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > **T** 818.200.5005
> > > > > > > **E** pouya@labyrinth-ds.com
> > > > > > > 1600 Sawtelle Blvd. #230
> > > > > > > Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

Hi Pouya,

At your earliest convenience please send me a complete Design Review Board packet with the updated packet. I will be contacting you with further instructions regarding the hearing as we near the date. Thank

Best,

Tiffany

On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Thank you Tiffany;
>
> looking forward to present the project on August 16.
>
> thank you very much
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
>
> > Pouya,
> >
> > I have added these to your project case file. As I continue to prepare your case, I may contact y me know.
> >
> > Best,
> >
> > Tiffany
> >
> > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stories
> > >
> > > as far as the RFA definition the code is clear, the code reads:
> > >
> > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > when the Elevation of the upper surface of the floor or
> > > roof above the Basement does not exceed 3 feet in
> > > height at any point above the finished or natural Grade,
> > > whichever is lower, for at least 60% of the perimeter
> > > length of the exterior Basement walls.
> > > For all Lots, a maximum of 2 light-wells which are not
> > > visible from a public right-of-way and do not project
> > > more than 3 feet from the exterior walls of the
> > > Basement and no wider than 6 feet shall not disqualify
> > > said Basement from this exemption.
> > >
> > > we can change that to Composite UltraShield Siding from NewTechwood. See attached revis come into play and give us a little more something. at some point planning depatment need t deny the project just for a wood spec. they can approve it with conditions
> > >
> > > please call me if you don't agree with me about the basement definition
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories, a allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Braz Planning department is currently going through many changes and we appreciate you
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > Light well is completely underground. it is only a 6'x3' opening on top (at grade leve are not RFA per definition and per Mulholand. can you please clarify based on whicl

per definition: 6. Basements. A Basement, whether it is habitable or not, when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls. For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

can you please clarify your comment about brazilian wood IPE wood and why it is n talked about during the DRB meeting if need be and an alternative material will be s

lastly, i am confused why are we getting these piece meal corrections all the time? v front of design review and have them give us direction on these small items if need delaying the project which is not fair for us or the owner. please advise

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case to schedule for a DRB hearin bedroom, and on page E-8.2, where it shows a "lightwell" in the basement. Is towards the total proposed residential floor area and needs to be updated. TI RFA of 1,918 square feet. In addition to this, your plans show Brazilian wood application that is signed by our department in your updated packet. Please l
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com> v
>
> > Hi Katie;
> >
> > we are patiently waiting for your direction. please let us know about our ne
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and provide next steps shortly.
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrinth
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you please let me know if you have
> > >
> > > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> >
> > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my res
>
> **Response to comment 1 on Hold letter:** please s
> rendering the plaster color is earth tone and dark.
>
> **Response to Comment 2 on Hold Letter**: attache
> on the walls as well. please note that the landscap
>
> **Response to comment 3 on Hold letter:** please s
>
> Looking forward to take the project in front of Mulhc
>
> let me know if you need any additional information
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for the l
> as you can see in the rendering the plaster c
>
> also you can find wall elevation and material
>
> as far as Urban forestry i sent you the e-mai
> accept Tree reports until B&S have applicati
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wrote:

> Hi Pouya,
>
> Please see the attached hold letter w
> assigned and we will schedule your D
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Pouy
>
> > thank you
> >
> > can you also response to my other
> >
> > "Also we wanted to add attached B
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 4/4/2023 9:39 AM, Olga Ayala v
> >
> > > HI Pouya, once a case is re
> > > staff meeting this week. Tha

Olga L. Ay

Planning A
Los Angel
6262 Van
Van Nuys,
Planning4
T: (818) 3

On Tue, Apr 4, 2023 at 9:21

> Hi Olga;
>
> I hope all is well with you.
> forwarded to you. on 03/0
> steps?
>
> Also we wanted to add atl
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studic**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.co
> 1600 Sawtelle Blvd. #23(
> Los Angeles, CA, 90025
>
> -------- Forwarded Messag
> **Subject:**Re: 4230 Saltillo
> **Date:**Tue, 21 Mar 202
> **From:**Brennen Obeto <
> **To:**Pouya Payan <p
> **CC:**Dr. Mehran Teby
>
> Good morning,
>
> I passed the case along t
> planners on March 9. You
> process with the counter.
>
> Best,
>
> On Mon, Mar 20, 2023 at
>
> > Brennen;
> >
> > Hope all is well with you
> >
> > please let us know if pla
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Stuc**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.
> > 1600 Sawtelle Blvd. #2
> > Los Angeles, CA, 9002
> >
> > On 2/21/2023 3:24 PM,
> >
> > > You are correct.
> > >
> > > Best,
> > >
> > > On Tue, Feb 21,
> > >
> > > > Brennen;
> > > >
> > > > some of these
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth De**
> > > > **T** 818.200.50(
> > > > **E** pouya@laby
> > > > 1600 Sawtelle
> > > > Los Angeles,

On 2/21/2023

The inv

Best,

On Tue
Did y

Best,

On T
Gc

I w
sy:
tea

Be

Or

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--

--

--

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Katie Knudson
City Planner
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Van Nuys, CA 91401
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Tiffany Corrales
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Katie Knudson <Katie.Knudson@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adopted guidelines. The two guideli

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exceed 10 feet in hei retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.B of the Specific Plan.

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof which is visible from

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is prohibited. The project site is zoned v

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear before the Design Review Board for

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
>
> I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standing. please let me know if I
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2023 7:03 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appreciate if you can clarify. I get approved.
> >
> > i would appreciate if you can clarify
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we can not do that until
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/1/2023 9:10 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must still be care
> > > >
> > > > Thank you for your patience,
> > > > Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> I hope all is well with you. can you please get back to me on below e-mail.
>
> to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the HVAC'
> heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
>
> Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommending the re
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of the roo
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points.
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** and they
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway need to b
>
> please clarify
>
> Thank you

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Have you
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rooftop plan
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are all set f
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file name is 4
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you

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E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will send an e members will be able to follow along with more easily. Please let me know if you have any questions.
>
> Thank you,
> Tiffany
>
> On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second floor. n documents
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counter or Mu
> > >
> > > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> >
> > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.
> > > >
> > > > do you need multiple copies of the revised sheets or just one complete package?
> > > >
> > > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > >
> > > > The form itself is complete. I just need you to attach this version of the F-1 application to the packet since it was
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany

On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is something
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > At your earliest convenience please send me a complete Design Review Board packet with the update
> > packet. I will be contacting you with further instructions regarding the hearing as we near the date. Tha
> >
> > Best,
> >
> > Tiffany
> >
> > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Thank you Tiffany;
> > >
> > > looking forward to present the project on August 16.
> > >
> > > thank you very much
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > >
> > > > Pouya,
> > > >
> > > > I have added these to your project case file. As I continue to prepare your case, I may contac
> > > > me know.
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > the code you mention, has nothing to do with RFA.it is clearly talking about number of stor
> > > > >
> > > > > as far as the RFA definition the code is clear, the code reads:
> > > > >
> > > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > > when the Elevation of the upper surface of the floor or
> > > > > roof above the Basement does not exceed 3 feet in
> > > > > height at any point above the finished or natural Grade,
> > > > > whichever is lower, for at least 60% of the perimeter
> > > > > length of the exterior Basement walls.
> > > > > For all Lots, a maximum of 2 light-wells which are not
> > > > > visible from a public right-of-way and do not project
> > > > > more than 3 feet from the exterior walls of the
> > > > > Basement and no wider than 6 feet shall not disqualify
> > > > > said Basement from this exemption.
> > > > >
> > > > > we can change that to Composite UltraShield Siding from NewTechwood. See attached re
> > > > > come into play and give us a little more something. at some point planning depatment nee
> > > > > deny the project just for a wood spec. they can approve it with conditions
> > > > >
> > > > > please call me if you don't agree with me about the basement definition
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of stories,
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and any Br
> Planning department is currently going through many changes and we appreciate y
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at grade le
> > are not RFA per definition and per Mulholand. can you please clarify based on wh
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and why it is
> > talked about during the DRB meeting if need be and an alternative material will be
> >
> > lastly, i am confused why are we getting these piece meal corrections all the time'
> > front of design review and have them give us direction on these small items if nee
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am the Assistant Planner preparing your case to schedule for a DRB hea
> > bedroom, and on page E-8.2, where it shows a "lightwell" in the basement.
> > towards the total proposed residential floor area and needs to be updated.
> > RFA of 1,918 square feet. In addition to this, your plans show Brazilian woo
> > application that is signed by our department in your updated packet. Pleas
> >
> > Thank you for your patience,
> >
> > Tiffany
> >
> > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-ds.com
> >
> > > Hi Katie;
> > >
> > > we are patiently waiting for your direction. please let us know about our
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/20/2023 11:07 AM, Katie Knudson wrote:
> > >
> > > > Yes, I received it. I will review them and provide next steps shortly
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@labyrin
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. can you please let me know if you ha
> > > > >
> > > > > thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

> Katie;
>
> use these attachments sorry .
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. below please see my r
>
> **Response to comment 1 on Hold letter:** please rendering the plaster color is earth tone and dark
>
> **Response to Comment 2 on Hold Letter**: attac on the walls as well. please note that the landsc
>
> **Response to comment 3 on Hold letter:** please
>
> Looking forward to take the project in front of Mul
>
> let me know if you need any additional informatio
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Payan wrote:

> Katie;
>
> I hope all is well with you. thank you for th as you can see in the rendering the plaste
>
> also you can find wall elevation and mater
>
> as far as Urban forestry i sent you the e-m accept Tree reports until B&S have applic
>
> your cooperation would be appreciated
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knudson wro

> Hi Pouya,
>
> Please see the attached hold letter assigned and we will schedule you
>
> Thanks,
> Katie
>
> On Tue, Apr 4, 2023 at 9:43 AM Po
>
> > thank you
> >
> > can you also response to my oth
> >
> > "Also we wanted to add attached
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olga Ayal

> HI Pouya, once a case is
> staff meeting this week. T

Olga L. A

Planning
Los Ang
6262 Va
Van Nu
Plannin
T: (818)

On Tue, Apr 4, 2023 at 9:

> Hi Olga;
>
> I hope all is well with yc
> forwarded to you. on 03
> steps?
>
> Also we wanted to add
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Stuc**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.
> 1600 Sawtelle Blvd. #2
> Los Angeles, CA, 9002
>
> -------- Forwarded Mess
> **Subject:**Re: 4230 Saltil
> **Date:**Tue, 21 Mar 2(
> **From:**Brennen Obet
> **To:**Pouya Payan
> **CC:**Dr. Mehran Tel
>
> Good morning,
>
> I passed the case alonç
> planners on March 9. Y
> process with the counte
>
> Best,
>
> On Mon, Mar 20, 2023
>
> > Brennen;
> >
> > Hope all is well with y
> >
> > please let us know if
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design St**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-d
> > 1600 Sawtelle Blvd.
> > Los Angeles, CA, 90
> >
> > On 2/21/2023 3:24 P
> >
> > You are correc

Best,

On Tue, Feb 2

> Brennen;
>
> some of the
>
> **Pouya Pay**
> **Labyrinth D**
> **T** 818.200.5
> **E** pouya@la
> 1600 Sawte
> Los Angeles
>
> On 2/21/202
>
> > The i
> >
> > Best,
> >
> > On T
> > > Di
> > >
> > > Be
> > >
> > > Or

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6262 Van Nuys Blvd., Room 430
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E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on tl

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

Hi Katie;

can you please set up a conference call?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

> Hi Pouya,
>
> As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adopted guidelines. The two
>
> *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exceed 10 fee retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
>
> This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.B of the Specific Plan.
>
> *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof which is visit*
>
> This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is prohibited. The project site is z
>
> Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear before the Design Review Bo
>
> Thanks,
> Katie
>
> On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> >
> > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standing. please let me k
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appreciate if you can c get approved.
> > >
> > > i would appreciate if you can clarify
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we can not do tha
> > > >
> > > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must still l
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with the heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommendin
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top of
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines** a
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway ne
> > >
> > > please clarify
> > >
> > > Thank you
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. Ha do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the roof
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You are

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file na hearing or i need to prepare boards or ....?)
>
> https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will ser members will be able to follow along with more easily. Please let me know if you have any questions.
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the second documents
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning counte
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > I will need one digital copy and 3 physical copies of just the updated complete packet.
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > got it. i will include this sheet in the complete package that i ll be dropping for you along with the material board.

do you need multiple copies of the revised sheets or just one complete package?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

> The form itself is complete. I just need you to attach this version of the F-1 application to the packet since
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is som
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > At your earliest convenience please send me a complete Design Review Board packet with the
> > > packet. I will be contacting you with further instructions regarding the hearing as we near the da
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the project on August 16.
> > > >
> > > > thank you very much
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > >
> > > > > Pouya,
> > > > >
> > > > > I have added these to your project case file. As I continue to prepare your case, I may
> > > > > me know.
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > the code you mention, has nothing to do with RFA.it is clearly talking about number
> > > > > >
> > > > > > as far as the RFA definition the code is clear, the code reads:
> > > > > >
> > > > > > 6. Basements. A Basement, **whether it is habitable or not**,
> > > > > > when the Elevation of the upper surface of the floor or
> > > > > > roof above the Basement does not exceed 3 feet in
> > > > > > height at any point above the finished or natural Grade,
> > > > > > whichever is lower, for at least 60% of the perimeter
> > > > > > length of the exterior Basement walls.
> > > > > > For all Lots, a maximum of 2 light-wells which are not
> > > > > > visible from a public right-of-way and do not project
> > > > > > more than 3 feet from the exterior walls of the
> > > > > > Basement and no wider than 6 feet shall not disqualify
> > > > > > said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See attac
come into play and give us a little more something. at some point planning depatme
deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number of s
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, and
> Planning department is currently going through many changes and we appre
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.com>
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (at g
> > are not RFA per definition and per Mulholand. can you please clarify basec
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and v
> > talked about during the DRB meeting if need be and an alternative materia
> >
> > lastly, i am confused why are we getting these piece meal corrections all th
> > front of design review and have them give us direction on these small item
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a DF
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the bas
> > > towards the total proposed residential floor area and needs to be up
> > > RFA of 1,918 square feet. In addition to this, your plans show Brazil
> > > application that is signed by our department in your updated packet
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrinth-d
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know abo
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next steps
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya@
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know if
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/12/2023 3:59 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. below please se
> > > >
> > > > **Response to comment 1 on Hold letter:**
> > > > rendering the plaster color is earth tone ar
> > > >
> > > > **Response to Comment 2 on Hold Lette**
> > > > on the walls as well. please note that the
> > > >
> > > > **Response to comment 3 on Hold letter:**
> > > >
> > > > Looking forward to take the project in fron
> > > >
> > > > let me know if you need any additional inf
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/6/2023 4:47 PM, Pouya Payan wrote
> > > >
> > > > > Katie;
> > > > >
> > > > > I hope all is well with you. thank yo
> > > > > as you can see in the rendering the
> > > > >
> > > > > also you can find wall elevation and
> > > > >
> > > > > as far as Urban forestry i sent you t
> > > > > accept Tree reports until B&S have
> > > > >
> > > > > your cooperation would be appreci
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knuds

Hi Pouya,

Please see the attached hol
assigned and we will schedu

Thanks,
Katie

On Tue, Apr 4, 2023 at 9:43

thank you

can you also response to

"Also we wanted to add a

thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #23(
Los Angeles, CA, 90025

On 4/4/2023 9:39 AM, Olg

HI Pouya, once a c
staff meeting this v

Ol

Pl
Lc
6
V
F
7

On Tue, Apr 4, 202

Hi Olga;

I hope all is well
forwarded to you
steps?

Also we wanted

Thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyri
1600 Sawtelle E
Los Angeles, CA

-------- Forwarde
Subject: Re: 423
Date: Tue, 21
From: Brenne
To: Pouya I
CC: Dr. Meh

Good morning,

I passed the cas
planners on Mar
process with the

Best,

On Mon, Mar 20

Brennen;

Hope all is we

please let us k

thank you

Pouya Payan
Labyrinth De
T 818.200.50(
E pouya@laby
1600 Sawtelle
Los Angeles,

On 2/21/2023

You are

Best,

On Tue

Bren

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LOS ANGE
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Katie Knudson
City Planner
Los Angeles Cit
6262 Van Nuys B
Van Nuys, CA 91
T: (213) 847-365

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Katie Knudson
City Planner
Los Angeles City Planning
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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--

Katie Knudson
City Planner
Los Angeles City Planning

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Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms availab

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Katie Knudson <Katie.Knudson@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

We have Tuesday, January 16 at 2pm available. Let me know if that works for you.

On Wed, Jan 10, 2024 at 10:36 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> can you please set up a conference call?
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/10/2024 10:22 AM, Katie Knudson wrote:
>
> > Hi Pouya,
> >
> > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adopted guidelines. The tv
> >
> > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exceed 10 f retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> >
> > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.B of the Specific Plan.
> >
> > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof which is vi*
> >
> > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is prohibited. The project site i
> >
> > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear before the Design Review E
> >
> > Thanks,
> > Katie
> >
> > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > >
> > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standing. please let me
> > >
> > > Thank you
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appreciate if you car get approved.
> > > >
> > > > i would appreciate if you can clarify
> > > >
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
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> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> > > >
> > > > > Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we can not do t

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the project must sti
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok with th heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you
> >
> > **Pouya Payan**
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> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is recommenc
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's on top c
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantag
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guidelines**
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the driveway r
> > >
> > > please clarify
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corrected. H do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally, the rc
> > > >
> > > > Thank you,

Tiffany

On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting. You ar

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your office (file i hearing or i need to prepare boards or ....?)

https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

Hi Pouya,

I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file. I will s members will be able to follow along with more easily. Please let me know if you have any questions.

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on the secor documents

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

Hi Pouya,

You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? planning cour

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

I will need one digital copy and 3 physical copies of just the updated complete packet.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

got it. i will include this sheet in the complete package that i ll be dropping for you along with the material boa

do you need multiple copies of the revised sheets or just one complete package?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

The form itself is complete. I just need you to attach this version of the F-1 application to the packet sir

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

will do. when you say signed copy of F-1 Application. do you mean attached is enough or there is sc

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

Hi Pouya,

At your earliest convenience please send me a complete Design Review Board packet with tl
packet. I will be contacting you with further instructions regarding the hearing as we near the

Best,

Tiffany

On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Thank you Tiffany;

looking forward to present the project on August 16.

thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

Pouya,

I have added these to your project case file. As I continue to prepare your case, I ma
me know.

Best,

Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

the code you mention, has nothing to do with RFA.it is clearly talking about numb

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**,
when the Elevation of the upper surface of the floor or
roof above the Basement does not exceed 3 feet in
height at any point above the finished or natural Grade,
whichever is lower, for at least 60% of the perimeter
length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not
visible from a public right-of-way and do not project
more than 3 feet from the exterior walls of the

Basement and no wider than 6 feet shall not disqualify
said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. See att
come into play and give us a little more something. at some point planning depatr
deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the number c
> allowed max RFA. Additionally, I strongly advise against using Ipe wood, a
> Planning department is currently going through many changes and we app
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth-ds.cor
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on top (a
> > are not RFA per definition and per Mulholand. can you please clarify bas
> >
> > per definition: 6. Basements. A Basement, whether it is habitable or not,
> > when the Elevation of the upper surface of the floor or
> > roof above the Basement does not exceed 3 feet in
> > height at any point above the finished or natural Grade,
> > whichever is lower, for at least 60% of the perimeter
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not
> > visible from a public right-of-way and do not project
> > more than 3 feet from the exterior walls of the
> > Basement and no wider than 6 feet shall not disqualify
> > said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE wood and
> > talked about during the DRB meeting if need be and an alternative mate
> >
> > lastly, i am confused why are we getting these piece meal corrections all
> > front of design review and have them give us direction on these small ite
> > delaying the project which is not fair for us or the owner. please advise
> >
> > Thank you
> >
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedule for a
> > > bedroom, and on page E-8.2, where it shows a "lightwell" in the b
> > > towards the total proposed residential floor area and needs to be
> > > RFA of 1,918 square feet. In addition to this, your plans show Bra
> > > application that is signed by our department in your updated pack
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@labyrintl
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direction. please let us know a
> > > >
> > > > best
> > > >
> > > >
> > > >
> > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provide next ste
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan <pouya
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let me know
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/13/2023 1:54 PM, Pouya Payan wrote:
>
> > Katie;
> >
> > use these attachments sorry .
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/12/2023 3:59 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. below please
> >
> > **Response to comment 1 on Hold lett**
> > rendering the plaster color is earth tone
> >
> > **Response to Comment 2 on Hold Let**
> > on the walls as well. please note that th
> >
> > **Response to comment 3 on Hold lett**
> >
> > Looking forward to take the project in fr
> >
> > let me know if you need any additional i
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/6/2023 4:47 PM, Pouya Payan wr
>
> > Katie;
> >
> > I hope all is well with you. thank
> > as you can see in the rendering i
> >
> > also you can find wall elevation a
> >
> > as far as Urban forestry i sent yo
> > accept Tree reports until B&S ha
> >
> > your cooperation would be appre
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Katie Knu

Hi Pouya,

Please see the attached h
assigned and we will sche

Thanks,
Katie

On Tue, Apr 4, 2023 at 9:

thank you

can you also response

"Also we wanted to add

thank you

Pouya Payan
Labyrinth Design Stuc
T 818.200.5005
E pouya@labyrinth-ds.
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 4/4/2023 9:39 AM, (

HI Pouya, once
staff meeting this

LOS ANGELES CITY PLANNING

On Tue, Apr 4, 2

Hi Olga;

I hope all is w
forwarded to y
steps?

Also we wante

Thank you

Pouya Payan
Labyrinth De
T 818.200.50
E pouya@laby
1600 Sawtelle
Los Angeles,

-------- Forwar
Subject: Re: 4
Date: Tue,
From: Brenn
To: Pouy
CC: Dr. M

Good morning

I passed the c
planners on M
process with t

Best,

On Mon, Mar

Brennen;

Hope all is

please let u

thank you

Pouya Pay
Labyrinth
T 818.200.5
E pouya@la
1600 Sawte
Los Angele

On 2/21/20

You

Best,

On T

Br

so

Po
La
T
E
16
Lo

Or

--



--



--



Katie Knudso
City Planner
Los Angeles
6262 Van Nuy
Van Nuys, CA
T: (213) 847-3

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms avail

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

sound good, can we do a video conference call?

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:37 AM, Katie Knudson wrote:

> We have Tuesday, January 16 at 2pm available. Let me know if that works for you.
>
> On Wed, Jan 10, 2024 at 10:36 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > can you please set up a conference call?
> >
> > Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/10/2024 10:22 AM, Katie Knudson wrote:
>
> > Hi Pouya,
> >
> > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adopted guidelines.
> >
> > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exce retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
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> > >
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> > >
> > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standing. please
> > >
> > > Thank you
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> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
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> > > Hi Tiffany;
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> > >
> > > Thank you

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> Tiffany;
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> best

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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>
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> >
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> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were ok
> > heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is reco
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate HVAC's
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Guideli**
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the dri
> > >
> > > please clarify
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be corre
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additionally
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meeting.
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your offic
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case file
> > > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on th
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? plannir
> > > > > > >
> > > > > > > Thank you
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete packet.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > got it. i will include this sheet in the complete package that i ll be dropping for you along with the mater
> >
> > do you need multiple copies of the revised sheets or just one complete package?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> >
> > > The form itself is complete. I just need you to attach this version of the F-1 application to the pa
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or the
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > At your earliest convenience please send me a complete Design Review Board packe
> > > > > packet. I will be contacting you with further instructions regarding the hearing as we ne
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Thank you Tiffany;
> > > > > >
> > > > > > looking forward to present the project on August 16.
> > > > > >
> > > > > > thank you very much
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Pouya,
> > > > > > >
> > > > > > > I have added these to your project case file. As I continue to prepare your ca
> > > > > > > me know.
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.com>
> > > > > > >
> > > > > > > > Tiffany;

the code you mention, has nothing to do with RFA.it is clearly talking abou

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**, when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwood. come into play and give us a little more something. at some point planning deny the project just for a wood spec. they can approve it with conditions

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the nu allowed max RFA. Additionally, I strongly advise against using Ipe w Planning department is currently going through many changes and
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyrinth
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening on are not RFA per definition and per Mulholand. can you please cla
> >
> > per definition: 6. Basements. A Basement, whether it is habitable when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE w talked about during the DRB meeting if need be and an alternativ
> >
> > lastly, i am confused why are we getting these piece meal correct front of design review and have them give us direction on these s delaying the project which is not fair for us or the owner. please a
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schedul bedroom, and on page E-8.2, where it shows a "lightwell" i towards the total proposed residential floor area and need RFA of 1,918 square feet. In addition to this, your plans sh application that is signed by our department in your update
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya@l

Hi Katie;

we are patiently waiting for your direction. please let us

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

Yes, I received it. I will review them and provide r

Thanks,
Katie

On Thu, Apr 20, 2023 at 11:05 AM Pouya Payan

Hi Katie;

I hope all is well with you. can you please let m

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Payan wrote:

Katie;

use these attachments sorry .

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pouya Payan w

Hi Katie;

I hope all is well with you. below

Response to comment 1 on Hc
rendering the plaster color is ear

Response to Comment 2 on H
on the walls as well. please note

Response to comment 3 on Hc

Looking forward to take the proje

let me know if you need any add

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:47 PM, Pouya Pa

Katie;

I hope all is well with you.
as you can see in the ren

also you can find wall elev

as far as Urban forestry i
accept Tree reports until E

your cooperation would b

thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/6/2023 4:10 PM, Ka

Hi Pouya,

Please see the atta
assigned and we v

Thanks,
Katie

On Tue, Apr 4, 202

> thank you
>
> can you also res
>
> "Also we wanted
>
> thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyri
1600 Sawtelle E
Los Angeles, CA

On 4/4/2023 9:3

HI Pouya
staff mee



On Tue, A

> Hi Olga
>
> I hope
> forwarc
> steps?
>
> Also we
>
> Thank
>
> **Pouya**
> **Labyri**
> **T** 818.2
> **E** pouy
> 1600 S
> Los An
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> **Fron**
> **T**
> **C**

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Tiffany Corrales
Planning Assistant
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Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new form

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms availab

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Katie Knudson <Katie.Knudson@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

Yes, we can do that. I will send a Google Meet invitation.

On Wed, Jan 10, 2024 at 10:39 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> sound good, can we do a video conference call?
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/10/2024 10:37 AM, Katie Knudson wrote:
>
> > We have Tuesday, January 16 at 2pm available. Let me know if that works for you.
> >
> > On Wed, Jan 10, 2024 at 10:36 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Katie;
> > >
> > > can you please set up a conference call?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adopted guidelin
> > > >
> > > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should not ex*
> > > > *retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > > >
> > > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.B of the Specific
> > > >
> > > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof w*
> > > >
> > > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is prohibited. The pro
> > > >
> > > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear before the Design
> > > >
> > > > Thanks,
> > > > Katie
> > > >
> > > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > > >
> > > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standing. plea
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appreciate
> > > > > > get approved.
> > > > > >
> > > > > > i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety but we ca
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the projec
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the board were heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
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> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DRB is re
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
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> > >
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> > >
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> > >
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> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which creates the c
> > >
> > > please clarify
> > >
> > > Thank you

Pouya Payan
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Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need to be co
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Additiona
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board meetir
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at your of
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your case f
> > > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counter is on
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package? plan
> > > > > > >
> > > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete packet.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > got it. i will include this sheet in the complete package that i ll be dropping for you along with the mat
> >
> > do you need multiple copies of the revised sheets or just one complete package?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1 application to the p
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attached is enough or th
> > >
> > > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > At your earliest convenience please send me a complete Design Review Board pac
> > > packet. I will be contacting you with further instructions regarding the hearing as we
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the project on August 16.
> > > >
> > > > thank you very much
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > >
> > > > Pouya,
> > > >
> > > > I have added these to your project case file. As I continue to prepare your c
> > > > me know.
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth-ds.co

Tiffany;

the code you mention, has nothing to do with RFA.it is clearly talking ab

as far as the RFA definition the code is clear, the code reads:

6. Basements. A Basement, **whether it is habitable or not**, when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.
For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

we can change that to Composite UltraShield Siding from NewTechwooc come into play and give us a little more something. at some point planni deny the project just for a wood spec. they can approve it with condition

please call me if you don't agree with me about the basement definition

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determining the allowed max RFA. Additionally, I strongly advise against using Ipe Planning department is currently going through many changes ar
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@labyri
>
> > Tiffany;
> >
> > Light well is completely underground. it is only a 6'x3' opening are not RFA per definition and per Mulholand. can you please c
> >
> > per definition: 6. Basements. A Basement, whether it is habitab when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.
> >
> > can you please clarify your comment about brazilian wood IPE talked about during the DRB meeting if need be and an alterna
> >
> > lastly, i am confused why are we getting these piece meal corre front of design review and have them give us direction on these delaying the project which is not fair for us or the owner. please
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing your case to schec bedroom, and on page E-8.2, where it shows a "lightwel towards the total proposed residential floor area and ne RFA of 1,918 square feet. In addition to this, your plans application that is signed by our department in your upd
> > >
> > > Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <pouya(

> Hi Katie;
>
> we are patiently waiting for your direction. please let u
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wrote:

> Yes, I received it. I will review them and provid
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Pouya Paya
>
> > Hi Katie;
> >
> > I hope all is well with you. can you please let
> >
> > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 4/13/2023 1:54 PM, Pouya Payan wrote:
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > On 4/12/2023 3:59 PM, Pouya Payan
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. belo
> > > >
> > > > **Response to comment 1 on**
> > > > rendering the plaster color is e
> > > >
> > > > **Response to Comment 2 on**
> > > > on the walls as well. please n
> > > >
> > > > **Response to comment 3 on**
> > > >
> > > > Looking forward to take the pr
> > > >
> > > > let me know if you need any a
> > > >
> > > > thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > > On 4/6/2023 4:47 PM, Pouya I
> > > >
> > > > > Katie;
> > > > >
> > > > > I hope all is well with yc
> > > > > as you can see in the re

also you can find wall e

as far as Urban forestry
accept Tree reports unt

your cooperation would

thank you

Pouya Payan
Labyrinth Design Stuc
T 818.200.5005
E pouya@labyrinth-ds.
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 4/6/2023 4:10 PM, I

Hi Pouya,

Please see the a
assigned and we

Thanks,
Katie

On Tue, Apr 4, 2

thank you

can you also r

"Also we want

thank you

Pouya Payan
Labyrinth De
T 818.200.50
E pouya@laby
1600 Sawtelle
Los Angeles,

On 4/4/2023 9

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On Tue

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org



--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new fo

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms avail

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on th

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

Hi Katie and Tiffany;

I hope all is well with you. i have a Family emergency today , unfortunately i have to cancel our Conference meeting. Sorry for the late cancellation!

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:45 AM, Katie Knudson wrote:

> Yes, we can do that. I will send a Google Meet invitation.
>
> On Wed, Jan 10, 2024 at 10:39 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > sound good, can we do a video conference call?
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:37 AM, Katie Knudson wrote:
> >
> > > We have Tuesday, January 16 at 2pm available. Let me know if that works for you.
> > >
> > > On Wed, Jan 10, 2024 at 10:36 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > can you please set up a conference call?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adopted g
> > > > >
> > > > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > > > >
> > > > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.B of the S
> > > > >
> > > > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any*
> > > > >
> > > > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is prohibited. "
> > > > >
> > > > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear before the
> > > > >
> > > > > Thanks,
> > > > > Katie
> > > > >
> > > > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Katie;
> > > > > >
> > > > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > > > >
> > > > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are standir
> > > > > >
> > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would appr
> get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety bu
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, the
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the boar
> > heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland DR
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have locate
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher

please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are **Gu**

page 4 of attached Mulholland Guideline states

" These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.

The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which create

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that need t
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally. Ac
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the board
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped at
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to your
> > > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC counte
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

Hi Pouya,

You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> i have prepare the documents as mentioned below. where in Van Nuys office can we drop the package
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
>
> > I will need one digital copy and 3 physical copies of just the updated complete packet.
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > got it. i will include this sheet in the complete package that i ll be dropping for you along with t
> > >
> > > do you need multiple copies of the revised sheets or just one complete package?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > >
> > > > The form itself is complete. I just need you to attach this version of the F-1 application
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > will do. when you say signed copy of F-1 Application. do you mean attached is enou
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > At your earliest convenience please send me a complete Design Review Boa
> > > > > > packet. I will be contacting you with further instructions regarding the hearing
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com>
> > > > > >
> > > > > > > Thank you Tiffany;
> > > > > > >
> > > > > > > looking forward to present the project on August 16.
> > > > > > >
> > > > > > > thank you very much
> > > > > > >
> > > > > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file. As I continue to prepar
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyrinth

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it is clearly tall
>
> as far as the RFA definition the code is clear, the code reads:
>
> 6. Basements. A Basement, **whether it is habitable or**
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding from NewTe
> come into play and give us a little more something. at some point
> deny the project just for a wood spec. they can approve it with co
>
> please call me if you don't agree with me about the basement def
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determin
> allowed max RFA. Additionally, I strongly advise against us
> Planning department is currently going through many char
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouya@

> Tiffany;
>
> Light well is completely underground. it is only a 6'x3' op
> are not RFA per definition and per Mulholand. can you p
>
> per definition: 6. Basements. A Basement, whether it is l
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> can you please clarify your comment about brazilian wo
> talked about during the DRB meeting if need be and an
>
> lastly, i am confused why are we getting these piece me
> front of design review and have them give us direction o
> delaying the project which is not fair for us or the owner.
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case tc
> bedroom, and on page E-8.2, where it shows a "I
> towards the total proposed residential floor area a
> RFA of 1,918 square feet. In addition to this, your
> application that is signed by our department in yc
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payan <
>
> > Hi Katie;
> >
> > we are patiently waiting for your direction. plea
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knudson wrote:
>
> > Yes, I received it. I will review them and
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:05 AM Pouy
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. can you ple
> > >
> > > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/13/2023 1:54 PM, Pouya Payan
> >
> > > Katie;
> > >
> > > use these attachments sorry .
> > >
> > > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/12/2023 3:59 PM, Pouya
> >
> > > Hi Katie;
> > >
> > > I hope all is well with yc
> > >
> > > **Response to commen**
> > > rendering the plaster cc
> > >
> > > **Response to Commer**
> > > on the walls as well. pl
> > >
> > > **Response to commen**
> > >
> > > Looking forward to take
> > >
> > > let me know if you neec

thank you

Pouya Payan
Labyrinth Design Stuc
T 818.200.5005
E pouya@labyrinth-ds.
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 4/6/2023 4:47 PM, F

Katie;

I hope all is well
as you can see i

also you can finc

as far as Urban
accept Tree repc

your cooperatior

thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyri
1600 Sawtelle B
Los Angeles, CA

On 4/6/2023 4:1

Hi Pouya

Please se
assigned

Thanks,
Katie

On Tue, A

thank y

can yo

"Also w

thank y

Pouya
Labyri
T 818.
E pouy
1600 S
Los An

On 4/4

--



--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 43
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4L

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
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--



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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new form

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms availab

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Katie Knudson <Katie.Knudson@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

No problem, thank you for letting us know! Let us know when you can reschedule.

On Tue, Jan 16, 2024 at 11:30 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie and Tiffany;
>
> I hope all is well with you. i have a Family emergency today , unfortunately i have to cancel our Conference meeting. Sorry for the late cancellation!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/10/2024 10:45 AM, Katie Knudson wrote:
>
> > Yes, we can do that. I will send a Google Meet invitation.
> >
> > On Wed, Jan 10, 2024 at 10:39 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > sound good, can we do a video conference call?
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 1/10/2024 10:37 AM, Katie Knudson wrote:
> > >
> > > > We have Tuesday, January 16 at 2pm available. Let me know if that works for you.
> > > >
> > > > On Wed, Jan 10, 2024 at 10:36 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > can you please set up a conference call?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and adoptec
> > > > > >
> > > > > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining walls shou retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > > > > >
> > > > > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.B of th
> > > > > >
> > > > > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on a*
> > > > > >
> > > > > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is prohibitec
> > > > > >
> > > > > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear before th
> > > > > >
> > > > > > Thanks,
> > > > > > Katie
> > > > > >
> > > > > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Hi Katie;
> > > > > > >
> > > > > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > > > > >
> > > > > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we are stan
> > > > > > >
> > > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i would ap
> get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and safety I
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not meet, t
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and the bo
> > heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> > Tiffany;
> >
> > please see attached Tree report stamped by Urban Forestry.
> >
> > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulholland I
> >
> > 3651 Regal
> >
> > 8765 Skyline
> >
> > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> >
> > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we have loca

Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties or high

please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations are G

page 4 of attached Mulholland Guideline states

" These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.

The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall which cre

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items that neec do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horizontally.
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at the boa
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dropped i hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added them to yc members will be able to follow along with more easily. Please let me know if you have any questions.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DSC cour documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> You can drop them off at the 2nd floor DSC counter and they will send the documents over to me.
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > i have prepare the documents as mentioned below. where in Van Nuys office can we drop the packa
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
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> > I will need one digital copy and 3 physical copies of just the updated complete packet.
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> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > got it. i will include this sheet in the complete package that i ll be dropping for you along wit
> > >
> > > do you need multiple copies of the revised sheets or just one complete package?
> > >
> > > Thank you
> >
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> > > The form itself is complete. I just need you to attach this version of the F-1 applicatic
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> > > Tiffany
> > >
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> > > > Hi Tiffany;
> > > >
> > > > will do. when you say signed copy of F-1 Application. do you mean attached is en
> > > >
> > > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
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> > >
> > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > At your earliest convenience please send me a complete Design Review B
> > > > packet. I will be contacting you with further instructions regarding the heari
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-ds.com
> > > >
> > > > > Thank you Tiffany;
> > > > >
> > > > > looking forward to present the project on August 16.
> > > > >
> > > > > thank you very much

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file. As I continue to prep
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@labyri

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it is clearly
>
> as far as the RFA definition the code is clear, the code reads:
>
> 6. Basements. A Basement, **whether it is habitable**
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grade,
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding from New
> come into play and give us a little more something. at some po
> deny the project just for a wood spec. they can approve it with
>
> please call me if you don't agree with me about the basement
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "In determ
> allowed max RFA. Additionally, I strongly advise against
> Planning department is currently going through many ch
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan <pouy

> Tiffany;
>
> Light well is completely underground. it is only a 6'x3'
> are not RFA per definition and per Mulholand. can you
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> per definition: 6. Basements. A Basement, whether it i
> when the Elevation of the upper surface of the floor o
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> talked about during the DRB meeting if need be and a
>
> lastly, i am confused why are we getting these piece r
> front of design review and have them give us directior
> delaying the project which is not fair for us or the own
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> Thank you

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On 5/24/2023 2:30 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am the Assistant Planner preparing your case
> bedroom, and on page E-8.2, where it shows a
> towards the total proposed residential floor are
> RFA of 1,918 square feet. In addition to this, yo
> application that is signed by our department in
>
> Thank you for your patience,
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1:01 PM Pouya Payar
>
> > Hi Katie;
> >
> > we are patiently waiting for your direction. pl
> >
> > best

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knudson wro

> Yes, I received it. I will review them a
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05 AM Po
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> > Hi Katie;
> >
> > I hope all is well with you. can you
> >
> > thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/13/2023 1:54 PM, Pouya Pay

> > Katie;
> >
> > use these attachments sorry
> >
> > thank you

Pouya Payan
Labyrinth Design Studio In
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/12/2023 3:59 PM, Pou

> > > Hi Katie;
> > >
> > > I hope all is well with
> > >
> > > **Response to comm**
> > > rendering the plaster
> > >
> > > **Response to Comm**
> > > on the walls as well.
> > >
> > > **Response to comm**
> > >
> > > Looking forward to ta

let me know if you ne

thank you

Pouya Payan
Labyrinth Design St
T 818.200.5005
E pouya@labyrinth-d
1600 Sawtelle Blvd. #
Los Angeles, CA, 90(

On 4/6/2023 4:47 PM

> Katie;
>
> I hope all is w
> as you can se
>
> also you can f
>
> as far as Urba
> accept Tree re
>
> your cooperati
>
> thank you

Pouya Payan
Labyrinth De
T 818.200.50(
E pouya@laby
1600 Sawtelle
Los Angeles, (

On 4/6/2023 4

> Hi Pou
>
> Please
> assigne
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> Thanks
> Katie
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> On Tue
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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room
Van Nuys, CA 91401
T: (213) 847-3659 | Planning



--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Roon
Van Nuys, CA 91401
Planning4LA.org



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Tiffany Corrales
Planning Assistant
Los Angeles City Planning

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Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use t

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Katie Knudson
City Planner
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <r

Hi Katie;

I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you please clarify if t

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan and a

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining wal retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section 3.

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy device

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is pro

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear be

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we a

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . i w get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building and

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could not
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC and heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mulh
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we ha
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring properties
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendations
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall wh
> > >
> > > please clarify
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items th
> > > > do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured horiz

Thank you,
Tiffany

On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen at t

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for confirmation. please see below link for our presentation. the same file is available in the drive i dr
hearing or i need to prepare boards or ....?)

https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

Hi Pouya,

I just wanted to let you know that I received the packets, drive, and presentation board. I have added the
members will be able to follow along with more easily. Please let me know if you have any questions.

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

I hope all is well with you. we dropped the package for you yesterday. but No body knew where the DS
documents

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

Hi Pouya,

You can drop them off at the 2nd floor DSC counter and they will send the documents over to m

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

i have prepare the documents as mentioned below. where in Van Nuys office can we drop the

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

I will need one digital copy and 3 physical copies of just the updated complete packet.

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> got it. i will include this sheet in the complete package that i ll be dropping for you al
>
> do you need multiple copies of the revised sheets or just one complete package?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1 ap
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com> w
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attache
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > At your earliest convenience please send me a complete Design Re
> > > > packet. I will be contacting you with further instructions regarding th
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrinth-
> > > >
> > > > > Thank you Tiffany;
> > > > >
> > > > > looking forward to present the project on August 16.
> > > > >
> > > > > thank you very much
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Pouya,
> > > > > >
> > > > > > I have added these to your project case file. As I continue
> > > > > > me know.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouya@
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > the code you mention, has nothing to do with RFA.it is
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we can change that to Composite UltraShield Siding fro come into play and give us a little more something. at sc deny the project just for a wood spec. they can approve

please call me if you don't agree with me about the base

thank you

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> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Payan
>
> > Tiffany;
> >
> > Light well is completely underground. it is only are not RFA per definition and per Mulholand.
> >
> > per definition: 6. Basements. A Basement, whe when the Elevation of the upper surface of the roof above the Basement does not exceed 3 fe height at any point above the finished or natura whichever is lower, for at least 60% of the perir length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells which a visible from a public right-of-way and do not pr more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not di said Basement from this exemption.
> >
> > can you please clarify your comment about bra talked about during the DRB meeting if need b
> >
> > lastly, i am confused why are we getting these front of design review and have them give us d delaying the project which is not fair for us or th
> >
> > Thank you
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> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing yo bedroom, and on page E-8.2, where it s towards the total proposed residential fl RFA of 1,918 square feet. In addition to application that is signed by our departr
> > >
> > > Thank you for your patience,
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 27, 2023 at 1:01 PM Pouya
> > >
> > > > Hi Katie;
> > > >
> > > > we are patiently waiting for your direc
> > > >
> > > > best

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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie Knuds

> Yes, I received it. I will review t
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 at 11:05
>
> > Hi Katie;
> >
> > I hope all is well with you. ca
> >
> > thank you

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On 4/13/2023 1:54 PM, Pou

> Katie;
>
> use these attachmen
>
> thank you

Pouya Payan
Labyrinth Design St
T 818.200.5005
E pouya@labyrinth-d
1600 Sawtelle Blvd. #
Los Angeles, CA, 90(

On 4/12/2023 3:59 P

> Hi Katie;
>
> I hope all is we
>
> **Response to**
> rendering the
>
> **Response to**
> on the walls a
>
> **Response to**
>
> Looking forwa
>
> let me know if
>
> thank you

Pouya Payan
Labyrinth De
T 818.200.50(
E pouya@laby
1600 Sawtelle
Los Angeles, (

On 4/6/2023 4

> Katie;
>
> I hope
> as you
>
> also yo
>
> as far a
> accept
>
> your cc
>
> thank y

Pouya

Labyri
T 818.2
E pouy
1600 S
Los An

On 4/6/

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Katie Knudson
City Planner
Los Angeles City P
6262 Van Nuys Blvd
Van Nuys, CA 9140
T: (213) 847-3659 |

--



Tiffany Corrales
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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
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--

Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required t

--

Katie Knudson
City Planner
Los Angeles City Planning
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Dr. Mehran Tebyani <mehrantebyani@gmail.com>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Mohammad Khajeh <mohamn

Dear Katie,
I hope all is well. I am looking forward to hearing back from you. I want to build this property for my parents. At this time, they live in a rental condo. Can you please let us know about the
Thank you so much!

Respectfully,
Dr. Mehran Tebyani
Tebyani Real Estate Investment (TREI)
Broker, DRE # 02100786
Loan Officer, NMLS # 2446334
Contractor, CSLB # 1042369
Cell: **+1 (424) 666-9966**
Email: mehrantebyani@gmail.com
Website: www.TREIcompany.com

On Tue, Feb 13, 2024 at 6:33 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you please clarify
>
> I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/10/2024 10:22 AM, Katie Knudson wrote:
>
> Hi Pouya,
>
> As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Plan an
>
> *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retaining w retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
>
> This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Section
>
> *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy dev.*
>
> This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive" is
>
> Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to appear
>
> Thanks,
> Katie
>
> On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> >
> > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand where we
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> >
> > Hi Tiffany;
> >
> > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/2023) . get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to building ar
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board could n
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HVAC a heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that the Mu
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed. we
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring propertie
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommendatio
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining wall
> > >
> > > please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few items
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measured hor
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a screen a
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the drive i
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have added th
> > > > members will be able to follow along with more easily. Please let me know if you have any questions.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where the I
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > You can drop them off at the 2nd floor DSC counter and they will send the documents over to
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we drop
> > > > > > >
> > > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete packe
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > got it. i will include this sheet in the complete package that i ll be dropping for you
> >
> > do you need multiple copies of the revised sheets or just one complete package?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach this version of the F-1
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.com>
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Application. do you mean attac
> > >
> > > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > At your earliest convenience please send me a complete Design packet. I will be contacting you with further instructions regarding
> >
> > Best,
> >
> > Tiffany
> >
> > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@labyrin
> >
> > > Thank you Tiffany;
> > >
> > > looking forward to present the project on August 16.
> > >
> > > thank you very much
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
>
> > Pouya,
> >
> > I have added these to your project case file. As I continu
> > me know.
> >
> > Best,
> >
> > Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <pouy

> Tiffany;
>
> the code you mention, has nothing to do with RFA.it i
>
> as far as the RFA definition the code is clear, the code
>
> 6. Basements. A Basement, **whether it is habi**
> when the Elevation of the upper surface of the floor or
> roof above the Basement does not exceed 3 feet in
> height at any point above the finished or natural Grad
> whichever is lower, for at least 60% of the perimeter
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are not
> visible from a public right-of-way and do not project
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disqualify
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Siding f
> come into play and give us a little more something. at
> deny the project just for a wood spec. they can approv
>
> please call me if you don't agree with me about the ba
>
> thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I found that LAMC Section 12.21.1.A.8 states "
> allowed max RFA. Additionally, I strongly advis
> Planning department is currently going through
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023 at 3:21 PM Pouya Paya
>
> > Tiffany;
> >
> > Light well is completely underground. it is on
> > are not RFA per definition and per Mulholand
> >
> > per definition: 6. Basements. A Basement, w
> > when the Elevation of the upper surface of th
> > roof above the Basement does not exceed 3
> > height at any point above the finished or nati
> > whichever is lower, for at least 60% of the pe
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells whic
> > visible from a public right-of-way and do not
> > more than 3 feet from the exterior walls of th
> > Basement and no wider than 6 feet shall not
> > said Basement from this exemption.
> >
> > can you please clarify your comment about t
> > talked about during the DRB meeting if need
> >
> > lastly, i am confused why are we getting thes
> > front of design review and have them give us
> > delaying the project which is not fair for us o
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 2:30 PM, Tiffany Corrales wro
> > > Hi Pouya,
> > >
> > > I am the Assistant Planner preparing
> > > bedroom, and on page E-8.2, where i
> > > towards the total proposed residentia
> > > RFA of 1,918 square feet. In addition
> > > application that is signed by our depa

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM Pou

> Hi Katie;
>
> we are patiently waiting for your dir
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/20/2023 11:07 AM, Katie Knu
>
> > Yes, I received it. I will revie
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 20, 2023 at 11:
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you.
> > >
> > > thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studic**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.co
> > > 1600 Sawtelle Blvd. #23(
> > > Los Angeles, CA, 90025
> > >
> > > On 4/13/2023 1:54 PM, P
> > >
> > > > Katie;
> > > >
> > > > use these attachm
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth
> > > > 1600 Sawtelle Blvc
> > > > Los Angeles, CA, 9
> > > >
> > > > On 4/12/2023 3:59
> > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is
> > > > >
> > > > > **Response t**
> > > > > rendering th
> > > > >
> > > > > **Response t**
> > > > > on the walls
> > > > >
> > > > > **Response t**
> > > > >
> > > > > Looking for
> > > > >
> > > > > let me know
> > > > >
> > > > > thank you
> > > > >
> > > > > **Pouya Pay**
> > > > > **Labyrinth D**
> > > > > **T** 818.200.5
> > > > > **E** pouya@la
> > > > > 1600 Sawte
> > > > > Los Angeles
> > > > >
> > > > > On 4/6/202
> > > > >
> > > > > Katie

I hop
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Pou
Laby
T 81
E po
1600
Los A

On 4

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Katie Knudson
City Planner
Los Angeles City
6262 Van Nuys B
Van Nuys, CA 91
T: (213) 847-365



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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Tiffany;

can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you please cl
>
> I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Specific Pla
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure, retain retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > >
> > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails per Se
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholland Drive
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wish to ap
> > >
> > > Thanks,
> > > Katie
> > >
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> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > >
> > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understand wher
> > > >
> > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 11/7/202
> > > > > get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit to buildir
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Board co
>
> Thank you for your patience,
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>
> > Tiffany;
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> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for the HV/
> > heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> >
> > Thank you

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T 818.200.5005
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> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand that th
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are different.
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screened they are allowed.
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighboring proj
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recommen
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expect every project applicant to address all the guidelines.** An applicant should address the guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st retaining
> > >
> > > please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are a few it
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet measure
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation on a scr
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available in the dr
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentation board. I have adc
> > > > members will be able to follow along with more easily. Please let me know if you have any questic
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew where
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > You can drop them off at the 2nd floor DSC counter and they will send the documents ov
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > i have prepare the documents as mentioned below. where in Van Nuys office can we c
> > > > > > >
> > > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just the updated complete p
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrc
>
> > got it. i will include this sheet in the complete package that i ll be dropping for
> >
> > do you need multiple copies of the revised sheets or just one complete packa
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> >
> > > The form itself is complete. I just need you to attach this version of the
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyrinth-ds.
> > >
> > > > Hi Tiffany;
> > > >
> > > > will do. when you say signed copy of F-1 Application. do you mean
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > At your earliest convenience please send me a complete De
> > > > > packet. I will be contacting you with further instructions regar
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pouya@la
> > > > >
> > > > > > Thank you Tiffany;
> > > > > >
> > > > > > looking forward to present the project on August 16.
> > > > > >
> > > > > > thank you very much
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Pouya,
> > > > > > >
> > > > > > > I have added these to your project case file. As I co
> > > > > > > me know.
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany

On Wed, May 24, 2023 at 4:32 PM Pouya Payan <p

> Tiffany;
>
> the code you mention, has nothing to do with RF
>
> as far as the RFA definition the code is clear, the
>
> 6. Basements. A Basement, **whether it is h**
> when the Elevation of the upper surface of the flo
> roof above the Basement does not exceed 3 feet
> height at any point above the finished or natural (
> whichever is lower, for at least 60% of the perime
> length of the exterior Basement walls.
> For all Lots, a maximum of 2 light-wells which are
> visible from a public right-of-way and do not proje
> more than 3 feet from the exterior walls of the
> Basement and no wider than 6 feet shall not disq
> said Basement from this exemption.
>
> we can change that to Composite UltraShield Sic
> come into play and give us a little more somethin
> deny the project just for a wood spec. they can a
>
> please call me if you don't agree with me about th
>
> thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/24/2023 4:00 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I found that LAMC Section 12.21.1.A.8 sta
> > allowed max RFA. Additionally, I strongly a
> > Planning department is currently going thr
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Wed, May 24, 2023 at 3:21 PM Pouya
> >
> > > Tiffany;
> > >
> > > Light well is completely underground. it
> > > are not RFA per definition and per Mulh
> > >
> > > per definition: 6. Basements. A Baseme
> > > when the Elevation of the upper surface
> > > roof above the Basement does not exce
> > > height at any point above the finished o
> > > whichever is lower, for at least 60% of th
> > > length of the exterior Basement walls.
> > > For all Lots, a maximum of 2 light-wells
> > > visible from a public right-of-way and do
> > > more than 3 feet from the exterior walls
> > > Basement and no wider than 6 feet sha
> > > said Basement from this exemption.
> > >
> > > can you please clarify your comment ab
> > > talked about during the DRB meeting if
> > >
> > > lastly, i am confused why are we getting
> > > front of design review and have them gi
> > > delaying the project which is not fair for
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/24/2023 2:30 PM, Tiffany Corrales
> > >
> > > > Hi Pouya,
> > > >
> > > > I am the Assistant Planner prepa
> > > > bedroom, and on page E-8.2, wh
> > > > towards the total proposed reside
> > > > RFA of 1,918 square feet. In add
> > > > application that is signed by our

Thank you for your patience,

Tiffany

On Thu, Apr 27, 2023 at 1:01 PM

> Hi Katie;
>
> we are patiently waiting for you
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/20/2023 11:07 AM, Katie

> Yes, I received it. I will r
>
> Thanks,
> Katie
>
> On Thu, Apr 20, 2023 a
>
> > Hi Katie;
> >
> > I hope all is well with
> >
> > thank you

Pouya Payan
Labyrinth Design St
T 818.200.5005
E pouya@labyrinth-d
1600 Sawtelle Blvd.
Los Angeles, CA, 90

On 4/13/2023 1:54 P

> > Katie;
> >
> > use these atta
> >
> > thank you

Pouya Payan
Labyrinth De
T 818.200.50
E pouya@laby
1600 Sawtelle
Los Angeles, C

On 4/12/2023

> > > Hi Katie
> > >
> > > I hope
> > >
> > > **Respo**
> > > renderi
> > >
> > > **Respo**
> > > on the
> > >
> > > **Respo**
> > >
> > > Looking
> > >
> > > let me k
> > >
> > > thank y

Pouya
Labyri
T 818.2
E pouy
1600 S
Los An

On 4/6/

--



Katie Knud
City Planne
Los Angele
6262 Van N
Van Nuys, C
T: (213) 847

--



Tiffany Corrales
Planning Assistant
Los Angeles City
6262 Van Nuys Bo
Van Nuys, CA 914
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Plannir
6262 Van Nuys Boulevard,
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 43
Van Nuys, CA 91401
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Tiffany Corrales
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Planning Assistant
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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are rec

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you please clarify i

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum was not accomplishe

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
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> >
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> >
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> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Spec
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > >
> > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulhollar
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> > > Katie
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> > >
> > > > Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understan

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 1 get approved.
>
> i would appreciate if you can clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
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> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
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> > Tiffany;
> >
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> >
> > best
> >
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> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
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> > > Hi Pouya,
> > >
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> > >
> > > Thank you for your patience,
> > > Tiffany
> > >
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> > >
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> > > >
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> > > >
> > > > Thank you
> > > >
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> > > > **Labyrinth Design Studio Inc.**
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> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached Tree report stamped by Urban Forestry.
> > > > >
> > > > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand
> > > > >
> > > > > 3651 Regal

8765 Skyline

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Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighbori

please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recc

page 4 of attached Mulholland Guideline states

" These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expec every project applicant to address all the guidelines.** An applicant should address th guidelines that are applicable to the proposed project and site conditions.

The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st ret

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there are do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet m
>
> Thank you,
> Tiffany
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> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation o
> >
> > Best,
> >
> > Tiffany
> >
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> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available ir hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
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> > > >
> > > > Thank you,
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> > > >
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> > > > > I hope all is well with you. we dropped the package for you yesterday. but No body knew documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> You can drop them off at the 2nd floor DSC counter and they will send the docum
>
> Thank you,
>
> Tiffany
>
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>
> > Tiffany;
> >
> > i have prepare the documents as mentioned below. where in Van Nuys office c
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
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> > >
> > > > got it. i will include this sheet in the complete package that i ll be drop
> > > >
> > > > do you need multiple copies of the revised sheets or just one complet
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
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> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > >
> > > > > The form itself is complete. I just need you to attach this versio
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyri
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > will do. when you say signed copy of F-1 Application. do you
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Hi Pouya,
> > > > > > >
> > > > > > > At your earliest convenience please send me a compl
> > > > > > > packet. I will be contacting you with further instruction
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pou

Thank you Tiffany;

looking forward to present the project on August 16

thank you very much

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany Corrales wrote:

> Pouya,
>
> I have added these to your project case file.
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2023 at 4:32 PM Pouya P
>
> > Tiffany;
> >
> > the code you mention, has nothing to do
> >
> > as far as the RFA definition the code is cle
> >
> > 6. Basements. A Basement, **whether i**
> > when the Elevation of the upper surface o
> > roof above the Basement does not exceec
> > height at any point above the finished or n
> > whichever is lower, for at least 60% of the
> > length of the exterior Basement walls.
> > For all Lots, a maximum of 2 light-wells wl
> > visible from a public right-of-way and do n
> > more than 3 feet from the exterior walls of
> > Basement and no wider than 6 feet shall r
> > said Basement from this exemption.
> >
> > we can change that to Composite UltraSh
> > come into play and give us a little more sc
> > deny the project just for a wood spec. they
> >
> > please call me if you don't agree with me
> >
> > thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/24/2023 4:00 PM, Tiffany Corrales w
> >
> > > Hi Pouya,
> > >
> > > I found that LAMC Section 12.21.1.
> > > allowed max RFA. Additionally, I str
> > > Planning department is currently go
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 3:21 PM
> > >
> > > > Tiffany;
> > > >
> > > > Light well is completely undergro
> > > > are not RFA per definition and pe
> > > >
> > > > per definition: 6. Basements. A B
> > > > when the Elevation of the upper
> > > > roof above the Basement does n
> > > > height at any point above the fini
> > > > whichever is lower, for at least 6(
> > > > length of the exterior Basement v
> > > > For all Lots, a maximum of 2 ligh
> > > > visible from a public right-of-way
> > > > more than 3 feet from the exterio
> > > > Basement and no wider than 6 fe
> > > > said Basement from this exempti
> > > >
> > > > can you please clarify your comn
> > > > talked about during the DRB mee

lastly, i am confused why are we
front of design review and have t
delaying the project which is not

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany C

> Hi Pouya,
>
> I am the Assistant Planne
> bedroom, and on page E-
> towards the total propose
> RFA of 1,918 square feet.
> application that is signed
>
> Thank you for your patier
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1
>
> > Hi Katie;
> >
> > we are patiently waiting
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Stuc**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.
> > 1600 Sawtelle Blvd. #2
> > Los Angeles, CA, 9002
> >
> > On 4/20/2023 11:07 AM
> >
> > > Yes, I received it
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Thu, Apr 20,
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is w
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth De**
> > > > **T** 818.200.50
> > > > **E** pouya@laby
> > > > 1600 Sawtelle
> > > > Los Angeles,
> > > >
> > > > On 4/13/2023
> > > >
> > > > > Katie;
> > > > >
> > > > > use the
> > > > >
> > > > > thank y
> > > > >
> > > > > **Pouya**
> > > > > **Labyri**
> > > > > **T** 818.2
> > > > > **E** pouy
> > > > > 1600 S
> > > > > Los An
> > > > >
> > > > > On 4/1

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Tiffany Co
Planning As
Los Angel
6262 Van N
Van Nuys, C
Planning4LA

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Tiffany Corrales
Planning Assistant
Los Angeles City P
6262 Van Nuys Boul
Van Nuys, CA 91401
Planning4LA.org

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E-NEWS

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you please clarify i

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum was not accomplishe

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
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> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Spec

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structure retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevails

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulhollar

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you wis

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
>
> I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me understan
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2023 7:03 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail dated 1
> > get approved.
> >
> > i would appreciate if you can clarify
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit tc
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/1/2023 9:10 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the Bc
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > I hope all is well with you. can you please get back to me on below e-mail.
> > > > >
> > > > > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design for t
> > > > > heard by the board on 2 occasions the project is automatically approved. please let me know about next steps
> > > > >
> > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understand
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are diff
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screened they are a
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighbori
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway recc
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expec every project applicant to address all the guidelines.** An applicant should address th guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st ret
>
> please clarify
>
> Thank you

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Los Angeles, CA, 90025

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>
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> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation o
> >
> > Best,
> >
> > Tiffany
> >
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> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file is available ir hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,

I just wanted to let you know that I received the packets, drive, and presentation board. I ha
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Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. we dropped the package for you yesterday. but No body knew
> documents
>
> Thank you
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> **Pouya Payan**
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> > Hi Pouya,
> >
> > You can drop them off at the 2nd floor DSC counter and they will send the docum
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> > Thank you,
> >
> > Tiffany
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> >
> > > Tiffany;
> > >
> > > i have prepare the documents as mentioned below. where in Van Nuys office ca
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
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> > > Los Angeles, CA, 90025
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> > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > >
> > > > I will need one digital copy and 3 physical copies of just the updated con
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.co
> > > >
> > > > > got it. i will include this sheet in the complete package that i ll be drop
> > > > >
> > > > > do you need multiple copies of the revised sheets or just one complet
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > The form itself is complete. I just need you to attach this versio
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@labyri
> > > > > >
> > > > > > > Hi Tiffany;
> > > > > > >
> > > > > > > will do. when you say signed copy of F-1 Application. do you
> > > > > > >
> > > > > > > Thank you
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> At your earliest convenience please send me a compl
> packet. I will be contacting you with further instruction
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <pou
>
> > Thank you Tiffany;
> >
> > looking forward to present the project on August 16
> >
> > thank you very much
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> >
> > > Pouya,
> > >
> > > I have added these to your project case file.
> > > me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 4:32 PM Pouya P
> > >
> > > > Tiffany;
> > > >
> > > > the code you mention, has nothing to do
> > > >
> > > > as far as the RFA definition the code is cle
> > > >
> > > > 6. Basements. A Basement, **whether i**
> > > > when the Elevation of the upper surface o
> > > > roof above the Basement does not exceed
> > > > height at any point above the finished or n
> > > > whichever is lower, for at least 60% of the
> > > > length of the exterior Basement walls.
> > > > For all Lots, a maximum of 2 light-wells wh
> > > > visible from a public right-of-way and do n
> > > > more than 3 feet from the exterior walls of
> > > > Basement and no wider than 6 feet shall r
> > > > said Basement from this exemption.
> > > >
> > > > we can change that to Composite UltraSh
> > > > come into play and give us a little more sc
> > > > deny the project just for a wood spec. they
> > > >
> > > > please call me if you don't agree with me a
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 5/24/2023 4:00 PM, Tiffany Corrales w
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I found that LAMC Section 12.21.1.
> > > > > allowed max RFA. Additionally, I str
> > > > > Planning department is currently go
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Wed, May 24, 2023 at 3:21 PM

Tiffany;

Light well is completely undergro
are not RFA per definition and pe

per definition: 6. Basements. A B
when the Elevation of the upper
roof above the Basement does n
height at any point above the fini
whichever is lower, for at least 6(
length of the exterior Basement
For all Lots, a maximum of 2 ligh
visible from a public right-of-way
more than 3 feet from the exterio
Basement and no wider than 6 fe
said Basement from this exempti

can you please clarify your comn
talked about during the DRB me

lastly, i am confused why are we
front of design review and have t
delaying the project which is not

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany C

> Hi Pouya,
>
> I am the Assistant Planne
> bedroom, and on page E-
> towards the total propose
> RFA of 1,918 square feet.
> application that is signed
>
> Thank you for your patier
>
> Tiffany
>
> On Thu, Apr 27, 2023 at 1
>
> > Hi Katie;
> >
> > we are patiently waiting
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Stuc**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.
> > 1600 Sawtelle Blvd. #2
> > Los Angeles, CA, 9002
> >
> > On 4/20/2023 11:07 AM
> >
> > > Yes, I received it
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Thu, Apr 20,
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is w
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth De**
> > > > **T** 818.200.50
> > > > **E** pouya@laby
> > > > 1600 Sawtelle
> > > > Los Angeles,
> > > >
> > > > On 4/13/2023
> > > >
> > > > > Katie;
> > > > >
> > > > > use the

thank y

Pouya
Labyri
T 818.2
E pouy
1600 S
Los An

On 4/1

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Cit
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626
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T: (

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Tiffany Co
Planning As
Los Angel
6262 Van N
Van Nuys, C
Planning4L

--



Tiffany Corrales
Planning Assistant
Los Angeles City P
6262 Van Nuys Boul
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Ro
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
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--



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Van Nuys, CA 91401

Planning4LA.org

E-NEWS

--



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E-NEWS

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--



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Planning4LA.org

E-NEWS

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

E-NEWS

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--



Katie Knudson
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Van Nuys, CA 91401
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E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**
>
> *Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use*

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
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Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project site is located within the

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Mulholland Specific Plan;
>
> I have been trying to get answer for my question since August 2023. and still waiting.
>
> can you please help me navigate through!
>
> Thank you
>
> -------- Forwarded Message --------
> **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> **From:**Pouya Payan <pouya@labyrinth-ds.com>
> **To:**Katie Knudson <Katie.Knudson@lacity.org>
> **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>
>
> Hi Katie;
>
> I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
>
> " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you please clarif
>
> I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
>
> i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum was not accomplis
>
> Also, please let me know when t=is the project is schedules for ZA case?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/29/2024 1:55 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/13/2024 4:32 PM, Pouya Payan wrote:
> >
> > > Hi Katie;
> > >
> > > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you
> > >
> > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by the Sp

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building structu retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it prevai

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of sol

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from Mulholl

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process. If you v

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
>
> I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me underst
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2023 7:03 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-mail datec get approved.
> >
> > i would appreciate if you can clarify
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to submit
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/1/2023 9:10 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Although the
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > I hope all is well with you. can you please get back to me on below e-mail.

to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well design fc heard by the board on 2 occasions the project is automatically approved. please let me know about next steps

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I understa
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating fill are d
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screened they are
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of neighb
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Parkway re
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or expe every project applicant to address all the guidelines.** An applicant should address guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. the 1st r
>
> please clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am currently preparing your case to be scheduled for a ZA hearing but before I can do that there ai do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum of 3 feet
> >
> > Thank you,
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> >
> > > Thank you, I have found it in the drive you sent to me. A staff member will project the presentation
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for confirmation. please see below link for our presentation. the same file is available hearing or i need to prepare boards or ....?)
> > > >
> > > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I just wanted to let you know that I received the packets, drive, and presentation board. I
> members will be able to follow along with more easily. Please let me know if you have ar
>
> Thank you,
> Tiffany
>
> On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we dropped the package for you yesterday. but No body kn
> > documents
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > You can drop them off at the 2nd floor DSC counter and they will send the docu
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.com> wrc
> > >
> > > > Tiffany;
> > > >
> > > > i have prepare the documents as mentioned below. where in Van Nuys office
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > > >
> > > > > I will need one digital copy and 3 physical copies of just the updated c
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyrinth-ds.
> > > > >
> > > > > > got it. i will include this sheet in the complete package that i ll be drc
> > > > > >
> > > > > > do you need multiple copies of the revised sheets or just one compl
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > The form itself is complete. I just need you to attach this vers
> > > > > > >
> > > > > > > Thank you,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouya@laby
> > > > > > >
> > > > > > > > Hi Tiffany;
> > > > > > > >
> > > > > > > > will do. when you say signed copy of F-1 Application. do y

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> At your earliest convenience please send me a con
> packet. I will be contacting you with further instructi
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 2023 at 10:16 AM Pouya Payan <p
>
> > Thank you Tiffany;
> >
> > looking forward to present the project on August
> >
> > thank you very much
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 6/5/2023 10:01 AM, Tiffany Corrales wrote:
> >
> > > Pouya,
> > >
> > > I have added these to your project case fil
> > > me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed, May 24, 2023 at 4:32 PM Pouya
> > >
> > > > Tiffany;
> > > >
> > > > the code you mention, has nothing to d
> > > >
> > > > as far as the RFA definition the code is
> > > >
> > > > 6. Basements. A Basement, **whethe**
> > > > when the Elevation of the upper surface
> > > > roof above the Basement does not exce
> > > > height at any point above the finished o
> > > > whichever is lower, for at least 60% of th
> > > > length of the exterior Basement walls.
> > > > For all Lots, a maximum of 2 light-wells
> > > > visible from a public right-of-way and dc
> > > > more than 3 feet from the exterior walls
> > > > Basement and no wider than 6 feet sha
> > > > said Basement from this exemption.
> > > >
> > > > we can change that to Composite Ultra
> > > > come into play and give us a little more
> > > > deny the project just for a wood spec. th
> > > >
> > > > please call me if you don't agree with m
> > > >
> > > > thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 5/24/2023 4:00 PM, Tiffany Corrales
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I found that LAMC Section 12.21
> > > > > allowed max RFA. Additionally, I
> > > > > Planning department is currently

Thank you,

Tiffany

On Wed, May 24, 2023 at 3:21 P

> Tiffany;
>
> Light well is completely underg
> are not RFA per definition and
>
> per definition: 6. Basements. A
> when the Elevation of the uppe
> roof above the Basement does
> height at any point above the f
> whichever is lower, for at least
> length of the exterior Basemer
> For all Lots, a maximum of 2 li
> visible from a public right-of-wa
> more than 3 feet from the exte
> Basement and no wider than 6
> said Basement from this exem
>
> can you please clarify your cor
> talked about during the DRB n
>
> lastly, i am confused why are v
> front of design review and hav
> delaying the project which is n
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 2:30 PM, Tiffany

> Hi Pouya,
>
> I am the Assistant Plan
> bedroom, and on page
> towards the total propo
> RFA of 1,918 square fe
> application that is signe
>
> Thank you for your pat
>
> Tiffany
>
> On Thu, Apr 27, 2023 a
>
> > Hi Katie;
> >
> > we are patiently waiti
> >
> > best

Pouya Payan
Labyrinth Design St
T 818.200.5005
E pouya@labyrinth-d
1600 Sawtelle Blvd.
Los Angeles, CA, 90

> On 4/20/2023 11:07 A
>
> > Yes, I receive
> >
> > Thanks,
> > Katie
> >
> > On Thu, Apr 2
> >
> > > Hi Katie;
> > >
> > > I hope all is
> > >
> > > thank you

Pouya Pay
Labyrinth D
T 818.200.5
E pouya@la
1600 Sawte
Los Angeles

On 4/13/202

Katie

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thanl

Pouy
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1600
Los A

On 4

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Tiffany (
Planning
Los Ang
6262 Van
Van Nuys
Planning4

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Tiffany Corrales
Planning Assistant
Los Angeles City
6262 Van Nuys Bo
Van Nuys, CA 914(
Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Plannir
6262 Van Nuys Boulevard,
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
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Los Angeles City Planning
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Van Nuys, CA 91401
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Tiffany Corrales
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Tiffany Corrales
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Los Angeles City Planning
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Van Nuys, CA 91401
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--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
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> **Please keep all communications on a single email thread to prevent processing delays.**
>
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--

Katie Knudson
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E-NEWS

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--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you can find it on E-7.2 and e

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project site is located wi
>
> Thank you,
> Tiffany
>
> On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still waiting.
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you pleas
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> >
> > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum was not acc
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> > >
> > > Thank you
> > >
> > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. c

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth by

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the building retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code, it

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exceptio

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible from

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review process.

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
>
> I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help me u
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2023 7:03 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-ma
> > get approved.
> >
> > i would appreciate if you can clarify
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like to
> > >
> > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Althou
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well d
> > heard by the board on 2 occasions the project is automatically approved. please let me know about next st
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I ur
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creating f
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screened t
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view of
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Park
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require or every project applicant to address all the guidelines.** An applicant should a guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls. t
>
> please clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do that t
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum o
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Thank you, I have found it in the drive you sent to me. A staff member will project the prese

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for confirmation. please see below link for our presentation. the same file is a
> hearing or i need to prepare boards or ....?)
>
> https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=0
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I just wanted to let you know that I received the packets, drive, and presentation b
> > members will be able to follow along with more easily. Please let me know if you h
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrote
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we dropped the package for you yesterday. but No b
> > > documents
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > You can drop them off at the 2nd floor DSC counter and they will send th
> > > >
> > > > Thank you,
> > > >
> > > > Tiffany
> > > >
> > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.co
> > > >
> > > > > Tiffany;
> > > > >
> > > > > i have prepare the documents as mentioned below. where in Van Nuy
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > I will need one digital copy and 3 physical copies of just the up
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@labyri
> > > > > >
> > > > > > > got it. i will include this sheet in the complete package that i l

do you need multiple copies of the revised sheets or just one

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corrales wrote:

> The form itself is complete. I just need you to attach th
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <pouy
>
> > Hi Tiffany;
> >
> > will do. when you say signed copy of F-1 Applicatio
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > At your earliest convenience please send m
> > > packet. I will be contacting you with further in
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM Pouya Pa
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the project on A
> > > >
> > > > thank you very much
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 6/5/2023 10:01 AM, Tiffany Corrales w
> > > >
> > > > > Pouya,
> > > > >
> > > > > I have added these to your project
> > > > > me know.
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Wed, May 24, 2023 at 4:32 PM
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > the code you mention, has nothi
> > > > > >
> > > > > > as far as the RFA definition the c
> > > > > >
> > > > > > 6. Basements. A Basement, **wh**
> > > > > > when the Elevation of the upper
> > > > > > roof above the Basement does n
> > > > > > height at any point above the fini
> > > > > > whichever is lower, for at least 6(
> > > > > > length of the exterior Basement v
> > > > > > For all Lots, a maximum of 2 ligh
> > > > > > visible from a public right-of-way
> > > > > > more than 3 feet from the exterio
> > > > > > Basement and no wider than 6 fe
> > > > > > said Basement from this exempti

we can change that to Composit
come into play and give us a littl
deny the project just for a wood s

please call me if you don't agree

thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany C

Hi Pouya,

I found that LAMC Sectio
allowed max RFA. Additio
Planning department is c

Thank you,

Tiffany

On Wed, May 24, 2023 at

> Tiffany;
>
> Light well is completely
> are not RFA per definiti
>
> per definition: 6. Basem
> when the Elevation of t
> roof above the Baseme
> height at any point abo
> whichever is lower, for
> length of the exterior B
> For all Lots, a maximun
> visible from a public rig
> more than 3 feet from t
> Basement and no wide
> said Basement from thi
>
> can you please clarify y
> talked about during the
>
> lastly, i am confused wh
> front of design review a
> delaying the project wh
>
> Thank you

Pouya Payan
Labyrinth Design Stu
T 818.200.5005
E pouya@labyrinth-ds.
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 5/24/2023 2:30 PM,

> Hi Pouya,
>
> I am the Assista
> bedroom, and o
> towards the total
> RFA of 1,918 sq
> application that i
>
> Thank you for y
>
> Tiffany
>
> On Thu, Apr 27,
>
> > Hi Katie;
> >
> > we are patient
> >
> > best

Pouya Payan
Labyrinth De
T 818.200.50
E pouya@laby
1600 Sawtelle
Los Angeles,

On 4/20/2023

Yes, I r

Thanks
Katie

On Thu

Hi Ka

I hop

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Planning As
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6262 Van N
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Katie Knudson
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Katie Knudson
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Katie Knudson
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

6 attachments

- **49 E-9.1 SECTION A-A.pdf** 280K
- **34 E-4 TOPOGRAPHIC ROOF PLAN.pdf** 377K
- **43 E-7.4 ROOF PLAN.pdf** 359K
- **41 E-7.2 1ST FLOOR PLAN.pdf** 407K
- **59 E-10.6 DETAILS.pdf** 425K
- **50 E-9.2 SECTION B-B.pdf** 295K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and ensuring its compliance with the

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you can find it on E-7.2 and
>
> https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
>
> attached you can find revised individual sheets due to this change.
>
> please keep me posted for the ZA case.
>
> if possible please send me Mulholland approval so we can move and submmit to B&S.
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project site is located
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Mulholland Specific Plan;
> > >
> > > I have been trying to get answer for my question since August 2023. and still waiting.
> > >
> > > can you please help me navigate through!
> > >
> > > Thank you
> > >
> > > -------- Forwarded Message --------
> > > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>
> > >
> > > Hi Katie;
> > >
> > > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> > >
> > > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you ple
> > >
> > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> > >
> > > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum was not a
> > >
> > > Also, please let me know when t=is the project is schedules for ZA case?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/29/2024 1:55 PM, Pouya Payan wrote:

Hi Tiffany;

can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each
>
> I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

> Hi Pouya,
>
> As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set forth i
>
> *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the buildi retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
>
> This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Code
>
> *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the except*
>
> This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible fro
>
> Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review proces
>
> Thanks,
> Katie
>
> On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> >
> > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help m
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e-r get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would like

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

Hi Pouya,

Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. Alth

Thank you for your patience,
Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> I hope all is well with you. can you please get back to me on below e-mail.
>
> to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same well heard by the board on 2 occasions the project is automatically approved. please let me know about next
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:48 PM, Pouya Payan wrote:
>
> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each. I
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining walls that are creatin
>
> The HVAC equipment are locate on roof but they are screened and again, since they are screene
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the view
>
> please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic Pa
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require c every project applicant to address all the guidelines.** An applicant shoul guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6' high retaining walls
>
> please clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

Hi Pouya,

I am currently preparing your case to be scheduled for a ZA hearing but before I can do tha
do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimum

Thank you,
Tiffany

On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Thank you, I have found it in the drive you sent to me. A staff member will project the pre
>
> Best,
>
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for confirmation. please see below link for our presentation. the same file is
> > hearing or i need to prepare boards or ....?)
> >
> > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Smr-1O2-7YAja?dl=0
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I just wanted to let you know that I received the packets, drive, and presentatio
> > > members will be able to follow along with more easily. Please let me know if yo
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> wrc
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we dropped the package for you yesterday. but No
> > > > documents
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > You can drop them off at the 2nd floor DSC counter and they will senc
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-ds.
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > i have prepare the documents as mentioned below. where in Van N
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

I will need one digital copy and 3 physical copies of just the

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@laby

> got it. i will include this sheet in the complete package that
>
> do you need multiple copies of the revised sheets or just o
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
>
> > The form itself is complete. I just need you to attach
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <po
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signed copy of F-1 Applica
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > At your earliest convenience please send
> > > > packet. I will be contacting you with furthe
> > > >
> > > > Best,
> > > >
> > > > Tiffany
> > > >
> > > > On Mon, Jun 5, 2023 at 10:16 AM Pouya I
> > > >
> > > > > Thank you Tiffany;
> > > > >
> > > > > looking forward to present the project o
> > > > >
> > > > > thank you very much
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 6/5/2023 10:01 AM, Tiffany Corrales
> > > > >
> > > > > > Pouya,
> > > > > >
> > > > > > I have added these to your proje
> > > > > > me know.
> > > > > >
> > > > > > Best,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Wed, May 24, 2023 at 4:32 P
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > the code you mention, has no
> > > > > > >
> > > > > > > as far as the RFA definition the
> > > > > > >
> > > > > > > 6. Basements. A Basement, **W**
> > > > > > > when the Elevation of the upp
> > > > > > > roof above the Basement does

height at any point above the f
whichever is lower, for at least
length of the exterior Basemer
For all Lots, a maximum of 2 li
visible from a public right-of-wa
more than 3 feet from the exte
Basement and no wider than 6
said Basement from this exem

we can change that to Compos
come into play and give us a li
deny the project just for a woo

please call me if you don't agre

thank you

Pouya Payan
Labyrinth Design Studio Inc
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffany

> Hi Pouya,
>
> I found that LAMC Sect
> allowed max RFA. Addi
> Planning department is
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 2023
>
> > Tiffany;
> >
> > Light well is complete
> > are not RFA per defir
> >
> > per definition: 6. Base
> > when the Elevation o
> > roof above the Baser
> > height at any point at
> > whichever is lower, fo
> > length of the exterior
> > For all Lots, a maxim
> > visible from a public r
> > more than 3 feet from
> > Basement and no wid
> > said Basement from t
> >
> > can you please clarify
> > talked about during th
> >
> > lastly, i am confused
> > front of design review
> > delaying the project v
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design St**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-d
> > 1600 Sawtelle Blvd.
> > Los Angeles, CA, 90
> >
> > On 5/24/2023 2:30 P
> > >
> > > Hi Pouya,
> > >
> > > I am the Assis
> > > bedroom, and
> > > towards the to
> > > RFA of 1,918 s
> > > application tha
> > >
> > > Thank you for
> > >
> > > Tiffany
> > >
> > > On Thu, Apr 2
> > > >
> > > > Hi Katie;
> > > >
> > > > we are patie

best

Pouya Pay
Labyrinth D
T 818.200.5
E pouya@la
1600 Sawte
Los Angele

On 4/20/20

Yes,

Thar
Katie

On T

Hi

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T
E
16
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Or

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Tiffany (
Planning
Los Ang(
6262 Van
Van Nuys
Planning4

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Tiffany Corrales
Planning Assistant
Los Angeles City
6262 Van Nuys Bo
Van Nuys, CA 914(
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Plannir
6262 Van Nuys Boulevard, I
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 43(
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
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6262 Van Nuys Boulevard, Room 430
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Van Nuys, CA 91401

Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or aft

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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Van Nuys, CA 91401
Planning4LA.org

--

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

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To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Please let me know.

Thank you,
Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and ensuring its compliance with
>
> I will let you know once it is ready to be scheduled for a ZA hearing.
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> Thank you for your patience,
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> > Tiffany;
> >
> > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you can find it on E-7.2 a
> >
> > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> >
> > attached you can find revised individual sheets due to this change.
> >
> > please keep me posted for the ZA case.
> >
> > if possible please send me Mulholland approval so we can move and submmit to B&S.
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> > Thank you
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> > **Pouya Payan**
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> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
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> > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project site is locate
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Mulholland Specific Plan;
> > > >
> > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > >
> > > > can you please help me navigate through!
> > > >
> > > > Thank you
> > > >
> > > > -------- Forwarded Message --------
> > > > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>
> > > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> > > >
> > > > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. can you p
> > > >
> > > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> > > >
> > > > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum was no
> > > >
> > > > Also, please let me know when t=is the project is schedules for ZA case?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall ea
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements set fort
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within the bui retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > >
> > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than the Co
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exce*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is visible f
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design review proc
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > >
> > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 and help
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please see my e get approved.
> > > > >
> > > > > i would appreciate if you can clarify
> > > > >
> > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we would lik
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retaining walls. A
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with the same w
> > heard by the board on 2 occasions the project is automatically approved. please let me know about ne
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stamped by Urban Forestry.
> > >
> > > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in height each
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 retaining walls are creating cut. retaining walls that are creat
> > >
> > > The HVAC equipment are locate on roof but they are screened and again, since they are screer
> > >
> > > Guideline 37: specify " Any permitted roof-mounted equipment should be screened from the vie
> > >
> > > please clarify why these 2 are being imposed to the project? we believe that Mulholland Scenic
> > >
> > > page 4 of attached Mulholland Guideline states
> > >
> > > " These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. **The guidelines do not require every project applicant to address all the guidelines.** An applicant sho guidelines that are applicable to the proposed project and site conditions.
> > >
> > > The Subject site due to its steep topography can not be designed with max. 6' high retaining wa
> > >
> > > please clarify
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but before I can do t
> do not exceed 6 feet, if they are over 6 feet they must be stepped and offset by a minimu
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Thank you, I have found it in the drive you sent to me. A staff member will project the p
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. the same file
> > > hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YAja?dl=(
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, and presentat
> > > > members will be able to follow along with more easily. Please let me know if
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth-ds.com> w
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yesterday. but I
> > > > > documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > You can drop them off at the 2nd floor DSC counter and they will se
> > > > > >
> > > > > > Thank you,
> > > > > >
> > > > > > Tiffany
> > > > > >
> > > > > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@labyrinth-d
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > i have prepare the documents as mentioned below. where in Van
> > > > > > >
> > > > > > > Thank you
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physical copies of just th
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan <pouya@la
>
> > got it. i will include this sheet in the complete package th
> >
> > do you need multiple copies of the revised sheets or jus
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 1:31 PM, Tiffany Corrales wrote:
> >
> > > The form itself is complete. I just need you to atta
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:25 PM Pouya Payan <p
> > >
> > > > Hi Tiffany;
> > > >
> > > > will do. when you say signed copy of F-1 Applic
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 10:47 AM, Tiffany Corrales wrote
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > At your earliest convenience please ser
> > > > > packet. I will be contacting you with furth
> > > > >
> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Mon, Jun 5, 2023 at 10:16 AM Pouy
> > > > >
> > > > > > Thank you Tiffany;
> > > > > >
> > > > > > looking forward to present the project
> > > > > >
> > > > > > thank you very much
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 6/5/2023 10:01 AM, Tiffany Corral
> > > > > >
> > > > > > > Pouya,
> > > > > > >
> > > > > > > I have added these to your prc
> > > > > > > me know.
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Wed, May 24, 2023 at 4:32
> > > > > > >
> > > > > > > > Tiffany;

the code you mention, has

as far as the RFA definition

6. Basements. A Basement,
when the Elevation of the u
roof above the Basement dc
height at any point above th
whichever is lower, for at lea
length of the exterior Basem
For all Lots, a maximum of 2
visible from a public right-of-
more than 3 feet from the ex
Basement and no wider thar
said Basement from this exe

we can change that to Comp
come into play and give us a
deny the project just for a w

please call me if you don't a

thank you

Pouya Payan
Labyrinth Design Studio In
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/24/2023 4:00 PM, Tiffa

> Hi Pouya,
>
> I found that LAMC Se
> allowed max RFA. Ac
> Planning department
>
> Thank you,
>
> Tiffany
>
> On Wed, May 24, 20:
>
> > Tiffany;
> >
> > Light well is compl
> > are not RFA per de
> >
> > per definition: 6. Ba
> > when the Elevatior
> > roof above the Bas
> > height at any point
> > whichever is lower,
> > length of the exteri
> > For all Lots, a max
> > visible from a publi
> > more than 3 feet fr
> > Basement and no
> > said Basement fror
> >
> > can you please cla
> > talked about during
> >
> > lastly, i am confuse
> > front of design revi
> > delaying the projec
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design**
> > **T** 818.200.5005
> > **E** pouya@labyrinth
> > 1600 Sawtelle Blv
> > Los Angeles, CA,
> >
> > On 5/24/2023 2:30
> >
> > > Hi Pouya,
> > >
> > > I am the Ass
> > > bedroom, a
> > > towards the
> > > RFA of 1,91
> > > application
> > >
> > > Thank you
> > >
> > > Tiffany

On Thu, Apı

Hi Katie;

we are pa

best

Pouya Pa
Labyrintl
T 818.20(
E pouya@
1600 Sav
Los Ange

On 4/20/2

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Ka

Or

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Tiffan
Plannir
Los Ar
6262 V
Van Nu
Plannir

--



Tiffany Corral
Planning Assista
Los Angeles Ci
6262 Van Nuys
Van Nuys, CA 9
Planning4LA.org



--

Tiffany Corrales
Planning Assistant
Los Angeles City Planr
6262 Van Nuys Boulevarc
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 4
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
City Planner
Los Angeles City Planning
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

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Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

please see attached

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Please let me know.
>
> Thank you,
> Tiffany
>
> On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and ensuring its compliance
> >
> > I will let you know once it is ready to be scheduled for a ZA hearing.
> >
> > Thank you for your patience,
> > Tiffany
> >
> > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you can find it on
> > >
> > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > >
> > > attached you can find revised individual sheets due to this change.
> > >
> > > please keep me posted for the ZA case.
> > >
> > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project site is
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Mulholland Specific Plan;
> > > > >
> > > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > > >
> > > > > can you please help me navigate through!
> > > > >
> > > > > Thank you
> > > > >
> > > > > -------- Forwarded Message --------
> > > > > **Subject:** Re: 4230 Saltillo- Response to Hold Letter
> > > > > **Date:** Mon, 11 Mar 2024 08:45:04 -0700
> > > > > **From:** Pouya Payan <pouya@labyrinth-ds.com>
> > > > > **To:** Katie Knudson <Katie.Knudson@lacity.org>
> > > > > **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.or

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each. ca

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which corum

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
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> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10'
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> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirements
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained within retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > >
> > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive than
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with tl*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which is \
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design revie
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > >
> > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023 ar
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please s
get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we w

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

Hi Pouya,

Thank you for providing the stamped Tree Report and for the information regarding the retaining v

Thank you for your patience,
Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

I hope all is well with you. can you please get back to me on below e-mail.

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Thank you

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T 818.200.5005
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2-7YA
> > >
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On 7/25/2023 10:47 AM, Tiffany Corrale

> > > Hi Pouya,
> > >
> > > At your earliest convenience plea
> > > packet. I will be contacting you w
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16 AM
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present the
> > > >
> > > > thank you very much

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffany

Pouya,

I have added these to y
me know.

Best,

Tiffany

On Wed, May 24, 2023

> Tiffany;
>
> the code you mentior
>
> as far as the RFA def
>
> 6. Basements. A Bas
> when the Elevation o
> roof above the Baser
> height at any point at
> whichever is lower, fc
> length of the exterior
> For all Lots, a maxim
> visible from a public r
> more than 3 feet from
> Basement and no wic
> said Basement from t
>
> we can change that t
> come into play and g
> deny the project just
>
> please call me if you
>
> thank you

Pouya Payan
Labyrinth Design St
T 818.200.5005
E pouya@labyrinth-d
1600 Sawtelle Blvd.
Los Angeles, CA, 90

On 5/24/2023 4:00 P

> Hi Pouya,
>
> I found that LA
> allowed max F
> Planning depa
>
> Thank you,
>
> Tiffany
>
> On Wed, May
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> > Tiffany;
> >
> > Light well is
> > are not RFA
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> > per definitio
> > when the El
> > roof above t
> > height at an
> > whichever is
> > length of the
> > For all Lots,
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> > can you ple
> > talked abou
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> > lastly, i am c
> > front of desi
> > delaying the
> >
> > Thank you
>
> **Pouya Pay**
> **Labyrinth D**
> **T** 818.200.5

E pouya@le
1600 Sawte
Los Angele

On 5/24/202

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CITY PLANNING

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Tiffany (
Planning
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6262 Van
Van Nuys
Planning4

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Tiffany Corrales
Planning Assistant
Los Angeles City
6262 Van Nuys Bo
Van Nuys, CA 914
Planning4LA.org

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E-NEWS

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filec

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Katie Knudson
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4230 Saltillo St BRA.pdf
5786K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Received, thank you!!

Tiffany

On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> please see attached
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Please let me know.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> >
> > > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and ensuring its complia
> > >
> > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > >
> > > Thank you for your patience,
> > > Tiffany
> > >
> > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you can find it o
> > > >
> > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > >
> > > > attached you can find revised individual sheets due to this change.
> > > >
> > > > please keep me posted for the ZA case.
> > > >
> > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
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> > > > Los Angeles, CA, 90025
> > > >
> > > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project sit
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Mulholland Specific Plan;
> > > > > >
> > > > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > > > >
> > > > > > can you please help me navigate through!
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > -------- Forwarded Message --------
> > > > > > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > > > > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > > > > **From:**Pouya Payan <pouya@labyrinth-ds.com>

To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall each.

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which coru

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
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On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
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> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requiremen
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained with retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > >
> > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive tha
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof which i
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design rev
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> > > >
> > > > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/2023
> > > >
> > > > Thank you

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On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (please get approved.
>
> i would appreciate if you can clarify
>
> Thank you

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Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify? we
>
> best

Pouya Payan
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Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiffany Corr

> > > Hi Pouya,
> > >
> > > At your earliest convenience p
> > > packet. I will be contacting you
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Mon, Jun 5, 2023 at 10:16
> > >
> > > > Thank you Tiffany;
> > > >
> > > > looking forward to present th
> > > >
> > > > thank you very much
> > > >
> > > > **Pouya Payan**

Labyrinth Design Studio In
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Tiffa

Pouya,

I have added these t
me know.

Best,

Tiffany

On Wed, May 24, 20:

> Tiffany;
>
> the code you ment
>
> as far as the RFA c
>
> 6. Basements. A B
> when the Elevatio
> roof above the Bas
> height at any point
> whichever is lower,
> length of the exteri
> For all Lots, a max
> visible from a publi
> more than 3 feet fr
> Basement and no
> said Basement fro
>
> we can change tha
> come into play and
> deny the project ju
>
> please call me if yc
>
> thank you

Pouya Payan
Labyrinth Design
T 818.200.5005
E pouya@labyrinth
1600 Sawtelle Blv
Los Angeles, CA,

On 5/24/2023 4:00

Hi Pouya,

I found that
allowed ma
Planning de

Thank you,

Tiffany

On Wed, M

> Tiffany;
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Pouya Pa
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1600 Sav
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On 5/24/2

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LOS ANGELES
CITY PLANNING

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Tiffany Corral
Planning Assista
Los Angeles Ci
6262 Van Nuys
Van Nuys, CA 9
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Plan
6262 Van Nuys Boulevard
Van Nuys, CA 91401
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Tiffany Corrales
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Van Nuys, CA 91401
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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications fi

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
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Los Angeles City Planning
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Planning4LA.org
E-NEWS

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E-NEWS

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Los Angeles City Planning
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Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.

Thank you,
Tiffany

On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> Received, thank you!!
>
> Tiffany
>
> On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > please see attached
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Please let me know.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and ensuring its comp
> > > >
> > > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you can find i
> > > > >
> > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > > >
> > > > > attached you can find revised individual sheets due to this change.
> > > > >
> > > > > please keep me posted for the ZA case.
> > > > >
> > > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the project s
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Hi Mulholland Specific Plan;
> > > > > > >
> > > > > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > > > > >
> > > > > > > can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lac

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' tall eac

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in which co

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can b
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the requirem
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls contained wi retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
> > >
> > > This guideline is objective with clear direction on required heights and offset measurements. As it is more restrictive
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (w*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any roof whic
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the design
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 11/7/202

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB. (plea get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? can you please clarify?
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information regarding the retain
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in from on DRB with heard by the board on 2 occasions the project is automatically approved. please let me knc
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> > Tiffany;
> >
> > please see attached Tree report stamped by Urban Forestry.
> >
> > we have 2 proposed retaining walls and per City of LA they are allowed to be 10' in
> >
> > 3651 Regal

8765 Skyline

and others. specially since these 2 retaining walls are creating cut. retaining walls th

The HVAC equipment are locate on roof but they are screened and again, since the

Guideline 37: specify " Any permitted roof-mounted equipment should be screened f

please clarify why these 2 are being imposed to the project? we believe that Mulholl

page 4 of attached Mulholland Guideline states

" These guidelines do not create entitlements, nor are they mandatory requirements provide direction on how the Mulholland Scenic Parkway can best be preserved whi appropriate development, and clarify what can be expected when a project is review DRB and the Director. They recognize that individual projects and sites are different present numerous and different design challenges. **The guidelines do not every project applicant to address all the guidelines.** An a guidelines that are applicable to the proposed project and site conditions.

The Subject site due to its steep topography can not be designed with max. 6' high r

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a ZA hearing but befo do not exceed 6 feet, if they are over 6 feet they must be stepped and offset
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@lacity.org
> > Thank you, I have found it in the drive you sent to me. A staff member will
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-ds.com
> > > Tiffany;
> > >
> > > thank you for confirmation. please see below link for our presentation. th hearing or i need to prepare boards or ....?)
> > >
> > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-Smr-1O2
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
> > > > Hi Pouya,
> > > >
> > > > I just wanted to let you know that I received the packets, drive, ar members will be able to follow along with more easily. Please let
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@labyrinth
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we dropped the package for you yes documents
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> You can drop them off at the 2nd floor DSC counter and
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <pouya@
>
> > Tiffany;
> >
> > i have prepare the documents as mentioned below. w
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/25/2023 2:08 PM, Tiffany Corrales wrote:
> >
> > > I will need one digital copy and 3 physical copi
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 1:34 PM Pouya Payan
> > >
> > > > got it. i will include this sheet in the complete
> > > >
> > > > do you need multiple copies of the revised sl
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 1:31 PM, Tiffany Corrales wro
> > > >
> > > > > The form itself is complete. I just neec
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 1:25 PM Pou
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > will do. when you say signed copy
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 7/25/2023 10:47 AM, Tiffany Cc
> > > > > >
> > > > > > > Hi Pouya,
> > > > > > >
> > > > > > > At your earliest convenience
> > > > > > > packet. I will be contacting y
> > > > > > >
> > > > > > > Best,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Mon, Jun 5, 2023 at 10:

Thank you Tiffany;

looking forward to present

thank you very much

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #23(
Los Angeles, CA, 90025

On 6/5/2023 10:01 AM, Ti

> Pouya,
>
> I have added these
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, May 24, 2
>
> > Tiffany;
> >
> > the code you me
> >
> > as far as the RF/
> >
> > 6. Basements. A
> > when the Elevati
> > roof above the B
> > height at any poi
> > whichever is low
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> > For all Lots, a m
> > visible from a pu
> > more than 3 feet
> > Basement and n
> > said Basement fi
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> > we can change t
> > come into play a
> > deny the project
> >
> > please call me if
> >
> > thank you
>
> **Pouya Payan**
> **Labyrinth Desig**
> **T** 818.200.5005
> **E** pouya@labyrin
> 1600 Sawtelle B
> Los Angeles, CA
>
> On 5/24/2023 4:
>
> > Hi Pouya,
> >
> > I found th
> > allowed m
> > Planning
> >
> > Thank yo
> >
> > Tiffany
> >
> > On Wed,
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> > > Tiffany;
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Tiffa
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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
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Tiffany Corrales
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

please see attached recent soil report approval letter for the project.

let me know if you need any additional information.

when approximately do you think we will be heard for the ZA Case?

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/27/2024 2:48 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.
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> Thank you,
> Tiffany
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> On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you!!
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> >
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> >
> > > Tiffany;
> > >
> > > please see attached
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
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> > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Please let me
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> > > > > >
> > > > > > attached you can find revised individual sheets due to this change.
> > > > > >
> > > > > > please keep me posted for the ZA case.
> > > > > >
> > > > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
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> > > > > > Thank you
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> > > > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

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> I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roof as the p
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> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still waiting.
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspin
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 10' h
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> >
> > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in wh
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
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> > >
> > > On 2/13/2024 4:32 PM, Pouya Payan wrote:
> > >
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> > > >
> > > > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls
> > > >
> > > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the re

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls conta retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more rest

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Cor

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any ro

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of the c

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail dated 1

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project designs by DRB get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you please c

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

Hi Pouya,

Thank you for providing the stamped Tree Report and for the information regarding the

Thank you for your patience,
Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

I hope all is well with you. can you please get back to me on below e-mail.

to confirm what is mentioned below, just recently on Nov 15. we were in from on DR heard by the board on 2 occasions the project is automatically approved. please let

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to be
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retaining
>
> The HVAC equipment are locate on roof but they are screened and again, sir
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be scr
>
> please clarify why these 2 are being imposed to the project? we believe that
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requir
> provide direction on how the Mulholland Scenic Parkway can best be preser
> appropriate development, and clarify what can be expected when a project is
> DRB and the Director. They recognize that individual projects and sites are d
> present numerous and different design challenges. **The guidelines d**
> **every project applicant to address all the guidelines**
> guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with max. 6
>
> please clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am currently preparing your case to be scheduled for a ZA hearing b
> > do not exceed 6 feet, if they are over 6 feet they must be stepped and
> >
> > Thank you,
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@la
> > Thank you, I have found it in the drive you sent to me. A staff memb
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrinth-
> >
> > Tiffany;
> >
> > thank you for confirmation. please see below link for our presenta
> > hearing or i need to prepare boards or ....?)
> >
> > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9lsyL-Sr
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

Hi Pouya,

I just wanted to let you know that I received the packets, d
members will be able to follow along with more easily. Plea

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@la

> Hi Tiffany;
>
> I hope all is well with you. we dropped the package for y
> documents
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> You can drop them off at the 2nd floor DSC coun
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan <
>
> > Tiffany;
> >
> > i have prepare the documents as mentioned be
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Corrales wrote:

> I will need one digital copy and 3 physic
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023 at 1:34 PM Pouya
>
> > got it. i will include this sheet in the cc
> >
> > do you need multiple copies of the re
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Tiffany Corral

> > The form itself is complete. I ju
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul 25, 2023 at 1:25 P
> >
> > > Hi Tiffany;
> > >
> > > will do. when you say signec
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio In
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, Tiff

Hi Pouya,

At your earliest conve
packet. I will be conta

Best,

Tiffany

On Mon, Jun 5, 2023

> Thank you Tiffany;
>
> looking forward to
>
> thank you very mu

Pouya Payan
Labyrinth Design
T 818.200.5005
E pouya@labyrinth
1600 Sawtelle Blv
Los Angeles, CA, 9

On 6/5/2023 10:01

> Pouya,
>
> I have adde
> me know.
>
> Best,
>
> Tiffany
>
> On Wed, Ma
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> > Tiffany;
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> > please ca
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> > thank you

Pouya Pa
Labyrinth
T 818.200
E pouya@
1600 Sav
Los Ange

On 5/24/2

> Hi
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> I fo
> all
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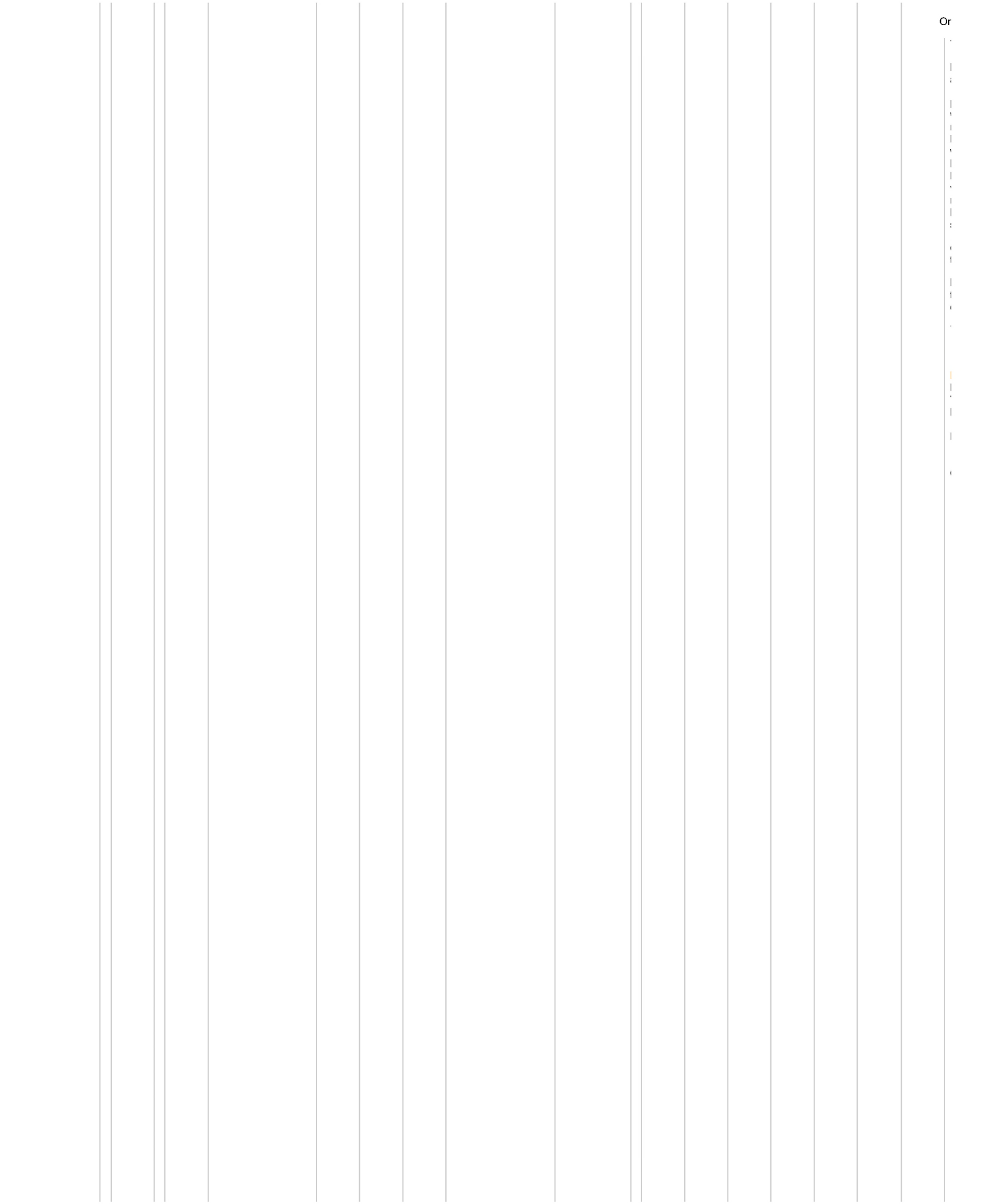
> Tif



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Los Ar
6262 V
Van Nu
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Tiffany Corral
Planning Assista
Los Angeles Ci
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Tiffany Corrales <tiffany.corrales@lacity.org>

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To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.

Thank you for your patience,
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On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
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> best
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> > > > > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the pool, you
> > > > > > >
> > > > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > > > > >
> > > > > > > attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandsp
> >
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> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls can be 1
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> >
> > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st meeting in
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
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> > > Los Angeles, CA, 90025
> > >
> > > On 2/13/2024 4:32 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining wa
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> > > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
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> > > > Thank you
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> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upholds the

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or walls cor retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is more r

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner C

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor on any

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as part of th

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-mail datec

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project designs by DI get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you pleas

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

Hi Pouya,

Thank you for providing the stamped Tree Report and for the information regarding

Thank you for your patience,
Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

I hope all is well with you. can you please get back to me on below e-mail.

to confirm what is mentioned below, just recently on Nov 15. we were in from on [
heard by the board on 2 occasions the project is automatically approved. please l

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by Urban Forestry.
>
> we have 2 proposed retaining walls and per City of LA they are allowed to
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining walls are creating cut. retainin
>
> The HVAC equipment are locate on roof but they are screened and again,
>
> Guideline 37: specify " Any permitted roof-mounted equipment should be s
>
> please clarify why these 2 are being imposed to the project? we believe th
>
> page 4 of attached Mulholland Guideline states
>
> " These guidelines do not create entitlements, nor are they mandatory requ
> provide direction on how the Mulholland Scenic Parkway can best be pres
> appropriate development, and clarify what can be expected when a project
> DRB and the Director. They recognize that individual projects and sites are
> present numerous and different design challenges. **The guidelines**
> **every project applicant to address all the guidelin**
> guidelines that are applicable to the proposed project and site conditions.
>
> The Subject site due to its steep topography can not be designed with ma
>
> please clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am currently preparing your case to be scheduled for a ZA hearing
> > do not exceed 6 feet, if they are over 6 feet they must be stepped a
> >
> > Thank you,
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.corrales@
> > > Thank you, I have found it in the drive you sent to me. A staff mer
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@labyrint
> > > > Tiffany;
> > > >
> > > > thank you for confirmation. please see below link for our prese
> > > > hearing or i need to prepare boards or ....?)
> > > >
> > > > https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E9IsyL-
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I just wanted to let you know that I received the packets,
> members will be able to follow along with more easily. P
>
> Thank you,
> Tiffany
>
> On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan <pouya@
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we dropped the package fo
> > documents
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/26/2023 9:15 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > You can drop them off at the 2nd floor DSC co
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 5:05 PM Pouya Payan
> > >
> > > > Tiffany;
> > > >
> > > > i have prepare the documents as mentioned
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 7/25/2023 2:08 PM, Tiffany Corrales wro
> > > >
> > > > > I will need one digital copy and 3 phy
> > > > >
> > > > > Thank you,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Jul 25, 2023 at 1:34 PM Pou
> > > > >
> > > > > > got it. i will include this sheet in the
> > > > > >
> > > > > > do you need multiple copies of the
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 7/25/2023 1:31 PM, Tiffany Cor
> > > > > >
> > > > > > > The form itself is complete. I
> > > > > > >
> > > > > > > Thank you,
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Tue, Jul 25, 2023 at 1:2

Hi Tiffany;

will do. when you say sigr

Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.cor
1600 Sawtelle Blvd. #23(
Los Angeles, CA, 90025

On 7/25/2023 10:47 AM, T

> Hi Pouya,
>
> At your earliest cor
> packet. I will be co
>
> Best,
>
> Tiffany
>
> On Mon, Jun 5, 20
>
> > Thank you Tiffan
> >
> > looking forward t
> >
> > thank you very n
> >
> > **Pouya Payan**
> > **Labyrinth Desig**
> > **T** 818.200.5005
> > **E** pouya@labyrir
> > 1600 Sawtelle B
> > Los Angeles, CA
> >
> > On 6/5/2023 10:
> >
> > > Pouya,
> > >
> > > I have ad
> > > me know.
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Wed,
> > >
> > > > Tiffany;
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> > > > **Pouya**
> > > > **Labyri**
> > > > **T** 818.2
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> > > > 1600 S
> > > > Los An
> > > >
> > > > On 5/2

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Tiffa
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Los
6262
Van
Plann

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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
Planning4LA.c

--



Tiffany Corrales
Planning Assistant
Los Angeles City Pla
6262 Van Nuys Bouleva
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Roon
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
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--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Ap

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



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Van Nuys, CA 91401
Planning4LA.org

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > please see attached recent soil report approval letter for the project.
> >
> > let me know if you need any additional information.
> >
> > when approximately do you think we will be heard for the ZA Case?
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > >
> > > > Received, thank you!!
> > > >
> > > > Tiffany
> > > >
> > > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Plea
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > >
> > > > > > > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and e
> > > > > > >
> > > > > > > I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the po
>
> https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
>
> attached you can find revised individual sheets due to this change.
>
> please keep me posted for the ZA case.
>
> if possible please send me Mulholland approval so we can move and submmit to B&S.
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roc
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Mulholland Specific Plan;
> > >
> > > I have been trying to get answer for my question since August 2023. and still waiting.
> > >
> > > can you please help me navigate through!
> > >
> > > Thank you
> > >
> > > -------- Forwarded Message --------
> > > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhc
> > >
> > > Hi Katie;
> > >
> > > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> > >
> > > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls ca
> > >
> > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> > >
> > > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st mee
> > >
> > > Also, please let me know when t=is the project is schedules for ZA case?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> > >
> > > > Hi Tiffany;
> > > >
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> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
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> > > > Los Angeles, CA, 90025
> > > >
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Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff upho

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or w. retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As it is

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Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-ma

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project design get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB approval or not? can you

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information reg
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com>
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in fr
> > heard by the board on 2 occasions the project is automatically approved. p
> >
> > Thank you
> >
> > **Pouya Payan**
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> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
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> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
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> > >
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> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
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> > > > > Best,
> > > > >
> > > > > Tiffany
> > > > >
> > > > > On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya@l

Tiffany;

thank you for confirmation. please see below link for our hearing or i need to prepare boards or ....?)

https://www.dropbox.com/sh/62qvg042278kh8v/AAC31E

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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Tiffany Corral
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Van Nuys, CA 9
Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Plann
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Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operat

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if you need any additional informa

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > please see attached recent soil report approval letter for the project.
> >
> > let me know if you need any additional information.
> >
> > when approximately do you think we will be heard for the ZA Case?
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> >
> > > Received, thank you!!
> > >
> > > Tiffany
> > >
> > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > please see attached
> > >
> > > **Pouya Payan**
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> > > **T** 818.200.5005
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> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Plea
> > > >
> > > > Thank you,
> > > > Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the project and e

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the po

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the roc

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhc

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls ca

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st mee

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

Hi Tiffany;

can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retai
>
> I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

> Hi Pouya,
>
> As this proposal did not go through the discretionary DRB process due to quorum issues, staff upho
>
> *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or w retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
>
> This guideline is objective with clear direction on required heights and offset measurements. As it is
>
> *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the*
>
> This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridor
>
> Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as pa
>
> Thanks,
> Katie
>
> On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> >
> > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-ma
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > Merry Christmas, i am still awaiting your response regarding approval of the project design get approved.
> > >
> > > i would appreciate if you can clarify
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the response. i am unclear if we have a DRB approval or not? can you
> > > >
> > > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information reg
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com>
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-mail.
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in fro
> > heard by the board on 2 occasions the project is automatically approved. p
> >
> > Thank you
>
> **Pouya Payan**
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Tiffany

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Tiffany Corrales
Planning Assistant
Los Angeles City Plann
6262 Van Nuys Boulevard
Van Nuys, CA 91401
Planning4LA.org



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Katie Knudson
City Planner
Los Angeles City Planning

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T: (213) 847-3659 | Planning4LA.org

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Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operat

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E-NEWS

2 attachments

1. 4230 Saltillo St. Protected Tree Report 041624.pdf
6732K

39 E-6.1 SITE PLAN PLOT PLAN.pdf
522K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Received, thank you. I will submit this to the Urban Forestry Division for review.

Thank you,
Tiffany

On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if you need any additional inforr
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
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> > Thank you for your patience,
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> > > Tiffany;
> > >
> > > please see attached recent soil report approval letter for the project.
> > >
> > > let me know if you need any additional information.
> > >
> > > when approximately do you think we will be heard for the ZA Case?
> > >
> > > best
> > >
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> > >
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> > > >
> > > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.
> > > >
> > > > Thank you,
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> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > please see attached
> > > > > >
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> > > > > > > Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provide me? Ple

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I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of the p

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from the r

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mul

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining walls

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st m

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

Hi Tiffany;

can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

> Hi Katie;
>
> I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the rei
>
> I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

> Hi Pouya,
>
> As this proposal did not go through the discretionary DRB process due to quorum issues, staff upl
>
> *"Guideline 28: Retaining Wall Height. Except for those required for public street improvements or retaining walls should be fully landscaped in accordance with the landscaping guidelines."*
>
> This guideline is objective with clear direction on required heights and offset measurements. As it
>
> *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within th*
>
> This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corridc
>
> Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented as
>
> Thanks,
> Katie
>
> On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Katie;
> >
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-
> >
> > I hope all is well with you. I would appreciate if you review below e-mails and specifically my e-r
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > Merry Christmas, i am still awaiting your response regarding approval of the project desi
> > > get approved.
> > >
> > > i would appreciate if you can clarify
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the response. i am unclear if we have a DRB approval or not? can y

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the information r
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.com
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-ma
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were in
> > heard by the board on 2 occasions the project is automatically approved
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:48 PM, Pouya Payan wrote:
>
> > Tiffany;
> >
> > please see attached Tree report stamped by Urban Forestry.
> >
> > we have 2 proposed retaining walls and per City of LA they are al
> >
> > 3651 Regal
> >
> > 8765 Skyline
> >
> > and others. specially since these 2 retaining walls are creating cu
> >
> > The HVAC equipment are locate on roof but they are screened ar
> >
> > Guideline 37: specify " Any permitted roof-mounted equipment sh
> >
> > please clarify why these 2 are being imposed to the project? we b
> >
> > page 4 of attached Mulholland Guideline states
> >
> > " These guidelines do not create entitlements, nor are they mand
> > provide direction on how the Mulholland Scenic Parkway can bes
> > appropriate development, and clarify what can be expected when
> > DRB and the Director. They recognize that individual projects and
> > present numerous and different design challenges. **The guid**
> > **every project applicant to address all the gu**
> > guidelines that are applicable to the proposed project and site co
> >
> > The Subject site due to its steep topography can not be designed
> >
> > please clarify
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 11/7/2023 4:20 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am currently preparing your case to be scheduled for a Z
> > do not exceed 6 feet, if they are over 6 feet they must be s
> >
> > Thank you,
> > Tiffany

On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffany.
Thank you, I have found it in the drive you sent to me. A

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouya

Tiffany;

thank you for confirmation. please see below link for c
hearing or i need to prepare boards or ....?)

https://www.dropbox.com/sh/62qvg042278kh8v/AAC3

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Corrales wrote:

Hi Pouya,

I just wanted to let you know that I received the
members will be able to follow along with more

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 AM Pouya Payan

Hi Tiffany;

I hope all is well with you. we dropped the pa
documents

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Corrales wro

Hi Pouya,

You can drop them off at the 2nd floo

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 5:05 PM Pou

Tiffany;

i have prepare the documents as m

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany Cor

I will need one digital copy a

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:3

got it. i will include this sh

do you need multiple copi

Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #23(
Los Angeles, CA, 90025

On 7/25/2023 1:31 PM, Ti

The form itself is c

Thank you,

Tiffany

On Tue, Jul 25, 20:

> Hi Tiffany;
>
> will do. when you
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Desig**
> **T** 818.200.5005
> **E** pouya@labyri
> 1600 Sawtelle B
> Los Angeles, C/
>
> On 7/25/2023 1(
>
> > Hi Pouya,
> >
> > At your e
> > packet. I
> >
> > Best,
> >
> > Tiffany
> >
> > On Mon,
> >
> > > Thank
> > >
> > > looking
> > >
> > > thank y
> > >
> > > **Pouya**
> > > **Labyri**
> > > **T** 818.2
> > > **E** pouy
> > > 1600 S
> > > Los An
> > >
> > > On 6/5/

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CITY PLANNIN

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Tiffa
Plann
Los
6262
Van
Plann

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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
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Re: 4230 Saltillo- Response to Hold Letter

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To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. They also pointed out that the two r
submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org and be sure to select Streets LA as

Thank you,
Tiffany

On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
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> > best
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> > **Labyrinth Design Studio Inc.**
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> > 1600 Sawtelle Blvd. #230
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> > > > **T** 818.200.5005
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> > > > > > Tiffany
> > > > > >
> > > > > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > please see attached
> > > > > > >
> > > > > > > Pouya Payan
> > > > > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> >
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> >
> > > Tiffany;
> > >
> > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south side of th
> > >
> > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > >
> > > attached you can find revised individual sheets due to this change.
> > >
> > > please keep me posted for the ZA case.
> > >
> > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away from th
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Mulholland Specific Plan;
> > > > >
> > > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > > >
> > > > > can you please help me navigate through!
> > > > >
> > > > > Thank you
> > > > >
> > > > > -------- Forwarded Message --------
> > > > > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > > > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.m
> > > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> > > > >
> > > > > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retaining wal
> > > > >
> > > > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> > > > >
> > > > > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is the 1st
> > > > >
> > > > > Also, please let me know when t=is the project is schedules for ZA case?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

Hi Tiffany;

can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum issues, staff

"Guideline 28: Retaining Wall Height. Except for those required for public street improvements retaining walls should be fully landscaped in accordance with the landscaping guidelines."

This guideline is objective with clear direction on required heights and offset measurements. As

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within

This guideline for roof-top equipment states that "roof-mounted equipment within the Inner Corr

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implemented

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifically my

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval of the project de
get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or not? car
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the informatior
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya@labyrinth-ds.c
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get back to me on below e-r
> >
> > to confirm what is mentioned below, just recently on Nov 15. we were
> > heard by the board on 2 occasions the project is automatically approv
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> > Tiffany;
> >
> > please see attached Tree report stamped by Urban Forestry.
> >
> > we have 2 proposed retaining walls and per City of LA they are
> >
> > 3651 Regal
> >
> > 8765 Skyline
> >
> > and others. specially since these 2 retaining walls are creating
> >
> > The HVAC equipment are locate on roof but they are screened
> >
> > Guideline 37: specify " Any permitted roof-mounted equipment
> >
> > please clarify why these 2 are being imposed to the project? w
> >
> > page 4 of attached Mulholland Guideline states
> >
> > " These guidelines do not create entitlements, nor are they mar
> > provide direction on how the Mulholland Scenic Parkway can b
> > appropriate development, and clarify what can be expected wh
> > DRB and the Director. They recognize that individual projects a
> > present numerous and different design challenges. **The gui**
> > **every project applicant to address all the g**
> > guidelines that are applicable to the proposed project and site
> >
> > The Subject site due to its steep topography can not be design
> >
> > please clarify
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be scheduled for a
> do not exceed 6 feet, if they are over 6 feet they must be
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffany Corrales <tiffar
> Thank you, I have found it in the drive you sent to me.
>
> Best,
>
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:26 AM Pouya Payan <pouy
>
> Tiffany;
>
> thank you for confirmation. please see below link fo
> hearing or i need to prepare boards or ....?)
>
> https://www.dropbox.com/sh/62qvg042278kh8v/AA
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 8/1/2023 11:18 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I just wanted to let you know that I received t
> > members will be able to follow along with mc
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jul 27, 2023 at 8:22 AM Pouya Pay
> >
> > Hi Tiffany;
> >
> > I hope all is well with you. we dropped the
> > documents
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/26/2023 9:15 AM, Tiffany Corrales w
> >
> > > Hi Pouya,
> > >
> > > You can drop them off at the 2nd fl
> > >
> > > Thank you,
> > >
> > > Tiffany
> > >
> > > On Tue, Jul 25, 2023 at 5:05 PM P
> > >
> > > Tiffany;
> > >
> > > i have prepare the documents as
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025

On 7/25/2023 2:08 PM, Tiffany C

I will need one digital copy

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 1:

got it. i will include this s

do you need multiple cc

Thank you

Pouya Payan
Labyrinth Design Stud
T 818.200.5005
E pouya@labyrinth-ds.c
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 7/25/2023 1:31 PM,

The form itself is

Thank you,

Tiffany

On Tue, Jul 25, 2

Hi Tiffany;

will do. when y

Thank you

Pouya Payan
Labyrinth Des
T 818.200.500
E pouya@laby
1600 Sawtelle
Los Angeles,

On 7/25/2023

Hi Pouy

At your
packet.

Best,

Tiffany

On Mor

Than

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thank

Pouy
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1600
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Tiffany Co
Planning As
Los Angel
6262 Van N
Van Nuys, C
Planning4L

--

Tiffany Corrales
Planning Assistant
Los Angeles City P
6262 Van Nuys Boule
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Ro
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Tiffany Corrales
Planning Assistant
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6262 Van Nuys Boulevard, Room 430
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Tiffany Corrales
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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing delay

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become op

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Katie Knudson
City Planner
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6262 Van Nuys Blvd., Room 430
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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E-NEWS

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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Urban Forestry Referral Form.pdf
187K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at "Albert Vera <albert.e

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guarantee fee" in lieu c

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. They also pointed out that th submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org and be sure to select Street
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. I will submit this to the Urban Forestry Division for review.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if you need any additic
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached recent soil report approval letter for the project.
> > > > >
> > > > > let me know if you need any additional information.
> > > > >
> > > > > when approximately do you think we will be heard for the ZA Case?
> > > > >
> > > > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/27/2024 2:48 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.
>
> Thank you,
> Tiffany
>
> On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you!!
> >
> > Tiffany
> >
> > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could provid
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing the pr
> > > > >
> > > > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > > > >
> > > > > Thank you for your patience,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the south sic
> > > > > >
> > > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > > > >
> > > > > > attached you can find revised individual sheets due to this change.
> > > > > >
> > > > > > please keep me posted for the ZA case.
> > > > > >
> > > > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Hi Pouya,
> > > > > > >
> > > > > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated away f
> > > > > > >
> > > > > > > Thank you,
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > >
> > > > > > > > Hi Mulholland Specific Plan;
> > > > > > > >
> > > > > > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > > > > > >
> > > > > > > > can you please help me navigate through!
> > > > > > > >
> > > > > > > > Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <plar

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the retain

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (which is

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined th
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 3
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process due to quorum issues
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for public street improve*
> > > *retaining walls should be fully landscaped in accordance with the landscaping guidelines*
> > >
> > > This guideline is objective with clear direction on required heights and offset measureme
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equipmen*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equipment within the Inn
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are implem
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. I would appreciate if you review below e-mails and specifica

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response regarding approval of the pr
> get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we have a DRB approval or n
>
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Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Report and for the info
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> Thank you for your patience,
> Tiffany
>
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> >
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Los Angeles, CA, 90025

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> >
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> > we have 2 proposed retaining walls and per City of LA th
> >
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The HVAC equipment are locate on roof but they are sc

Guideline 37: specify " Any permitted roof-mounted equi

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The Subject site due to its steep topography can not be

please clarify

Thank you

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> >
> > Best,
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> > Tiffany
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> > >
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> > > **Labyrinth Design Studio Inc.**
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> > > > > **Pouya Payan**
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> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Tiffany Cor

Hi Pouya,

You can drop them off at the

Thank you,

Tiffany

On Tue, Jul 25, 2023 at 5:0

Tiffany;

i have prepare the docum

Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
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do you need mul

Thank you

Pouya Payan
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T 818.200.5005
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Los Angeles, CA

On 7/25/2023 1:

The form

Thank yo

Tiffany

On Tue, J

Hi Tiffa

will do.

Thank

Pouya
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Tiffa
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Plann

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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
Planning4LA.c

--



Tiffany Corrales
Planning Assistant
Los Angeles City Pla
6262 Van Nuys Bouleva
Van Nuys, CA 91401
Planning4LA.org

--

Tiffany Corrales
Planning Assistant
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Tiffany Corrales
Planning Assistant
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6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prevent processing

Please note that on January 22, 2024 the Processes and Procedures Ordinance will bec

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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Van Nuys, CA 91401
Planning4LA.org

2 attachments

4. 4230 Saltillo St. Tree Location Map Landscaping Plan 052024 24x36 Stamped by UFD.pdf
115K

39 E-6.1 SITE PLAN PLOT PLAN.pdf
528K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry

please let me know if you need any additional information

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/29/2024 3:43 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at "Albert Vera <.
>
> Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guarantee fee"
>
> let me know if you need any other information and if possible please schedule the project for ZA case asap
>
> attached you can find revised site plan with revised location for pool equipment.
>
> Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project
>
> https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
>
> when approximately do you think we will be heard for the ZA Case?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. They also pointed out submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org and be sure to select
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>> Received, thank you. I will submit this to the Urban Forestry Division for review.
>>
>> Thank you,
>> Tiffany
>>
>> On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>>> Tiffany;
>>>
>>> please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if you need any
>>>
>>> best
>>>
>>> Pouya Payan
>>> **Labyrinth Design Studio Inc.**
>>> **T** 818.200.5005
>>> **E** pouya@labyrinth-ds.com
>>> 1600 Sawtelle Blvd. #230
>>> Los Angeles, CA, 90025
>>>
>>> On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.

Thank you for your patience,
Tiffany

On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> please see attached recent soil report approval letter for the project.
>
> let me know if you need any additional information.
>
> when approximately do you think we will be heard for the ZA Case?
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenience.
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > Received, thank you!!
> > >
> > > Tiffany
> > >
> > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > please see attached
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you could
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue reviewing
> > > > > >
> > > > > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > > > > >
> > > > > > Thank you for your patience,
> > > > > > Tiffany
> > > > > >
> > > > > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Tiffany;
> > > > > > >
> > > > > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the s
> > > > > > >
> > > > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > > > > >
> > > > > > > attached you can find revised individual sheets due to this change.
> > > > > > >
> > > > > > > please keep me posted for the ZA case.
> > > > > > >
> > > > > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > > > > > >
> > > > > > > Thank you
> > > > > > >
> > > > > > > **Pouya Payan**
> > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > **T** 818.200.5005
> > > > > > > **E** pouya@labyrinth-ds.com
> > > > > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocated
>
> Thank you,
> Tiffany
>
> On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still waiting.
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Pla
> >
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that the
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> >
> > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (w
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
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> > > Los Angeles, CA, 90025
> > >
> > > On 2/13/2024 4:32 PM, Pouya Payan wrote:
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> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> > > >
> > > > > Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quorum

"Guideline 28: Retaining Wall Height. Except for those required for public street i
retaining walls should be fully landscaped in accordance with the landscaping gui

This guideline is objective with clear direction on required heights and offset meas

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted equ

This guideline for roof-top equipment states that "roof-mounted equipment within

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and are i

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Katie;
>
> ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD
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> I hope all is well with you. I would appreciate if you review below e-mails and sp
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> please clarify why these 2 are being imposed to t
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>
> The Subject site due to its steep topography can
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> please clarify
>
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> Hi Pouya,
>
> I am currently preparing your case to be s do not exceed 6 feet, if they are over 6 fee
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> Thank you,
> Tiffany
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> > Thank you, I have found it in the drive y
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> > Best,
> >
> > Tiffany
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> > >
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> > >
> > > Thank you
> > >
> > > **Pouya Payan**
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> > > Los Angeles, CA, 90025
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> > > On 8/1/2023 11:18 AM, Tiffany Corral
> > > > Hi Pouya,

I just wanted to let you know th
members will be able to follow

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:22 A

> Hi Tiffany;
>
> I hope all is well with you. w
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> Thank you

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
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On 7/26/2023 9:15 AM, Tiffa

> Hi Pouya,
>
> You can drop them o
>
> Thank you,
>
> Tiffany
>
> On Tue, Jul 25, 2023
>
> > Tiffany;
> >
> > i have prepare the
> >
> > Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth
1600 Sawtelle Blv
Los Angeles, CA, 9

On 7/25/2023 2:08

> > I will need o
> >
> > Thank you,
> >
> > Tiffany
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> > On Tue, Jul
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> > > Thank yo

Pouya Pa
Labyrinth
T 818.200
E pouya@
1600 Sav
Los Ange

On 7/25/2

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Tiffany Corral
Planning Assista
Los Angeles Ci
6262 Van Nuys
Van Nuys, CA 9
Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Plan
6262 Van Nuys Boulevar
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Plannir
6262 Van Nuys Boulevard,
Van Nuys, CA 91401
Planning4LA.org

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Katie Knudson
City Planner
Los Angeles City Planning
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E-NEWS

Please keep all communications on a single email thread to prevent proc

Please note that on January 22, 2024 the Processes and Procedures Ordinance

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145K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with the ZA to sched

Thank you,
Tiffany

On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
>
> please let me know if you need any additional information
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/29/2024 3:43 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at "Albert Vera
> >
> > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guarantee fee
> >
> > let me know if you need any other information and if possible please schedule the project for ZA case asap
> >
> > attached you can find revised site plan with revised location for pool equipment.
> >
> > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project
> >
> > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> >
> > when approximately do you think we will be heard for the ZA Case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 4/18/2024 1:42 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. They also pointed o
> > > submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org and be sure to sele
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > >
> > > > Received, thank you. I will submit this to the Urban Forestry Division for review.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if you need a
> > > > >
> > > > > best
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > please see attached recent soil report approval letter for the project.
> >
> > let me know if you need any additional information.
> >
> > when approximately do you think we will be heard for the ZA Case?
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest convenienc
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> >
> > > Received, thank you!!
> > >
> > > Tiffany
> > >
> > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > please see attached
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either that you cou
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > >
> > > > > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we continue review
> > > > >
> > > > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > > > >
> > > > > Thank you for your patience,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are located on the
> > > > > >
> > > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > > > >
> > > > > > attached you can find revised individual sheets due to this change.
> > > > > >
> > > > > > please keep me posted for the ZA case.
> > > > > >
> > > > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > > > > >
> > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to be relocat
>
> Thank you,
> Tiffany
>
> On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still waiting.
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific F
> >
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determined that
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guideline 37"
> >
> > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since August 2023 (
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/13/2024 4:32 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have dete
> > > >
> > > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review G
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due to quor

"Guideline 28: Retaining Wall Height. Except for those required for public stree retaining walls should be fully landscaped in accordance with the landscaping g

This guideline is objective with clear direction on required heights and offset me

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mounted e

This guideline for roof-top equipment states that "roof-mounted equipment withi

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan and ar

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrot

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (

I hope all is well with you. I would appreciate if you review below e-mails and

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding approval get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DRB app

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

Hi Pouya,

Thank you for providing the stamped Tree Report and fc

Thank you for your patience,
Tiffany

On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan <pouya

Tiffany;

I hope all is well with you. can you please get back to

to confirm what is mentioned below, just recently on N heard by the board on 2 occasions the project is auto

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stamped by U
>
> we have 2 proposed retaining walls and per Ci
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retaining w
>
> The HVAC equipment are locate on roof but th
>
> Guideline 37: specify " Any permitted roof-mou
>
> please clarify why these 2 are being imposed t
>
> page 4 of attached Mulholland Guideline state
>
> " These guidelines do not create entitlements,
> provide direction on how the Mulholland Scenic
> appropriate development, and clarify what can
> DRB and the Director. They recognize that indi
> present numerous and different design challen
> **every project applicant to addre**
> guidelines that are applicable to the proposed
>
> The Subject site due to its steep topography ca
>
> please clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am currently preparing your case to be
> do not exceed 6 feet, if they are over 6 f
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM Tiffan
> > Thank you, I have found it in the drive
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023 at 11:26 AM Pou
> > > Tiffany;
> > >
> > > thank you for confirmation. please s
> > > hearing or i need to prepare boards
> > >
> > > https://www.dropbox.com/sh/62qvg
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Tiffany Cor

Hi Pouya,

I just wanted to let you know
members will be able to follc

Thank you,
Tiffany

On Thu, Jul 27, 2023 at 8:2

Hi Tiffany;

I hope all is well with you.
documents

Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #23(
Los Angeles, CA, 90025

On 7/26/2023 9:15 AM, Ti

Hi Pouya,

You can drop them

Thank you,

Tiffany

On Tue, Jul 25, 20

Tiffany;

i have prepare th

Thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyri
1600 Sawtelle B
Los Angeles, CA

On 7/25/2023 2:

I will neec

Thank yo

Tiffany

On Tue, J

got it. i

do you

Thank

Pouya
Labyri
T 818.2
E pouy
1600 S
Los An

On 7/2

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Tiffa
Plan
Los
6262
Van

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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

please see attached updated BTC. please let me know if you need the hard-copies and i can drop it for you. please let me know how we can drop it off for you if so.

please schedule the project for ZA case.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

> Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with the ZA tc
>
> Thank you,
> Tiffany
>
> On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> >
> > please let me know if you need any additional information
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/29/2024 3:43 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at "Albe
> > >
> > > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guarar
> > >
> > > let me know if you need any other information and if possible please schedule the project for ZA case asap
> > >
> > > attached you can find revised site plan with revised location for pool equipment.
> > >
> > > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project
> > >
> > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > >
> > > when approximately do you think we will be heard for the ZA Case?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/18/2024 1:42 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
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Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
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> > >
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> > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Sp
> > >
> > > Hi Katie;
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ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 217202

I hope all is well with you. I would appreciate if you review below e-ma

Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding ap
get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

Tiffany;

thank you for the response. i am unclear if we have a DI

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Repor
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan
>
> > Tiffany;
> >
> > I hope all is well with you. can you please get t
> >
> > to confirm what is mentioned below, just recen
> > heard by the board on 2 occasions the project
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Payan wrote:

> Tiffany;
>
> please see attached Tree report stampe
>
> we have 2 proposed retaining walls and
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially since these 2 retai
>
> The HVAC equipment are locate on roo
>
> Guideline 37: specify " Any permitted ro
>
> please clarify why these 2 are being imp
>
> page 4 of attached Mulholland Guidelin
>
> " These guidelines do not create entitler
> provide direction on how the Mulhollanc
> appropriate development, and clarify wh
> DRB and the Director. They recognize th
> present numerous and different design
> **every project applicant to a**
> guidelines that are applicable to the pro
>
> The Subject site due to its steep topogra
>
> please clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Corrales

> Hi Pouya,
>
> I am currently preparing your cas
> do not exceed 6 feet, if they are
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at 11:32 AM
> > Thank you, I have found it in th
> >
> > Best,

Tiffany

On Tue, Aug 1, 2023 at 11:26 /

> Tiffany;
>
> thank you for confirmation. p
> hearing or i need to prepare
>
> https://www.dropbox.com/sh
>
> Thank you

Pouya Payan
Labyrinth Design Studio Ir
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
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On 8/1/2023 11:18 AM, Tiffa

> Hi Pouya,
>
> I just wanted to let yo
> members will be able
>
> Thank you,
> Tiffany
>
> On Thu, Jul 27, 2023
>
> > Hi Tiffany;
> >
> > I hope all is well wi
> > documents
> >
> > Thank you

Pouya Payan
Labyrinth Design
T 818.200.5005
E pouya@labyrinth
1600 Sawtelle Blv
Los Angeles, CA, !

On 7/26/2023 9:15

> > Hi Pouya,
> >
> > You can dro
> >
> > Thank you,
> >
> > Tiffany
> >
> > On Tue, Jul
> >
> > > Tiffany;
> > >
> > > i have pre
> > >
> > > Thank yo

Pouya Pa
Labyrinth
T 818.200
E pouya@
1600 Sav
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On 7/25/2

> > > I w
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> > > Or

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Tiffany Corral
Planning Assista
Los Angeles Ci
6262 Van Nuys
Van Nuys, CA 9
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Tiffany Corrales
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6262 Van Nuys Boulevard, Room
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Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
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T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prev

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E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

4230 SALTILLO ST MAP PACKAGE.pdf
4255K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>, Elizabeth Fonvergne <beth.advengcon@gmail.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

I let Elizabeth know that the ZA office informed me that the BTC needs to be for 500 feet and not just the abutting properties. They ask that you update it no later than Monday morning to be s

Thank you,
Tiffany

On Thu, Jul 11, 2024 at 4:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> please see attached updated BTC. please let me know if you need the hard-copies and i can drop it for you. please let me know how we can drop it off for you if so.
>
> please schedule the project for ZA case.
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/2/2024 9:43 AM, Tiffany Corrales wrote:
>
> > Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with the ZA
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> > >
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> > >
> > > best
> > >
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> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at "Al
> > > >
> > > > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guai
> > > >
> > > > let me know if you need any other information and if possible please schedule the project for ZA case asap
> > > >
> > > > attached you can find revised site plan with revised location for pool equipment.
> > > >
> > > > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project
> > > >
> > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
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To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland

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> Katie
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> >
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> >
> > Thank you

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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> > Hi Tiffany;
> >
> > Merry Christmas, i am still awaiting your response regarding
> > get approved.
> >
> > i would appreciate if you can clarify
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> > Tiffany;

thank you for the response. i am unclear if we have a

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tree Rep
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouya Paya
>
> > Tiffany;
> >
> > I hope all is well with you. can you please ge
> >
> > to confirm what is mentioned below, just rec
> > heard by the board on 2 occasions the proje
> >
> > Thank you
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> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:48 PM, Pouya Payan wrote:
> >
> > > Tiffany;
> > >
> > > please see attached Tree report stam
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> > > we have 2 proposed retaining walls a
> > >
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> > >
> > > 8765 Skyline
> > >
> > > and others. specially since these 2 re
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> > > On 11/7/2023 4:20 PM, Tiffany Corral
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> > > > Hi Pouya,
> > > >
> > > > I am currently preparing your c
> > > > do not exceed 6 feet, if they ar
> > > >
> > > > Thank you,

Tiffany

On Tue, Aug 1, 2023 at 11:32 A
Thank you, I have found it in

Best,

Tiffany

On Tue, Aug 1, 2023 at 11:2

Tiffany;

thank you for confirmation
hearing or i need to prepa

https://www.dropbox.com/

Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/1/2023 11:18 AM, Ti

Hi Pouya,

I just wanted to let
members will be at

Thank you,
Tiffany

On Thu, Jul 27, 20

Hi Tiffany;

I hope all is well
documents

Thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyri
1600 Sawtelle B
Los Angeles, CA

On 7/26/2023 9:

Hi Pouya,

You can c

Thank yo

Tiffany

On Tue, J

Tiffany;

i have p

Thank

Pouya
Labyri
T 818.2
E pouy
1600 S
Los An

On 7/2

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Tiffa
Plann
Los
6262
Van
Plann

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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
Planning4LA.c

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Tiffany Corral
Planning Assista
Los Angeles Ci
6262 Van Nuys
Van Nuys, CA 9
Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Roon
Van Nuys, CA 91401
Planning4LA.org

--



Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to pr

Please note that on January 22, 2024 the Processes and Procedures

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

--

Tiffany Corrales
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Los Angeles City Planning
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Van Nuys, CA 91401
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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>, Elizabeth Fonvergne <beth.advengcon@gmail.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi,

Elizabeth- please disregard the previous email. I will remove you from this project's email thread.
Pouya- Please make sure the BTC is for 500 foot radius and not just abutting properties. Once this is confirmed, I will reach out to the ZA to schedule you for a hearing.

Thank you,
Tiffany

On Thu, Jul 11, 2024 at 4:27 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Pouya,

I let Elizabeth know that the ZA office informed me that the BTC needs to be for 500 feet and not just the abutting properties. They ask that you update it no later than Monday morning to be

Thank you,
Tiffany

On Thu, Jul 11, 2024 at 4:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached updated BTC. please let me know if you need the hard-copies and i can drop it for you. please let me know how we can drop it off for you if so.

please schedule the project for ZA case.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with the Z

Thank you,
Tiffany

On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry

please let me know if you need any additional information

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/29/2024 3:43 PM, Pouya Payan wrote:

Hi Tiffany;

I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at '

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting gu

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. They al
> submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org and be
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. I will submit this to the Urban Forestry Division for review.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached recent soil report approval letter for the project.
> > > > >
> > > > > let me know if you need any additional information.
> > > > >
> > > > > when approximately do you think we will be heard for the ZA Case?
> > > > >
> > > > > best
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > > > Received, thank you!!
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > >
> > > > > > > > Tiffany;
> > > > > > > >
> > > > > > > > please see attached
> > > > > > > >
> > > > > > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either t
>
> Thank you,
> Tiffany
>
> On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we cont
> >
> > I will let you know once it is ready to be scheduled for a ZA hearing.
> >
> > Thank you for your patience,
> > Tiffany
> >
> > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are loc
> > >
> > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > >
> > > attached you can find revised individual sheets due to this change.
> > >
> > > please keep me posted for the ZA case.
> > >
> > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need t
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Mulholland Specific Plan;
> > > > >
> > > > > I have been trying to get answer for my question since August 2023. and still waiting.
> > > > >
> > > > > can you please help me navigate through!
> > > > >
> > > > > Thank you
> > > > >
> > > > > -------- Forwarded Message --------
> > > > > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > > > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulhollar
> > > > >
> > > > > Hi Katie;
> > > > >
> > > > > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> > > > >
> > > > > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have deter
> > > > >
> > > > > I would appreciate if you can setup a Conference call so we can determine next steps for the project and review Guic
> > > > >
> > > > > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed since Au
> > > > >
> > > > > Also, please let me know when t=is the project is schedules for ZA case?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
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> On 2/13/2024 4:32 PM, Pouya Payan wrote:
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> > Hi Katie;
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> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meetin
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> > Thank you
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> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB process c
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those required for*
> > > *retaining walls should be fully landscaped in accordance with the la*
> > >
> > > This guideline is objective with clear direction on required heights a
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits roo*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted equ
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of the
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 21
> > > >
> > > > I hope all is well with you. I would appreciate if you review below
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
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> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**

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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

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> > Thank you for your patience,
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> > On Tue, Nov 28, 2023 at 3:00 PM Pouya Pa
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> > > Tiffany;
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> > >
> > > to confirm what is mentioned below, just re
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> > >
> > > Thank you
> > >
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> > > > please see attached Tree report sta
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> > > > we have 2 proposed retaining walls
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> > > > 3651 Regal
> > > >
> > > > 8765 Skyline
> > > >
> > > > and others. specially since these 2
> > > >
> > > > The HVAC equipment are locate or
> > > >
> > > > Guideline 37: specify " Any permitte
> > > >
> > > > please clarify why these 2 are beinj
> > > >
> > > > page 4 of attached Mulholland Guic
> > > >
> > > > " These guidelines do not create er
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> > > > **every project applicant**
> > > > guidelines that are applicable to the
> > > >
> > > > The Subject site due to its steep to
> > > >
> > > > please clarify
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany Con

Hi Pouya,

I am currently preparing you
do not exceed 6 feet, if they

Thank you,
Tiffany

On Tue, Aug 1, 2023 at 11:3
Thank you, I have found it

Best,

Tiffany

On Tue, Aug 1, 2023 at 11

Tiffany;

thank you for confirmati
hearing or i need to pre

https://www.dropbox.co

Thank you

Pouya Payan
Labyrinth Design Stuc
T 818.200.5005
E pouya@labyrinth-ds.
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 8/1/2023 11:18 AM,

Hi Pouya,

I just wanted to l
members will be

Thank you,
Tiffany

On Thu, Jul 27, 2

Hi Tiffany;

I hope all is we
documents

Thank you

Pouya Payan
Labyrinth Des
T 818.200.50
E pouya@laby
1600 Sawtelle
Los Angeles,

On 7/26/2023

Hi Pouy

You ca

Thank

Tiffany

On Tue

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Tiffany Co
Planning As
Los Angele
6262 Van N
Van Nuys, C
Planning4LA

--



Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
Planning4LA.c

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Ro
Van Nuys, CA 91401

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--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
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T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to

Please note that on January 22, 2024 the Processes and Procedure

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Planning Assistant
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E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>, Elizabeth Fonvergne <beth.advengcon@gmail.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Farid Music <freadomary@gmail.com>

Tiffany;

i think you are mistaking Saltillo with Tosca.

main point of contact for ZA on Tosca is Elizabeth

Main point of contact for ZA on Saltillo is me.

i ll work on getting 500 feet radious for Saltillo to you.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/11/2024 4:27 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I let Elizabeth know that the ZA office informed me that the BTC needs to be for 500 feet and not just the abutting properties. They ask that you update it no later than Monday morning
>
> Thank you,
> Tiffany
>
> On Thu, Jul 11, 2024 at 4:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > please see attached updated BTC. please let me know if you need the hard-copies and i can drop it for you. please let me know how we can drop it off for you if so.
> >
> > please schedule the project for ZA case.
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/2/2024 9:43 AM, Tiffany Corrales wrote:
> >
> > > Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> > > >
> > > > please let me know if you need any additional information
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 5/29/2024 3:43 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Tiffany;

I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestr

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planti

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. The
> submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org an
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. I will submit this to the Urban Forestry Division for review.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me kn
> > >
> > > best
> > >
> > >
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > >
> > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached recent soil report approval letter for the project.
> > > > >
> > > > > let me know if you need any additional information.
> > > > >
> > > > > when approximately do you think we will be heard for the ZA Case?
> > > > >
> > > > > best
> > > > >
> > > > >
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > >
> > > > > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your ea

Thank you,
Tiffany

On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you!!

Tiffany

On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have ei

Thank you,
Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units ai

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will ne

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulh

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed sinc

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her y
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest m
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the proje
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB proc
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those require*
> > > *retaining walls should be fully landscaped in accordance with t*
> > >
> > > This guideline is objective with clear direction on required heigh
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibits*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrir
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN
> > > >
> > > > I hope all is well with you. I would appreciate if you review be
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response reg
> get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tr
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouy
>
> > Tiffany;
> >
> > I hope all is well with you. can you ple
> >
> > to confirm what is mentioned below, j
> > heard by the board on 2 occasions th
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan
> >
> > > Tiffany;
> > >
> > > please see attached Tree repo
> > >
> > > we have 2 proposed retaining
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since the
> > >
> > > The HVAC equipment are loca
> > >
> > > Guideline 37: specify " Any pe
> > >
> > > please clarify why these 2 are
> > >
> > > page 4 of attached Mulholland
> > >
> > > " These guidelines do not crea
> > > provide direction on how the M
> > > appropriate development, and

DRB and the Director. They re
present numerous and differer
every project applica
guidelines that are applicable t

The Subject site due to its stee

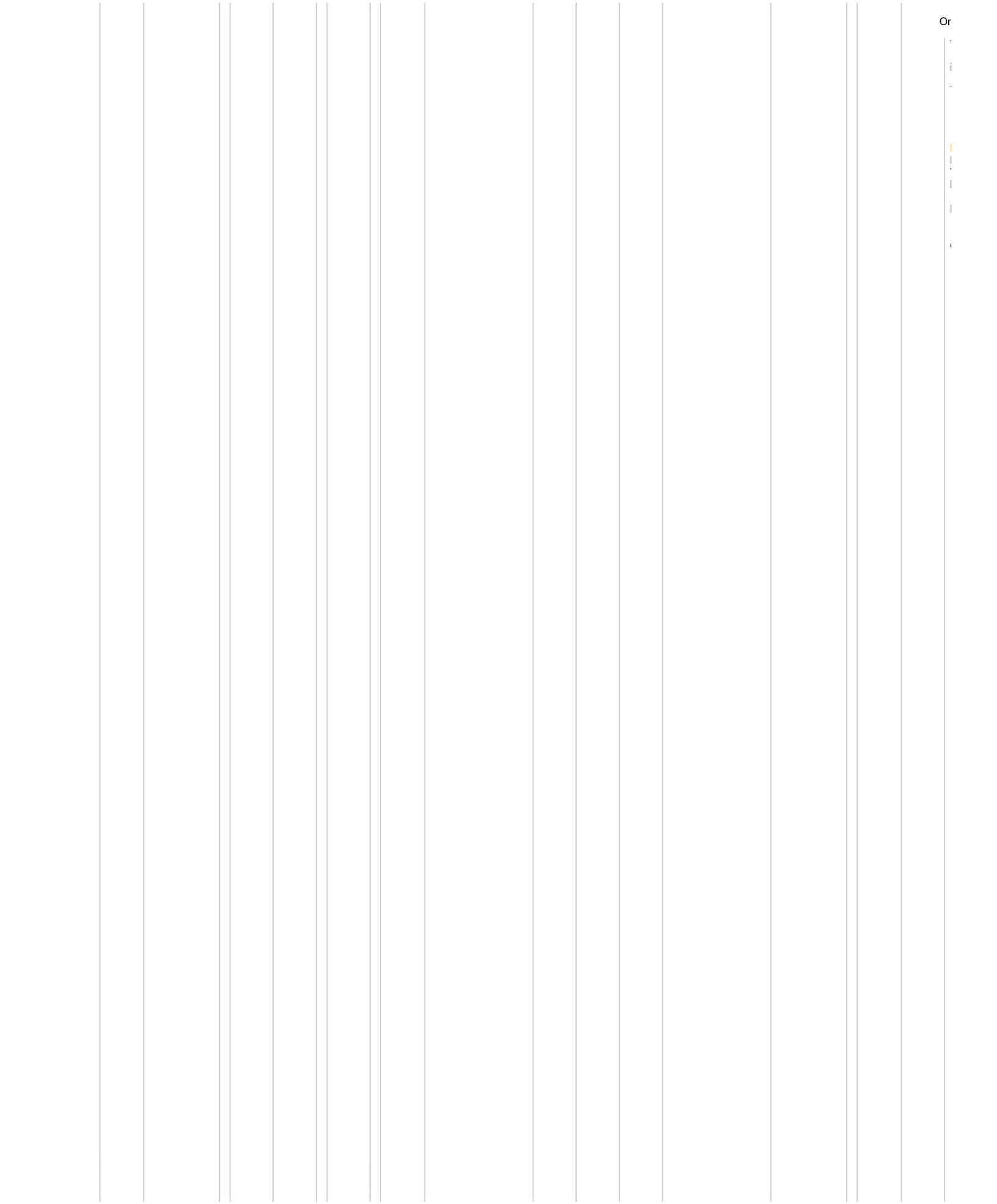
please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany

> Hi Pouya,
>
> I am currently preparing
> do not exceed 6 feet, if
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at
> > Thank you, I have fou
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023
> >
> > > Tiffany;
> > >
> > > thank you for confi
> > > hearing or i need t
> > >
> > > https://www.dropbc
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth
> > > 1600 Sawtelle Blv
> > > Los Angeles, CA, 9
> > >
> > > On 8/1/2023 11:18
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wante
> > > > members w
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul
> > > >
> > > > > Hi Tiffany
> > > > >
> > > > > I hope all
> > > > > documen
> > > > >
> > > > > Thank yo
> > > > >
> > > > > **Pouya Pa**
> > > > > **Labyrinth**
> > > > > **T** 818.200
> > > > > **E** pouya@
> > > > > 1600 Sav
> > > > > Los Ange
> > > > >
> > > > > On 7/26/2
> > > > >
> > > > > > Hi
> > > > > >
> > > > > > Yo
> > > > > >
> > > > > > Th
> > > > > >
> > > > > > Tif



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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

My mapping company is working on getting the 500 Radious to you.

they asked me to pass below note to you

"As an aside, I were unaware of any changes regarding ZA cases that now require a 500 Foot Radius Map, and could not locate any documents that reflect these changes. If you or your plan

can you please get them the references/documentations?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/11/2024 4:42 PM, Tiffany Corrales wrote:

> Hi,
>
> Elizabeth- please disregard the previous email. I will remove you from this project's email thread.
> Pouya- Please make sure the BTC is for 500 foot radius and not just abutting properties. Once this is confirmed, I will reach out to the ZA to schedule you for a hearing.
>
> Thank you,
> Tiffany
>
> On Thu, Jul 11, 2024 at 4:27 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Hi Pouya,
> >
> > I let Elizabeth know that the ZA office informed me that the BTC needs to be for 500 feet and not just the abutting properties. They ask that you update it no later than Monday mornir
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jul 11, 2024 at 4:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > Tiffany;
> > >
> > > please see attached updated BTC. please let me know if you need the hard-copies and i can drop it for you. please let me know how we can drop it off for you if so.
> > >
> > > please schedule the project for ZA case.
> > >
> > > Thank you
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
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please keep me posted for the ZA case.

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Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter

Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mu

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting hav

I would appreciate if you can setup a Conference call so we can determine next steps for the project and revi

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed s

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her
>
> Thank you
>
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> **Labyrinth Design Studio Inc.**
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> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB pr
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those requi*
> > > *retaining walls should be fully landscaped in accordance with*
> > >
> > > This guideline is objective with clear direction on required he
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohit*
> > >
> > > This guideline for roof-top equipment states that "roof-mount
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@laby
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, A
> > > >
> > > > I hope all is well with you. I would appreciate if you review
> > > >
> > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> Merry Christmas, i am still awaiting your response r
> get approved.
>
> i would appreciate if you can clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
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On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
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> thank you for the response. i am unclear if w
>
> best

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Labyrinth Design Studio Inc.
T 818.200.5005
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On 12/1/2023 9:10 AM, Tiffany Corrales wro

> Hi Pouya,
>
> Thank you for providing the stamped
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Po
>
> > Tiffany;
> >
> > I hope all is well with you. can you
> >
> > to confirm what is mentioned below
> > heard by the board on 2 occasions
> >
> > Thank you

Pouya Payan
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T 818.200.5005
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> >
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> >
> > please see attached Tree re
> >
> > we have 2 proposed retainir
> >
> > 3651 Regal
> >
> > 8765 Skyline
> >
> > and others. specially since t
> >
> > The HVAC equipment are lo

Guideline 37: specify " Any p

please clarify why these 2 a

page 4 of attached Mulholla

" These guidelines do not cr
provide direction on how the
appropriate development, a
DRB and the Director. They
present numerous and differ
every project appli
guidelines that are applicabl

The Subject site due to its s

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio I
T 818.200.5005
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffa

> Hi Pouya,
>
> I am currently prepar
> do not exceed 6 feet,
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023
> > Thank you, I have
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 20
> > > Tiffany;
> > >
> > > thank you for co
> > > hearing or i neec
> > >
> > > https://www.drop
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Desig**
> > > **T** 818.200.5005
> > > **E** pouya@labyri
> > > 1600 Sawtelle B
> > > Los Angeles, CA
> > >
> > > On 8/1/2023 11:
> > > > Hi Pouya,
> > > >
> > > > I just wan
> > > > members
> > > >
> > > > Thank yo
> > > > Tiffany
> > > >
> > > > On Thu,
> > > > > Hi Tiffa
> > > > >
> > > > > I hope
> > > > > docum
> > > > >
> > > > > Thank
> > > > >
> > > > > **Pouya**
> > > > > **Labyri**
> > > > > **T** 818.2
> > > > > **E** pouy
> > > > > 1600 S
> > > > > Los An

On 7/2

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6262
Van
Plann

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6262 V
Van Nu
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Tiffany Corrales
Planning Assistant
Los Angeles City Pla
6262 Van Nuys Bouleva
Van Nuys, CA 91401
Planning4LA.org

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
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Please note that on January 22, 2024 the Processes and Pr

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To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

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> > > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Sp
> > >
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> > > Also, please let me know when t=is the project is schedules for ZA case?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her yet!
> > > >
> > > > Thank you
> > > >
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On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretionary DRB process due t

"Guideline 28: Retaining Wall Height. Except for those required for publ
retaining walls should be fully landscaped in accordance with the landsc

This guideline is objective with clear direction on required heights and of

"Guideline 37: Roof-top equipment. The Specific Plan prohibits roof-mo

This guideline for roof-top equipment states that "roof-mounted equipme

Per Section 11.H of the Specific Plan, the guidelines are part of the Plan

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrinth-ds.cor

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 217202

I hope all is well with you. I would appreciate if you review below e-ma

Thank you

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Hi Tiffany;

Merry Christmas, i am still awaiting your response regarding ap
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i would appreciate if you can clarify

Thank you

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Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

Hi Pouya,

Thank you for providing the stamped Tree Repor

Thank you for your patience,
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On Tue, Nov 28, 2023 at 3:00 PM Pouya Payan

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On 11/7/2023 4:48 PM, Pouya Payan wrote:

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we have 2 proposed retaining walls and

3651 Regal

8765 Skyline

and others. specially since these 2 retai

The HVAC equipment are locate on roo

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page 4 of attached Mulholland Guidelin

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Hi Pouya,

I am currently preparing your cas
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Thank you,
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On Tue, Aug 1, 2023 at 11:32 AM

Thank you, I have found it in th

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Tiffany

On Tue, Aug 1, 2023 at 11:26

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Thank you

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E pouya@labyrinth-ds.com
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On 8/1/2023 11:18 AM, Tiffa

Hi Pouya,

I just wanted to let yo
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Thank you,
Tiffany

On Thu, Jul 27, 2023

> Hi Tiffany;
>
> I hope all is well wi
> documents
>
> Thank you
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> **Pouya Payan**
> **Labyrinth Design**
> **T** 818.200.5005
> **E** pouya@labyrinth
> 1600 Sawtelle Blv
> Los Angeles, CA,
>
> On 7/26/2023 9:15
>
> Hi Pouya,
>
> You can dro
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> Thank you,
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> Tiffany
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> On Tue, Jul
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> > **Labyrinth**
> > **T** 818.200
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Tiffany Corral
Planning Assista
Los Angeles Ci
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Planning4LA.org

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Tiffany Corrales
Planning Assistant
Los Angeles City
6262 Van Nuys Bo
Van Nuys, CA 914
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Tiffany Corrales
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Los Angeles City Planning
6262 Van Nuys Boulevard, Room
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--



Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thread to prev

Please note that on January 22, 2024 the Processes and Procedures O

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
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E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

4230 Saltillo St .pdf
4635K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.

Tiffany

On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/2/2024 9:43 AM, Tiffany Corrales wrote:
>
> > Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with the ZA
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> > >
> > > please let me know if you need any additional information
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 5/29/2024 3:43 PM, Pouya Payan wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestry at "Al
> > > >
> > > > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guai
> > > >
> > > > let me know if you need any other information and if possible please schedule the project for ZA case asap
> > > >
> > > > attached you can find revised site plan with revised location for pool equipment.
> > > >
> > > > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project
> > > >
> > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > >
> > > > when approximately do you think we will be heard for the ZA Case?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/18/2024 1:42 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,

I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. They also submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org and be su

Thank you,
Tiffany

On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you. I will submit this to the Urban Forestry Division for review.

Thank you,
Tiffany

On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me know if yc

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.

Thank you for your patience,
Tiffany

On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached recent soil report approval letter for the project.

let me know if you need any additional information.

when approximately do you think we will be heard for the ZA Case?

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/27/2024 2:48 PM, Tiffany Corrales wrote:

Hi Pouya,

The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your earliest cc

Thank you,
Tiffany

On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you!!

Tiffany

On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have either tha

Thank you,

Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we contin

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units are locat

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will need to b

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have determ

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On Tue, Aug 1, 2023 at 11:2

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Labyrinth Desig
T 818.200.5005
E pouya@labyri
1600 Sawtelle B
Los Angeles, C/

On 7/26/2023 9:

> Hi Pouya.
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> You can c
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> Thank yo
>
> Tiffany
>
> On Tue, J
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> >
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> >
> > Thank

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On 7/2

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Tiffa
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Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
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Tiffany Corral
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Please keep all communications on a single email thread to prevent processing

Please note that on January 22, 2024 the Processes and Procedures Ordinance will bec

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City Planner
Los Angeles City Planning
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

I belive what i sent you is 500 ft radius. isnt it?

do you need any other action from me?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/30/2024 10:44 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.
>
> Tiffany
>
> On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/2/2024 9:43 AM, Tiffany Corrales wrote:
>
> > Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate with
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> > >
> > > please let me know if you need any additional information
> > >
> > > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
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> >
> > On 5/29/2024 3:43 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Forestr
> > >
> > > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planti
> > >
> > > let me know if you need any other information and if possible please schedule the project for ZA case asap
> > >
> > > attached you can find revised site plan with revised location for pool equipment.
> > >
> > > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. The
> submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org an
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. I will submit this to the Urban Forestry Division for review.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > Tiffany;
> > >
> > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let me kn
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > Tiffany;
> > > > >
> > > > > please see attached recent soil report approval letter for the project.
> > > > >
> > > > > let me know if you need any additional information.
> > > > >
> > > > > when approximately do you think we will be heard for the ZA Case?
> > > > >
> > > > > best
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do so at your ea
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > > > Received, thank you!!
> > > > > > >
> > > > > > > Tiffany

On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do you have ei

Thank you,
Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Received, thank you. The DRB recommended approval of the project and planning staff takes that into consideration as we

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing units ai

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will ne

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mulh

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting have

I would appreciate if you can setup a Conference call so we can determine next steps for the project and review

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed sinc

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from her y
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest m
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the proje
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
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> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB proc
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those require*
> > > *retaining walls should be fully landscaped in accordance with t*
> > >
> > > This guideline is objective with clear direction on required heigh
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohibit*
> > >
> > > This guideline for roof-top equipment states that "roof-mounted
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part of
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@labyrir
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN
> > > >
> > > > I hope all is well with you. I would appreciate if you review be
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/27/2023 7:03 PM, Pouya Payan wrote:
> > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > Merry Christmas, i am still awaiting your response reg
> > > > > get approved.
> > > > >
> > > > > i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if we
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Thank you for providing the stamped Tr
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Pouy
>
> > Tiffany;
> >
> > I hope all is well with you. can you ple
> >
> > to confirm what is mentioned below, j
> > heard by the board on 2 occasions th
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 11/7/2023 4:48 PM, Pouya Payan
> >
> > > Tiffany;
> > >
> > > please see attached Tree repc
> > >
> > > we have 2 proposed retaining
> > >
> > > 3651 Regal
> > >
> > > 8765 Skyline
> > >
> > > and others. specially since the
> > >
> > > The HVAC equipment are loca
> > >
> > > Guideline 37: specify " Any pe
> > >
> > > please clarify why these 2 are
> > >
> > > page 4 of attached Mulholland
> > >
> > > " These guidelines do not crea
> > > provide direction on how the M
> > > appropriate development, and
> > > DRB and the Director. They re
> > > present numerous and differer
> > > **every project applica**
> > > guidelines that are applicable f
> > >
> > > The Subject site due to its stee
> > >
> > > please clarify
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffany

> Hi Pouya,
>
> I am currently preparing
> do not exceed 6 feet, if
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023 at
> > Thank you, I have fou
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 2023
> >
> > > Tiffany;
> > >
> > > thank you for confi
> > > hearing or i need t
> > >
> > > https://www.dropbc
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth
> > > 1600 Sawtelle Blv
> > > Los Angeles, CA, 9
> > >
> > > On 8/1/2023 11:18
> > >
> > > > Hi Pouya,
> > > >
> > > > I just wante
> > > > members w
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Jul
> > > >
> > > > > Hi Tiffany
> > > > >
> > > > > I hope all
> > > > > documen
> > > > >
> > > > > Thank yo
> > > > >
> > > > > **Pouya Pa**
> > > > > **Labyrinth**
> > > > > **T** 818.200
> > > > > **E** pouya@
> > > > > 1600 Sav
> > > > > Los Ange
> > > > >
> > > > > On 7/26/2
> > > > >
> > > > > > Hi
> > > > > >
> > > > > > Yo
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> > > > > > Tif
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

I do not need anything else from you at this time.

Thank you,
Tiffany

On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I belive what i sent you is 500 ft radius. isnt it?
>
> do you need any other action from me?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 7/30/2024 10:44 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.
> >
> > Tiffany
> >
> > On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.
> > >
> > > best
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 7/2/2024 9:43 AM, Tiffany Corrales wrote:
> > >
> > > > Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate w
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> > > > >
> > > > > please let me know if you need any additional information
> > > > >
> > > > > best
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 5/29/2024 3:43 PM, Pouya Payan wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Fore

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree plar

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

Hi Pouya,

I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree removal. T submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.lacity.org

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best

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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Thank you for your patience,
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Tiffany

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Tiffany

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Tiffany;

please see attached

Pouya Payan
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
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if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment will

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>, Mu

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting hav

I would appreciate if you can setup a Conference call so we can determine next steps for the project and revi

i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayed s

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from he
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the pr
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the discretionary DRB pr
> > >
> > > *"Guideline 28: Retaining Wall Height. Except for those requi*
> > > *retaining walls should be fully landscaped in accordance with*
> > >
> > > This guideline is objective with clear direction on required he
> > >
> > > *"Guideline 37: Roof-top equipment. The Specific Plan prohit*
> > >
> > > This guideline for roof-top equipment states that "roof-mount
> > >
> > > Per Section 11.H of the Specific Plan, the guidelines are part
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <pouya@laby
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, A
> > > >
> > > > I hope all is well with you. I would appreciate if you review
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your response r
get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan wrote:

> Tiffany;
>
> thank you for the response. i am unclear if w
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Corrales wro

> Hi Pouya,
>
> Thank you for providing the stamped
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:00 PM Po
>
> > Tiffany;
> >
> > I hope all is well with you. can you
> >
> > to confirm what is mentioned below
> > heard by the board on 2 occasions
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya Pay

> > Tiffany;
> >
> > please see attached Tree re
> >
> > we have 2 proposed retainir
> >
> > 3651 Regal
> >
> > 8765 Skyline
> >
> > and others. specially since t
> >
> > The HVAC equipment are lo
> >
> > Guideline 37: specify " Any
> >
> > please clarify why these 2 a
> >
> > page 4 of attached Mulholla
> >
> > " These guidelines do not c
> > provide direction on how the
> > appropriate development, a
> > DRB and the Director. They
> > present numerous and differ

every project appli
guidelines that are applicabl

The Subject site due to its s

please clarify

Thank you

Pouya Payan
Labyrinth Design Studio I
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:20 PM, Tiffa

> Hi Pouya,
>
> I am currently prepar
> do not exceed 6 feet,
>
> Thank you,
> Tiffany
>
> On Tue, Aug 1, 2023
> > Thank you, I have
> >
> > Best,
> >
> > Tiffany
> >
> > On Tue, Aug 1, 20
> > > Tiffany;
> > >
> > > thank you for co
> > > hearing or i neec
> > >
> > > https://www.drop
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Desig**
> > > **T** 818.200.5005
> > > **E** pouya@labyri
> > > 1600 Sawtelle B
> > > Los Angeles, C
> > >
> > > On 8/1/2023 11:
> > > > Hi Pouya,
> > > >
> > > > I just wan
> > > > members
> > > >
> > > > Thank yo
> > > > Tiffany
> > > >
> > > > On Thu,
> > > > > Hi Tiffa
> > > > >
> > > > > I hope
> > > > > docum
> > > > >
> > > > > Thank
> > > > >
> > > > > **Pouya**
> > > > > **Labyri**
> > > > > **T** 818.
> > > > > **E** pouy
> > > > > 1600 S
> > > > > Los An
> > > > >
> > > > > On 7/2

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Tiffany Corrales
Planning Assistant
Los Angeles City Pla
6262 Van Nuys Bouleva
Van Nuys, CA 91401
Planning4LA.org

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thre

Please note that on January 22, 2024 the Processes and Pr

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
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Planning4LA.org

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Pouya,

Attached is a copy of the hearing notice for your case. Your upcoming Zoning Administrator Hearing is Item No. 1 on the agenda on Wednesday, September 4, 2024.

The hearing will be held virtually in a **webinar format**. Applicants, representatives and members of the public have the option to participate in this hearing either on Zoom webinar or telephonically. Applicant

Here are a few instructions and tips to guide you through the virtual hearing process.

PRIOR TO THE HEARING:

PROVIDE NAMES AND PHONE NUMBERS. Please submit the applicants' and representatives' names and phone numbers to me by **noon the Wednesday before the hearing, August 28**. If you

PREPARING AN APPLICANT PRESENTATION. The applicant has the option to provide visuals at the hearing. However, visuals are not required. If you would like to provide visuals, please email th

Please compile all visuals (e.g. images, PowerPoint slides) into **one single PDF file**. Please include the **Case Number, hearing date, and agenda item number** on the first page of the document a

Please note that visuals you provide will be available online to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can access the visuals to view

Your presentation cannot be modified after sending it to me. The version accessible via the agenda must be the same as the one you share on your screen via Zoom Webinar.

TELEPHONIC PARTICIPATION:

CALLING IN. Applicants and representatives of the project should join the virtual meeting **5 minutes prior to the hearing start time**. You may join the meeting by dialing the number and entering th

SPEAKING. After your item on the agenda is called, Planning Staff will identify you and other members of the project's team by either their name or the last four digits of each phone number. If poss

ZOOM WEBINAR PARTICIPATION:

LOGGING IN. If you are participating via Zoom, join the meeting by clicking the link provided on the hearing notice and type in the provided Meeting ID and/or Passcode. Please enter your full nam

MUTE/UNMUTE. Planning Staff will assign you a Panelist role during your presentation, which will allow you to mute/unmute yourself as well as share screen and video, if desired. To mute/unmute

PRESENTING WHEN USING THE SHARE SCREEN OPTION. If you have a presentation you would like to share with all participants, we strongly suggest that you open the file you wish to preser Share" button on the Zoom toolbar. Please remember to stop sharing when your presentation concludes by clicking on the red "Stop Share" button in the Zoom toolbar.

For more information regarding the virtual hearing process or to learn about public participation protocols, please visit our Planning Website at: https://planning.lacity.org/about/oza-virtual-instructions.

Thank you for helping City Planning implement this virtual webinar format of our public hearings. Please reach out if you have questions.

Sincerely,
Tiffany

On Fri, Aug 2, 2024 at 8:09 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Hi Pouya,
>
> I do not need anything else from you at this time.
>
> Thank you,
> Tiffany
>
> On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I belive what i sent you is 500 ft radius. isnt it?
> >
> > do you need any other action from me?
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 7/30/2024 10:44 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.
> > >
> > > Tiffany
> > >
> > > On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

> Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coordinate
>
> Thank you,
> Tiffany
>
> On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> >
> > please let me know if you need any additional information
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/29/2024 3:43 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Urban Fo
> >
> > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree p
> >
> > let me know if you need any other information and if possible please schedule the project for ZA case asap
> >
> > attached you can find revised site plan with revised location for pool equipment.
> >
> > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project
> >
> > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> >
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> >
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> **Labyrinth Design Studio Inc.**
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> > >
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> > > >
> > > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tree. let m
> > > >
> > > > best

Pouya Payan
Labyrinth Design Studio Inc.
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> > Tiffany;
> >
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> > when approximately do you think we will be heard for the ZA Case?
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> > best
>
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> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
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> >
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> > > Tiffany
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> **Pouya Payan**
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> **T** 818.200.5005
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> 1600 Sawtelle Blvd. #230
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> > Hi Pouya,
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> > >
> > > > Tiffany;
> > > >
> > > > thank you for getting back to me. below link please find access to revised combined plans. the HVAC condensing un
> > > >
> > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > > >
> > > > attached you can find revised individual sheets due to this change.
> > > >
> > > > please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equipment w
>
> Thank you,
> Tiffany
>
> On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still waiting.
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.com>,
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest meeting h
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the project and re
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> > i would appreciate if you can get back to me so we can wrap this up. please note that this project is delayec
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
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> > > Hi Tiffany;
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> > > can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard back from h
> > >
> > > Thank you
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> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
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> > > > **T** 818.200.5005
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> > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

> Hi Pouya,
>
> As this proposal did not go through the discretionary DRB
>
> *"Guideline 28: Retaining Wall Height. Except for those rec*
> *retaining walls should be fully landscaped in accordance w*
>
> This guideline is objective with clear direction on required l
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> Thanks,
> Katie
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> >
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo,
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> > > Los Angeles, CA, 90025
> > >
> > > On 12/1/2023 2:38 PM, Pouya Payan wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the response. i am unclear if
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
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> > > > >
> > > > > Thank you for providing the stampe
> > > > >
> > > > > Thank you for your patience,
> > > > > Tiffany
> > > > >
> > > > > On Tue, Nov 28, 2023 at 3:00 PM F
> > > > >
> > > > > > Tiffany;

I hope all is well with you. can yo

to confirm what is mentioned bel
heard by the board on 2 occasio

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/7/2023 4:48 PM, Pouya P

> Tiffany;
>
> please see attached Tree
>
> we have 2 proposed retai
>
> 3651 Regal
>
> 8765 Skyline
>
> and others. specially sinc
>
> The HVAC equipment are
>
> Guideline 37: specify " An
>
> please clarify why these 2
>
> page 4 of attached Mulhol
>
> " These guidelines do not
> provide direction on how t
> appropriate development,
> DRB and the Director. The
> present numerous and dif
> **every project app**
> guidelines that are applic
>
> The Subject site due to its
>
> please clarify
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studic**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.co
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
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>
> > Hi Pouya,
> >
> > I am currently prep
> > do not exceed 6 fe
> >
> > Thank you,
> > Tiffany
> >
> > On Tue, Aug 1, 20
> > > Thank you, I hav
> > >
> > > Best,
> > >
> > > Tiffany
> > >
> > > On Tue, Aug 1,
> > >
> > > > Tiffany;
> > > >
> > > > thank you for
> > > > hearing or i ne
> > > >
> > > > https://www.dr
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth De**
> > > > **T** 818.200.50

E pouya@laby
1600 Sawtelle
Los Angeles,

On 8/1/2023 1

Hi Pouy

I just w
membe

Thank
Tiffany

On Thu

Hi Tif

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Pouy
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Tiffany Corrales
Planning Assistant
Los Angeles City P
6262 Van Nuys Boule
Van Nuys, CA 91401
Planning4LA.org

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email th

Please note that on January 22, 2024 the Processes and

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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E-NEWS

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E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, se

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E-NEWS

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ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_Hearing Notice.pdf
3361K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

I hope all is well with you. the Applicant/Representative is :

Pouya Payan / Labyrinth Design Studio Inc. 818-200-5005

please use below link for the Visual that needs to be presented during the meeting

https://www.dropbox.com/scl/fo/s8466gh7tlv7aj7g4n10n/AP_sy1aicCajuser1yHH_a4?rlkey=woj2vvlive64l355tg5ygg41k&dl=0

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/8/2024 12:40 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Attached is a copy of the hearing notice for your case. Your upcoming Zoning Administrator Hearing is Item No. 1 on the agenda on Wednesday, September 4, 2024.
>
> The hearing will be held virtually in a **webinar format**. Applicants, representatives and members of the public have the option to participate in this hearing either on Zoom webinar or telephonically. A
>
> Here are a few instructions and tips to guide you through the virtual hearing process.
>
> **PRIOR TO THE HEARING:**
>
> **PROVIDE NAMES AND PHONE NUMBERS.** Please submit the applicants' and representatives' names and phone numbers to me by **noon the Wednesday before the hearing, August 2**
>
> **PREPARING AN APPLICANT PRESENTATION.** The applicant has the option to provide visuals at the hearing. However, visuals are not required. If you would like to provide visuals, please
>
> Please compile all visuals (e.g. images, PowerPoint slides) into **one single PDF file.** Please include the **Case Number, hearing date, and agenda item number** on the first page of the doc
>
> Please note that visuals you provide will be available online to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can access the visuals
>
> Your presentation cannot be modified after sending it to me. The version accessible via the agenda must be the same as the one you share on your screen via Zoom Webinar.
>
> **TELEPHONIC PARTICIPATION:**
>
> **CALLING IN.** Applicants and representatives of the project should join the virtual meeting **5 minutes prior to the hearing start time**. You may join the meeting by dialing the number and en
>
> **SPEAKING.** After your item on the agenda is called, Planning Staff will identify you and other members of the project's team by either their name or the last four digits of each phone number.
>
> **ZOOM WEBINAR PARTICIPATION:**
>
> **LOGGING IN.** If you are participating via Zoom, join the meeting by clicking the link provided on the hearing notice and type in the provided Meeting ID and/or Passcode. Please enter your
>
> **MUTE/UNMUTE.** Planning Staff will assign you a Panelist role during your presentation, which will allow you to mute/unmute yourself as well as share screen and video, if desired. To mute/
>
> **PRESENTING WHEN USING THE SHARE SCREEN OPTION.** If you have a presentation you would like to share with all participants, we strongly suggest that you open the file you wish t
> Share" button on the Zoom toolbar. Please remember to stop sharing when your presentation concludes by clicking on the red "Stop Share" button in the Zoom toolbar.
>
> For more information regarding the virtual hearing process or to learn about public participation protocols, please visit our Planning Website at: https://planning.lacity.org/about/oza-virtual-instructions.
>
> Thank you for helping City Planning implement this virtual webinar format of our public hearings. Please reach out if you have questions.
>
> Sincerely,
> Tiffany

On Fri, Aug 2, 2024 at 8:09 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Hi Pouya,
>
> I do not need anything else from you at this time.
>
> Thank you,
> Tiffany
>
> On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;

I belive what i sent you is 500 ft radius. isnt it?

do you need any other action from me?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/30/2024 10:44 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.

Tiffany

On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may coo

Thank you,
Tiffany

On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry

please let me know if you need any additional information

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/29/2024 3:43 PM, Pouya Payan wrote:

Hi Tiffany;

I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from Ur

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

Hi Pouya,

I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tree r
submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dscsr.l

Thank you,
Tiffany

On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you. I will submit this to the Urban Forestry Division for review.

Thank you,
Tiffany

On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus tre

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.

Thank you for your patience,
Tiffany

On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached recent soil report approval letter for the project.

let me know if you need any additional information.

when approximately do you think we will be heard for the ZA Case?

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/27/2024 2:48 PM, Tiffany Corrales wrote:

Hi Pouya,

The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do sc

Thank you,
Tiffany

On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you!!

Tiffany

On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in your file. Do

Thank you,
Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you. The DRB recommended approval of the project and planning staff takes that into consider

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVAC conden

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
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T 818.200.5005
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Thank you

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From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gmail.

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I would appreciate if you can setup a Conference call so we can determine next steps for the project

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Also, please let me know when t=is the project is schedules for ZA case?

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> > > get approved.
> > >
> > > i would appreciate if you can clarify
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > On 12/1/2023 2:38 PM, Pouya Payan wro

Tiffany;

thank you for the response. i am ur

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany Cor

> Hi Pouya,
>
> Thank you for providing the
>
> Thank you for your patience
> Tiffany
>
> On Tue, Nov 28, 2023 at 3:(
>
> > Tiffany;
> >
> > I hope all is well with you.
> >
> > to confirm what is mentior
> > heard by the board on 2 o
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studic**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.cor
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 11/7/2023 4:48 PM, P(
> >
> > > Tiffany;
> > >
> > > please see attache
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> > > we have 2 propose
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> > > 3651 Regal
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> > > 8765 Skyline
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> > > and others. special
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> > > The HVAC equipm
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> > > Guideline 37: spec
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> > > please clarify why t
> > >
> > > page 4 of attached
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> > > " These guidelines
> > > provide direction o
> > > appropriate develo
> > > DRB and the Direc
> > > present numerous
> > > **every projec**
> > > guidelines that are
> > >
> > > The Subject site du
> > >
> > > please clarify
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth
> > > 1600 Sawtelle Blvc
> > > Los Angeles, CA, 9
> > >
> > > On 11/7/2023 4:20
> > >
> > > > Hi Pouya,
> > > >
> > > > I am current
> > > > do not exce

Thank you,
Tiffany

On Tue, Aug
Thank yo

Best,

Tiffany

On Tue, A

Tiffany;

thank y
hearing

https://

Thank

Pouya
Labyri
T 818.2
E pouy
1600 S
Los An

On 8/1/

--



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--



Tiffany Corr
Planning Assis
Los Angeles
6262 Van Nuy
Van Nuys, CA
Planning4LA.c

--



Katie Knudson
City Planner
Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single em

Please note that on January 22, 2024 the Processe

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email thre

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Katie Knudson
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--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schec

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Received, thank you. It has been submitted to the OZA.

Thank you,
Tiffany

On Mon, Aug 26, 2024 at 5:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. the Applicant/Representative is :
>
> Pouya Payan / Labyrinth Design Studio Inc. 818-200-5005
>
> please use below link for the Visual that needs to be presented during the meeting
>
> https://www.dropbox.com/scl/fo/s8466gh7tlv7aj7g4n10n/AP_sy1aicCajuser1yHH_a4?rlkey=woj2vvlive64l355tg5ygg41k&dl=0
>
> best
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 8/8/2024 12:40 PM, Tiffany Corrales wrote:
>
> Hi Pouya,
>
> Attached is a copy of the hearing notice for your case. Your upcoming Zoning Administrator Hearing is Item No. 1 on the agenda on Wednesday, September 4, 2024.
>
> The hearing will be held virtually in a **webinar format**. Applicants, representatives and members of the public have the option to participate in this hearing either on Zoom webinar or telephonically.
>
> Here are a few instructions and tips to guide you through the virtual hearing process.
>
> **PRIOR TO THE HEARING:**
>
> **PROVIDE NAMES AND PHONE NUMBERS.** Please submit the applicants' and representatives' names and phone numbers to me by **noon the Wednesday before the hearing, Augus**
>
> **PREPARING AN APPLICANT PRESENTATION.** The applicant has the option to provide visuals at the hearing. However, visuals are not required. If you would like to provide visuals, plea
>
> Please compile all visuals (e.g. images, PowerPoint slides) into **one single PDF file**. Please include the **Case Number, hearing date, and agenda item number** on the first page of the d
>
> Please note that visuals you provide will be available online to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can access the visua
>
> Your presentation cannot be modified after sending it to me. The version accessible via the agenda must be the same as the one you share on your screen via Zoom Webinar.
>
> **TELEPHONIC PARTICIPATION:**
>
> **CALLING IN.** Applicants and representatives of the project should join the virtual meeting **5 minutes prior to the hearing start time**. You may join the meeting by dialing the number and
>
> **SPEAKING.** After your item on the agenda is called, Planning Staff will identify you and other members of the project's team by either their name or the last four digits of each phone numb
>
> **ZOOM WEBINAR PARTICIPATION:**
>
> **LOGGING IN.** If you are participating via Zoom, join the meeting by clicking the link provided on the hearing notice and type in the provided Meeting ID and/or Passcode. Please enter yo
>
> **MUTE/UNMUTE.** Planning Staff will assign you a Panelist role during your presentation, which will allow you to mute/unmute yourself as well as share screen and video, if desired. To mu
>
> **PRESENTING WHEN USING THE SHARE SCREEN OPTION.** If you have a presentation you would like to share with all participants, we strongly suggest that you open the file you wish Share" button on the Zoom toolbar. Please remember to stop sharing when your presentation concludes by clicking on the red "Stop Share" button in the Zoom toolbar.
>
> For more information regarding the virtual hearing process or to learn about public participation protocols, please visit our Planning Website at: https://planning.lacity.org/about/oza-virtual-instructior
>
> Thank you for helping City Planning implement this virtual webinar format of our public hearings. Please reach out if you have questions.
>
> Sincerely,
> Tiffany
>
> On Fri, Aug 2, 2024 at 8:09 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>
> > Hi Pouya,
> >
> > I do not need anything else from you at this time.

Thank you,
Tiffany

On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

I belive what i sent you is 500 ft radius. isnt it?

do you need any other action from me?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/30/2024 10:44 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.

Tiffany

On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I may c

Thank you,
Tiffany

On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry

please let me know if you need any additional information

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/29/2024 3:43 PM, Pouya Payan wrote:

Hi Tiffany;

I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Vera from

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into tl

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the street tre
> submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: https://dsc
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. I will submit this to the Urban Forestry Division for review.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucalyptus t
> > >
> > > best
> > >
> > >
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached recent soil report approval letter for the project.
> > > > >
> > > > > let me know if you need any additional information.
> > > > >
> > > > > when approximately do you think we will be heard for the ZA Case?
> > > > >
> > > > > best
> > > > >
> > > > >
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Please do
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > > > Received, thank you!!
> > > > > > >
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > >
> > > > > > > > Tiffany;
> > > > > > > >
> > > > > > > > please see attached
> > > > > > > >
> > > > > > > >
> > > > > > > > **Pouya Payan**
> > > > > > > > **Labyrinth Design Studio Inc.**
> > > > > > > > **T** 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I cannot find the BIological Resources Report or the Biologist's Statement of Biological Resources in your file. D
>
> Thank you,
> Tiffany
>
> On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> Received, thank you. The DRB recommended approval of the project and planning staff takes that into consic
>
> I will let you know once it is ready to be scheduled for a ZA hearing.
>
> Thank you for your patience,
> Tiffany
>
> On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> Tiffany;
>
> thank you for getting back to me. below link please find access to revised combined plans. the HVAC conde
>
> https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
>
> attached you can find revised individual sheets due to this change.
>
> please keep me posted for the ZA case.
>
> if possible please send me Mulholland approval so we can move and submmit to B&S.
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the rooftop equ
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still waiting.
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyani@gma
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2024.
> >
> > " I hope all is well with you. I understand that the Mulholland design review Chairs, on their latest r
> >
> > I would appreciate if you can setup a Conference call so we can determine next steps for the proje
> >
> > i would appreciate if you can get back to me so we can wrap this up. please note that this project i
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

Hi Tiffany;

can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not heard ba

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/13/2024 4:32 PM, Pouya Payan wrote:

Hi Katie;

I hope all is well with you. I understand that the Mulholland design review Chairs, on

I would appreciate if you can setup a Conference call so we can determine next ste

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/10/2024 10:22 AM, Katie Knudson wrote:

Hi Pouya,

As this proposal did not go through the discretion

"Guideline 28: Retaining Wall Height. Except for retaining walls should be fully landscaped in acc

This guideline is objective with clear direction on

"Guideline 37: Roof-top equipment. The Specific

This guideline for roof-top equipment states that '

Per Section 11.H of the Specific Plan, the guideli

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31 PM Pouya Payan <p

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 423

I hope all is well with you. I would appreciate if

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan wrote:

Hi Tiffany;

Merry Christmas, i am still awaiting your get approved.

i would appreciate if you can clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya Payan w

> Tiffany;
>
> thank you for the response. i am
>
> best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Tiffany C

> Hi Pouya,
>
> Thank you for providing th
>
> Thank you for your patien
> Tiffany
>
> On Tue, Nov 28, 2023 at
>
> > Tiffany;
> >
> > I hope all is well with yo
> >
> > to confirm what is ment
> > heard by the board on
> >
> > Thank you

Pouya Payan
Labyrinth Design Stuc
T 818.200.5005
E pouya@labyrinth-ds.
1600 Sawtelle Blvd. #2
Los Angeles, CA, 9002

On 11/7/2023 4:48 PM,

> > Tiffany;
> >
> > please see attac
> >
> > we have 2 propc
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> > 3651 Regal
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> > 8765 Skyline
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> > and others. spec
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> > Guideline 37: sp
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> > appropriate deve
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> > **every proje**
> > guidelines that a
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> > The Subject site
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> > please clarify
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> > Thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyrin
1600 Sawtelle B
Los Angeles, CA

On 11/7/2023 4:

Hi Pouya,

I am curre
do not ex

Thank yo
Tiffany

On Tue, A
Thank

Best,

Tiffany

On Tue

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Tiffany Co
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6262 Van N
Van Nuys, C

Planning4L

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

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Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

following up on our recent meeting with on 09/04/2024 for the ZAD case on the project. can you please let us know what are the next steps needed to get the project approval?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 8/28/2024 10:12 AM, Tiffany Corrales wrote:

> Received, thank you. It has been submitted to the OZA.
>
> Thank you,
> Tiffany
>
> On Mon, Aug 26, 2024 at 5:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. the Applicant/Representative is :
> >
> > Pouya Payan / Labyrinth Design Studio Inc. 818-200-5005
> >
> > please use below link for the Visual that needs to be presented during the meeting
> >
> > https://www.dropbox.com/scl/fo/s8466gh7tlv7aj7g4n10n/AP_sy1aicCajuser1yHH_a4?rlkey=woj2vvlive64l355tg5ygg41k&dl=0
> >
> > best
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 8/8/2024 12:40 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > Attached is a copy of the hearing notice for your case. Your upcoming Zoning Administrator Hearing is Item No. 1 on the agenda on Wednesday, September 4, 2024.
> > >
> > > The hearing will be held virtually in a **webinar format**. Applicants, representatives and members of the public have the option to participate in this hearing either on Zoom webinar or telepho
> > >
> > > Here are a few instructions and tips to guide you through the virtual hearing process.
> > >
> > > **PRIOR TO THE HEARING:**
> > >
> > > **PROVIDE NAMES AND PHONE NUMBERS.** Please submit the applicants' and representatives' names and phone numbers to me by **noon the Wednesday before the hearing,**
> > >
> > > **PREPARING AN APPLICANT PRESENTATION.** The applicant has the option to provide visuals at the hearing. However, visuals are not required. If you would like to provide visua
> > >
> > > Please compile all visuals (e.g. images, PowerPoint slides) into **one single PDF file**. Please include the **Case Number, hearing date, and agenda item number** on the first page
> > >
> > > Please note that visuals you provide will be available online to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can access th
> > >
> > > Your presentation cannot be modified after sending it to me. The version accessible via the agenda must be the same as the one you share on your screen via Zoom Webinar.
> > >
> > > **TELEPHONIC PARTICIPATION:**
> > >
> > > **CALLING IN.** Applicants and representatives of the project should join the virtual meeting **5 minutes prior to the hearing start time**. You may join the meeting by dialing the numb
> > >
> > > **SPEAKING.** After your item on the agenda is called, Planning Staff will identify you and other members of the project's team by either their name or the last four digits of each phon
> > >
> > > **ZOOM WEBINAR PARTICIPATION:**
> > >
> > > **LOGGING IN.** If you are participating via Zoom, join the meeting by clicking the link provided on the hearing notice and type in the provided Meeting ID and/or Passcode. Please e
> > >
> > > **MUTE/UNMUTE.** Planning Staff will assign you a Panelist role during your presentation, which will allow you to mute/unmute yourself as well as share screen and video, if desired.

PRESENTING WHEN USING THE SHARE SCREEN OPTION. If you have a presentation you would like to share with all participants, we strongly suggest that you open the file y Share" button on the Zoom toolbar. Please remember to stop sharing when your presentation concludes by clicking on the red "Stop Share" button in the Zoom toolbar.

For more information regarding the virtual hearing process or to learn about public participation protocols, please visit our Planning Website at: https://planning.lacity.org/about/oza-virtual-ins

Thank you for helping City Planning implement this virtual webinar format of our public hearings. Please reach out if you have questions.

Sincerely,
Tiffany

On Fri, Aug 2, 2024 at 8:09 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Pouya,

I do not need anything else from you at this time.

Thank you,
Tiffany

On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

I belive what i sent you is 500 ft radius. isnt it?

do you need any other action from me?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/30/2024 10:44 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as possible.

Tiffany

On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents so that I

Thank you,
Tiffany

On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry

please let me know if you need any additional information

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/29/2024 3:43 PM, Pouya Payan wrote:

Hi Tiffany;

I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Albert Ver

Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pa

let me know if you need any other information and if possible please schedule the project for ZA case asap

attached you can find revised site plan with revised location for pool equipment.

Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the project

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0

when approximately do you think we will be heard for the ZA Case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 4/18/2024 1:42 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for the str submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry here: http
>
> Thank you,
> Tiffany
>
> On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you. I will submit this to the Urban Forestry Division for review.
> >
> > Thank you,
> > Tiffany
> >
> > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacement Eucal
> > >
> > > best
> > >
> > >
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > >
> > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > >
> > > > Thank you for your patience,
> > > > Tiffany
> > > >
> > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Tiffany;
> > > > >
> > > > > please see attached recent soil report approval letter for the project.
> > > > >
> > > > > let me know if you need any additional information.
> > > > >
> > > > > when approximately do you think we will be heard for the ZA Case?
> > > > >
> > > > > best
> > > > >
> > > > >
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > >
> > > > > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitted. Ple

Thank you,
Tiffany

On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you!!

Tiffany

On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

please see attached

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/15/2024 10:12 AM, Tiffany Corrales wrote:

Hi Pouya,

I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources in you

Thank you,
Tiffany

On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Received, thank you. The DRB recommended approval of the project and planning staff takes that into

I will let you know once it is ready to be scheduled for a ZA hearing.

Thank you for your patience,
Tiffany

On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for getting back to me. below link please find access to revised combined plans. the HVA(

https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg8

attached you can find revised individual sheets due to this change.

please keep me posted for the ZA case.

if possible please send me Mulholland approval so we can move and submmit to B&S.

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

Hi Pouya,

I spoke with my supervisors and the two 10' retaining walls will be allowed. However, the roof

Thank you,
Tiffany

On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Mulholland Specific Plan;

I have been trying to get answer for my question since August 2023. and still waiting.

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrantebyar

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated 2/13/2

" I hope all is well with you. I understand that the Mulholland design review Chairs, on their

I would appreciate if you can setup a Conference call so we can determine next steps for th

i would appreciate if you can get back to me so we can wrap this up. please note that this p

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i have not h
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design review Ch
> >
> > I would appreciate if you can setup a Conference call so we can determine n
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson wrote:
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through the dis
> > >
> > > *"Guideline 28: Retaining Wall Height. Exc*
> > > *retaining walls should be fully landscaped*
> > >
> > > This guideline is objective with clear direct
> > >
> > > *"Guideline 37: Roof-top equipment. The S*
> > >
> > > This guideline for roof-top equipment state
> > >
> > > Per Section 11.H of the Specific Plan, the
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pouya Pa
> > >
> > > > Hi Katie;
> > > >
> > > > ZA-2023-1206-ZAD-DRB-SPP-MSP-HC
> > > >
> > > > I hope all is well with you. I would appre
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya Payan

Hi Tiffany;

Merry Christmas, i am still awaiti
get approved.

i would appreciate if you can clar

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, Pouya P

Tiffany;

thank you for the respons

best

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 9:10 AM, Ti

Hi Pouya,

Thank you for prov

Thank you for your
Tiffany

On Tue, Nov 28, 2(

> Tiffany;
>
> I hope all is well
>
> to confirm what i
> heard by the boa
>
> Thank you

Pouya Payan
Labyrinth Desig
T 818.200.5005
E pouya@labyrii
1600 Sawtelle B
Los Angeles, CA

On 11/7/2023 4:

> Tiffany;
>
> please se
>
> we have
>
> 3651 Reg
>
> 8765 Sky
>
> and other
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> The HVA(
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> please cl
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> provide d
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please cl

Thank yo

Pouya Pa
Labyrinth
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1600 Sa
Los Ange

On 11/7/2

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Tiffa
Plann
Los
6262
Van
Plann

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.o

Please keep all communications on a s

Please note that on January 22, 2024 the

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Katie Knudson
City Planner
Los Angeles City Planning
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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Tiffany;

can you please get back to me regarding below e-mail?

is the project approved? or we need to take other steps? please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 9/10/2024 12:32 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> following up on our recent meeting with on 09/04/2024 for the ZAD case on the project. can you please let us know what are the next steps needed to get the project approval?
>
> Thank you
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> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
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> > Received, thank you. It has been submitted to the OZA.
> >
> > Thank you,
> > Tiffany
> >
> > On Mon, Aug 26, 2024 at 5:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. the Applicant/Representative is :
> > >
> > > Pouya Payan / Labyrinth Design Studio Inc. 818-200-5005
> > >
> > > please use below link for the Visual that needs to be presented during the meeting
> > >
> > > https://www.dropbox.com/scl/fo/s8466gh7tlv7aj7g4n10n/AP_sy1aicCajuser1yHH_a4?rlkey=woj2vvlive64l355tg5ygg41k&dl=0
> > >
> > > best
> > >
> > > **Pouya Payan**
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> > > **E** pouya@labyrinth-ds.com
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> > > On 8/8/2024 12:40 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Attached is a copy of the hearing notice for your case. Your upcoming Zoning Administrator Hearing is Item No. 1 on the agenda on Wednesday, September 4, 2024.
> > > >
> > > > The hearing will be held virtually in a **webinar format**. Applicants, representatives and members of the public have the option to participate in this hearing either on Zoom webinar or
> > > >
> > > > Here are a few instructions and tips to guide you through the virtual hearing process.
> > > >
> > > > **PRIOR TO THE HEARING:**
> > > > **PROVIDE NAMES AND PHONE NUMBERS.** Please submit the applicants' and representatives' names and phone numbers to me by **noon the Wednesday before the h**
> > > >
> > > > **PREPARING AN APPLICANT PRESENTATION.** The applicant has the option to provide visuals at the hearing. However, visuals are not required. If you would like to provi
> > > >
> > > > Please compile all visuals (e.g. images, PowerPoint slides) into **one single PDF file.** Please include the **Case Number, hearing date, and agenda item number** on the firs

Please note that visuals you provide will be available online to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can a

Your presentation cannot be modified after sending it to me. The version accessible via the agenda must be the same as the one you share on your screen via Zoom Webi

TELEPHONIC PARTICIPATION:

CALLING IN. Applicants and representatives of the project should join the virtual meeting **5 minutes prior to the hearing start time**. You may join the meeting by dialing th

SPEAKING. After your item on the agenda is called, Planning Staff will identify you and other members of the project's team by either their name or the last four digits of ea

ZOOM WEBINAR PARTICIPATION:

LOGGING IN. If you are participating via Zoom, join the meeting by clicking the link provided on the hearing notice and type in the provided Meeting ID and/or Passcode. F

MUTE/UNMUTE. Planning Staff will assign you a Panelist role during your presentation, which will allow you to mute/unmute yourself as well as share screen and video, if

PRESENTING WHEN USING THE SHARE SCREEN OPTION. If you have a presentation you would like to share with all participants, we strongly suggest that you open t Share" button on the Zoom toolbar. Please remember to stop sharing when your presentation concludes by clicking on the red "Stop Share" button in the Zoom toolbar.

For more information regarding the virtual hearing process or to learn about public participation protocols, please visit our Planning Website at: https://planning.lacity.org/about/oza-vi

Thank you for helping City Planning implement this virtual webinar format of our public hearings. Please reach out if you have questions.

Sincerely,
Tiffany

On Fri, Aug 2, 2024 at 8:09 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Pouya,

I do not need anything else from you at this time.

Thank you,
Tiffany

On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

I belive what i sent you is 500 ft radius. isnt it?

do you need any other action from me?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/30/2024 10:44 AM, Tiffany Corrales wrote:

Hi Pouya,

Received, thank you. The OZA had requested the BTC for a 500 ft radius. I will coordinate with the OZA for a hearing date and update you as soon as poss

Tiffany

On Fri, Jul 26, 2024 at 3:49 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related documents s

Thank you,
Tiffany

On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry

please let me know if you need any additional information

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 5/29/2024 3:43 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach out to Alb
>
> Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require yo
>
> let me know if you need any other information and if possible please schedule the project for ZA case asap
>
> attached you can find revised site plan with revised location for pool equipment.
>
> Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for the proj
>
> https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
>
> when approximately do you think we will be heard for the ZA Case?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> On 4/18/2024 1:42 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasoning for submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Forestry her
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > Received, thank you. I will submit this to the Urban Forestry Division for review.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the replacemen
> > > >
> > > > best
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 4/3/2024 11:11 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
> > > > >
> > > > > Thank you for your patience,
> > > > > Tiffany
> > > > >
> > > > > On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > please see attached recent soil report approval letter for the project.
> > > > > >
> > > > > > let me know if you need any additional information.
> > > > > >
> > > > > > when approximately do you think we will be heard for the ZA Case?

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/27/2024 2:48 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and resubmitt
>
> Thank you,
> Tiffany
>
> On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > Received, thank you!!
> >
> > Tiffany
> >
> > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > please see attached
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Resources
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > Received, thank you. The DRB recommended approval of the project and planning staff takes t
> > > > >
> > > > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > > > >
> > > > > Thank you for your patience,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > thank you for getting back to me. below link please find access to revised combined plans. th
> > > > > >
> > > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2d
> > > > > >
> > > > > > attached you can find revised individual sheets due to this change.
> > > > > >
> > > > > > please keep me posted for the ZA case.
> > > > > >
> > > > > > if possible please send me Mulholland approval so we can move and submmit to B&S.
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 3/13/2024 10:57 AM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > Hi Pouya,
> > > > > > >
> > > > > > > I spoke with my supervisors and the two 10' retaining walls will be allowed. However, t
> > > > > > >
> > > > > > > Thank you,
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > > >
> > > > > > > > Hi Mulholland Specific Plan;
> > > > > > > >
> > > > > > > > I have been trying to get answer for my question since August 2023. and still waiting

can you please help me navigate through!

Thank you

-------- Forwarded Message --------
Subject: Re: 4230 Saltillo- Response to Hold Letter
Date: Mon, 11 Mar 2024 08:45:04 -0700
From: Pouya Payan <pouya@labyrinth-ds.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <mehrar

Hi Katie;

I hope all is well with you. i would appreciate if you can response to my e-mail dated

" I hope all is well with you. I understand that the Mulholland design review Chairs, c

I would appreciate if you can setup a Conference call so we can determine next ste

i would appreciate if you can get back to me so we can wrap this up. please note tha

Also, please let me know when t=is the project is schedules for ZA case?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/29/2024 1:55 PM, Pouya Payan wrote:

> Hi Tiffany;
>
> can you please get back to me on below? I e-mailed Kattie on 2/13 and i hav
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/13/2024 4:32 PM, Pouya Payan wrote:
>
> > Hi Katie;
> >
> > I hope all is well with you. I understand that the Mulholland design rev
> >
> > I would appreciate if you can setup a Conference call so we can deter
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/10/2024 10:22 AM, Katie Knudson w
> >
> > > Hi Pouya,
> > >
> > > As this proposal did not go through
> > >
> > > *"Guideline 28: Retaining Wall Heig*
> > > *retaining walls should be fully lands*
> > >
> > > This guideline is objective with clea
> > >
> > > *"Guideline 37: Roof-top equipmen*
> > >
> > > This guideline for roof-top equipme
> > >
> > > Per Section 11.H of the Specific Pl
> > >
> > > Thanks,
> > > Katie
> > >
> > > On Tue, Jan 9, 2024 at 1:31 PM Pc

Hi Katie;

ZA-2023-1206-ZAD-DRB-SPP-M

I hope all is well with you. I would

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, Pouya I

> Hi Tiffany;
>
> Merry Christmas, i am still
> get approved.
>
> i would appreciate if you c
>
> Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/1/2023 2:38 PM, P

> Tiffany;
>
> thank you for the re
>
> best

Pouya Payan
Labyrinth Design
T 818.200.5005
E pouya@labyrinth
1600 Sawtelle Blvc
Los Angeles, CA, 9

On 12/1/2023 9:10

> Hi Pouya,
>
> Thank you f
>
> Thank you f
> Tiffany
>
> On Tue, No
>
> > Tiffany;
> >
> > I hope all
> >
> > to confirm
> > heard by
> >
> > Thank yo

Pouya Pa
Labyrinth
T 818.200
E pouya@
1600 Saw
Los Ange

On 11/7/2

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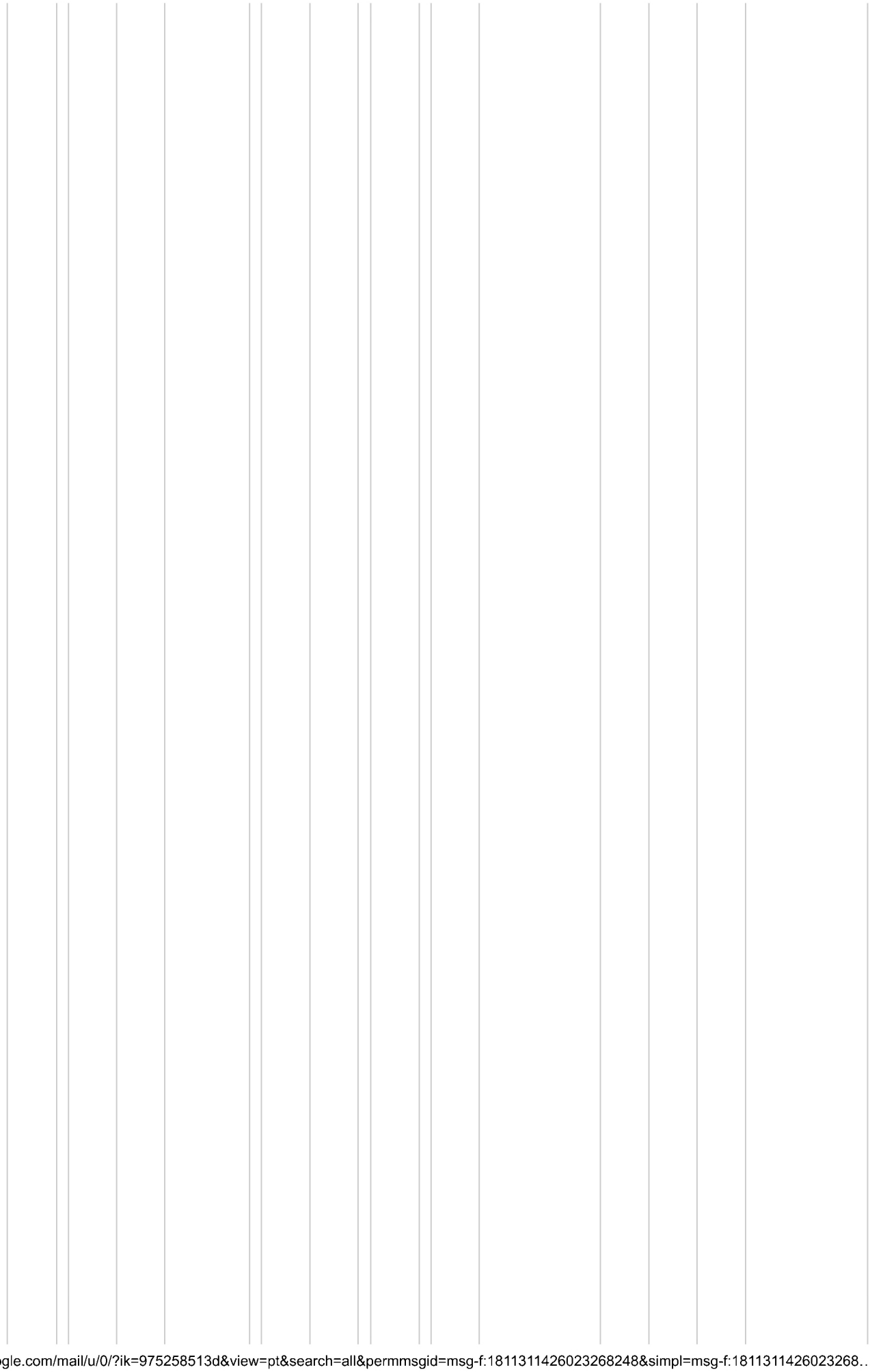

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Katie Knudson
City Planner
Los Angeles City Planni
6262 Van Nuys Blvd., Roc
Van Nuys, CA 91401
T: (213) 847-3659 | Planni



Please keep all communications

Please note that on January 22, 20

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



Please keep all communications on a sir

Please note that on January 22, 2024 the Pr

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



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Please note that on January 22, 2024 the Processes

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Please note that on January 22, 2024 the Processes and Proc

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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E-NEWS

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E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the up

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Planning Assistant
Los Angeles City Planning
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E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Response to Hold Letter

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

can you please get back to me in regard to the question i have asked on 9/10/2024?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 9/26/2024 6:39 PM, Pouya Payan wrote:

> Tiffany;
>
> can you please get back to me regarding below e-mail?
>
> is the project approved? or we need to take other steps? please clarify
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 9/10/2024 12:32 PM, Pouya Payan wrote:
>
> > Hi Tiffany;
> >
> > following up on our recent meeting with on 09/04/2024 for the ZAD case on the project. can you please let us know what are the next steps needed to get the project approval?
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 8/28/2024 10:12 AM, Tiffany Corrales wrote:
> >
> > > Received, thank you. It has been submitted to the OZA.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Mon, Aug 26, 2024 at 5:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. the Applicant/Representative is :
> > > >
> > > > Pouya Payan / Labyrinth Design Studio Inc. 818-200-5005
> > > >
> > > > please use below link for the Visual that needs to be presented during the meeting
> > > >
> > > > https://www.dropbox.com/scl/fo/s8466gh7tlv7aj7g4n10n/AP_sy1aicCajuser1yHH_a4?rlkey=woj2vvlive64l355tg5ygg41k&dl=0
> > > >
> > > > best
> > > >
> > > > Pouya Payan
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025

On 8/8/2024 12:40 PM, Tiffany Corrales wrote:

Hi Pouya,

Attached is a copy of the hearing notice for your case. Your upcoming Zoning Administrator Hearing is Item No. 1 on the agenda on Wednesday, September 4, 2024.

The hearing will be held virtually in a **webinar format**. Applicants, representatives and members of the public have the option to participate in this hearing either on Zoom wel

Here are a few instructions and tips to guide you through the virtual hearing process.

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PROVIDE NAMES AND PHONE NUMBERS. Please submit the applicants' and representatives' names and phone numbers to me by **noon the Wednesday befor**

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Thank you for helping City Planning implement this virtual webinar format of our public hearings. Please reach out if you have questions.

Sincerely,
Tiffany

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Hi Pouya,

I do not need anything else from you at this time.

Thank you,
Tiffany

On Tue, Jul 30, 2024 at 7:18 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

I belive what i sent you is 500 ft radius. isnt it?

do you need any other action from me?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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Tiffany

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Hi Tiffany;

hope all is well. please see attached mail and Label for the project. please let me know when you can schedule us for ZA case hearing.

best

Pouya Payan

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 7/2/2024 9:43 AM, Tiffany Corrales wrote:

> Received, thank you. Your case is now ready to be scheduled for a ZA hearing. Please send me an updated BTC invoice and related docun
>
> Thank you,
> Tiffany
>
> On Mon, Jun 17, 2024 at 10:47 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > follow up on my e-mail to you on 5/29/2024 below. please see attached site plan Stamped by Urban Forestry
> >
> > please let me know if you need any additional information
> >
> > best
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/29/2024 3:43 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we have communicated with Urban Forestry and have received their approval again. (you can reach ou
> > >
> > > Albert Mentioned that " Please note that the eucalyptus trees may not be able to be planted where you are proposing and may req
> > >
> > > let me know if you need any other information and if possible please schedule the project for ZA case asap
> > >
> > > attached you can find revised site plan with revised location for pool equipment.
> > >
> > > Do not hesitate to contact me if you need any other information. below link you can get access to updated Combined PDF file for t
> > >
> > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55kame2dlwhzg&dl=0
> > >
> > > when approximately do you think we will be heard for the ZA Case?
> > >
> > > Thank you
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 4/18/2024 1:42 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > I was able to speak with the Urban Forestry Division about the tree replacement plan. They asked that you verify the reasor
> > > > submit the updated plan and tree report to them through the portal for a more formal review. You can submit to Urban Fores
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Thu, Apr 18, 2024 at 11:42 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > >
> > > > > Received, thank you. I will submit this to the Urban Forestry Division for review.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Apr 17, 2024 at 8:46 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > please see attached revised Tree report showing replacement Eucalyptus Tree and revised site plan showing the repla
> > > > > >
> > > > > > best
> > > > > >
> > > > > > Pouya Payan
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025

On 4/3/2024 11:11 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Received, thank you. It is still in supervisory review and I will update you when it is ready to be scheduled.
>
> Thank you for your patience,
> Tiffany
>
> On Tue, Apr 2, 2024 at 9:10 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > please see attached recent soil report approval letter for the project.
> >
> > let me know if you need any additional information.
> >
> > when approximately do you think we will be heard for the ZA Case?
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 3/27/2024 2:48 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > The Soils Approval Letter you provided is over 4 years old and the Report needs to be updated and re
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Mar 15, 2024 at 10:28 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > Received, thank you!!
> > >
> > > Tiffany
> > >
> > > On Fri, Mar 15, 2024 at 10:20 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > please see attached
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 3/15/2024 10:12 AM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I cannot find the Biological Resources Report or the Biologist's Statement of Biological Res
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Mar 13, 2024 at 4:36 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > Received, thank you. The DRB recommended approval of the project and planning staff
> > > > >
> > > > > I will let you know once it is ready to be scheduled for a ZA hearing.
> > > > >
> > > > > Thank you for your patience,
> > > > > Tiffany
> > > > >
> > > > > On Wed, Mar 13, 2024 at 2:24 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > thank you for getting back to me. below link please find access to revised combined pl
> > > > > >
> > > > > > https://www.dropbox.com/scl/fo/ew5wmxqaz06sbhpws44es/h?rlkey=lus6uqjqsbgw55k
> > > > > >
> > > > > > attached you can find revised individual sheets due to this change.
> > > > > >
> > > > > > please keep me posted for the ZA case.
> > > > > >
> > > > > > if possible please send me Mulholland approval so we can move and submmit to B&S
> > > > > >
> > > > > > Thank you
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 3/13/2024 10:57 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I spoke with my supervisors and the two 10' retaining walls will be allowed. Hov
>
> Thank you,
> Tiffany
>
> On Mon, Mar 11, 2024 at 9:06 AM Pouya Payan <pouya@labyrinth-ds.com> wı
>
> > Hi Mulholland Specific Plan;
> >
> > I have been trying to get answer for my question since August 2023. and still
> >
> > can you please help me navigate through!
> >
> > Thank you
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: 4230 Saltillo- Response to Hold Letter
> > **Date:**Mon, 11 Mar 2024 08:45:04 -0700
> > **From:**Pouya Payan <pouya@labyrinth-ds.com>
> > **To:**Katie Knudson <Katie.Knudson@lacity.org>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Dr. Mehran Tebyani <
> >
> > Hi Katie;
> >
> > I hope all is well with you. i would appreciate if you can response to my e-ma
> >
> > " I hope all is well with you. I understand that the Mulholland design review C
> >
> > I would appreciate if you can setup a Conference call so we can determine n
> >
> > i would appreciate if you can get back to me so we can wrap this up. please r
> >
> > Also, please let me know when t=is the project is schedules for ZA case?
> >
> > Thank you
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/29/2024 1:55 PM, Pouya Payan wrote:
> >
> > > Hi Tiffany;
> > >
> > > can you please get back to me on below? I e-mailed Kattie on 2/13 an
> > >
> > > Thank you
> > >
> > > Pouya Payan
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/13/2024 4:32 PM, Pouya Payan wrote:
> > >
> > > > Hi Katie;
> > > >
> > > > I hope all is well with you. I understand that the Mulholland des
> > > >
> > > > I would appreciate if you can setup a Conference call so we ca
> > > >
> > > > Thank you
> > > >
> > > > Pouya Payan
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 1/10/2024 10:22 AM, Katie Knu

Hi Pouya,

As this proposal did not go t

"Guideline 28: Retaining Wa
retaining walls should be ful

This guideline is objective w

"Guideline 37: Roof-top equ

This guideline for roof-top e

Per Section 11.H of the Spe

Thanks,
Katie

On Tue, Jan 9, 2024 at 1:31

> Hi Katie;
>
> ZA-2023-1206-ZAD-DRB-
>
> I hope all is well with you.
>
> Thank you

Pouya Payan
Labyrinth Design Studic
T 818.200.5005
E pouya@labyrinth-ds.co
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2023 7:03 PM, I

> Hi Tiffany;
>
> Merry Christmas, i
> get approved.
>
> i would appreciate
>
> Thank you

Pouya Payan
Labyrinth Design
T 818.200.5005
E pouya@labyrinth
1600 Sawtelle Blvc
Los Angeles, CA, 9

On 12/1/2023 2:38

> Tiffany;
>
> thank you fc
>
> best

Pouya Paya
Labyrinth D
T 818.200.5
E pouya@la
1600 Sawte
Los Angeles

On 12/1/202

> Hi Pc
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> Thar
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> Thar
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Katie Knudson
City Planner
Los Angeles City
6262 Van Nuys B
Van Nuys, CA 91
T: (213) 847-365



Please keep all communica

Please note that on January

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room
Van Nuys, CA 91401
T: (213) 847-3659 | Planning



Please keep all communications or

Please note that on January 22, 2024

--



Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



Please keep all communications on a sing

Please note that on January 22, 2024 the Proc

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Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org

Please keep all communications on a single email

Please note that on January 22, 2024 the Processes an

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the upda

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee S

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Sch

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, se

Tiffany Corrales <tiffany.corrales@lacity.org>

*Notice of Scheduling for South Valley APC Pending Meeting: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-

3 messages

April Hood <april.hood@lacity.org> Tue, Jan 7, 2025 at 3:09 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Good Afternoon Tiffany,

In order for the above mentioned case to be scheduled for hearing official notification along with a Day Sheet and case files must be received.

Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jan 7, 2025 at 3:16 PM
To: April Hood <april.hood@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi April,

By when will you need these materials? I need to meet with my supervisor, Claudia, to further discuss the case and process. Please let me know.

Thank you,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

April Hood <april.hood@lacity.org> Tue, Jan 7, 2025 at 3:22 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Unfortunately, Tiffany we cannot move forward until the Day Sheet has been received. One last question, will you be drafting the Staff Report? If you could have this information by tomorrow afternoon after consulting with Claudia, that will greatly assist me in scheduling the pending hearing.



Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

9/20 DRB Agenda

2 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Sep 15, 2023 at 12:00 PM
To: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>
Bcc: Pouya Payan <pouya@labyrinth-ds.com>, Ricardo Moura <moura@mouraarchitecture.com>, Sean Nguyen <sean@ezpermitsllc.com>, Daryl Olesinski <daryl@oplusl.com>, Jamilah Haygood <jhaygood@srkarchitectsinc.com>

Goodmorning,

This is a reminder that the following cases are on the agenda for the 09/20/2023 Mulholland Scenic Parkway Design Review Board Meeting. Below, I have attached the agenda.

- ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
- DIR-2023-1580-DRB-SPP-MSP-HCA
- DIR-2023-998-DRB-MSP-SPP-HCA
- DIR-2023-1673-MSP-SPP-DRB

This is a reminder that the applicant has the option to provide a visual presentation to the Board at the hearing. If you have already sent me a presentation, it is already on file for the hearing. Visuals are not required, however I highly recommend preparing one to walk the Board through the project. If you do not provide a visual presentation/powerpoint, please be prepared to share your packet submittal. If you would like to provide visuals, please email them to me as soon as possible. Please compile all visuals (e.g. images, PowerPoint slides) into one single PDF file. Please include the Case Number and hearing date on the first page of the document and number all the pages. Some things I recommend focusing on for the presentation are elaborating on the project description and highlighting how the project complies with the guidelines. Please be prepared for questions from the public and the Board.

This will be a hybrid meeting where applicants will present to the Board in person and the public will have the option to view the presentations online through a Zoom webinar or independently. During the hearing and once the Chairperson has called you, you will be able to present your presentation. A city staff member will present your visuals through their computer. While you are delivering your presentation at the hearing, you will need to assist the staff member and public in following along by verbally announcing which page of the presentation everyone should be looking at. Please note that visuals you provide will be available to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can access the visuals.

Best,
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

9.20.23 DRB Agenda.pdf
288K

Jamilah Haygood <jhaygood@srkarchitectsinc.com> Fri, Sep 15, 2023 at 12:11 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Thank you, Tiffany!

Jamilah Haygood, R.A.

Senior Associate, Project Manager

T 213-747-1199 Ext. 17
T 213-259-8454 Direct line
T 310-801-0330 Cell
E jhaygood@srkarchitectsinc.com | www.srkarchitectsinc.com

SRK STEWART ROMBERGER KITE
SRK ARCHITECTS INC.

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[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

9/20 DRB Cancelled

13 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Sep 19, 2023 at 4:17 PM
To: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>
Bcc: Pouya Payan <pouya@labyrinth-ds.com>, Ricardo Moura <moura@mouraarchitecture.com>, Sean Nguyen <sean@ezpermitsllc.com>, Daryl Olesinski <daryl@oplusl.com>, Jamilah Haygood <jhaygood@srkarchitectsinc.com>

Hi all,

Unfortunately, tomorrow's hearing is cancelled due to lack of quorum. Your projects will now be delegated to staff and will not be going to the Design Review Board. I will follow up with next steps after reviewing them with my team. Below, I have attached the Cancelled Agenda.Thank you for your patience.

Best,
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

9.20.23-Cancelled.pdf
299K

Jamilah Haygood <jhaygood@srkarchitectsinc.com> Tue, Sep 26, 2023 at 4:07 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Brian Kite <bkite@srkarchitectsinc.com>

Hello Tiffany,

Have you been able to review with your team regarding 16221 Mulholland Blvd - DIR-2023-673-MSP-SPP-DRB?

As the facts stand right now, this project was on the agenda for August and for September, however, both hearings were cancelled due to the board not having a quorum. Because of these two cancellations, we are in limbo and need concrete information from City Planning to relay to our client. If this project is now being delegated to staff based on your email below, I need to receive instructions and a schedule on how to move forward to obtain approval.

I look forward to your timely response.

Jamilah Haygood, R.A.

Senior Associate, Project Manager

T 213-747-1199 Ext. 17
T 213-259-8454 Direct line
T 310-801-0330 Cell
E jhaygood@srkarchitectsinc.com | www.srkarchitectsinc.com

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[Quoted text hidden]

Ricardo Moura <moura@mouraarchitecture.com> Thu, Sep 28, 2023 at 11:41 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Tiffany,

Hope all is well. Can you please give me an update on the staff review of the 4427 San Blas project?

DIR-2023-1580-DRB-SPP-MSP-HCA

Thank you
[Quoted text hidden]

Jamilah Haygood <jhaygood@srkarchitectsinc.com> Fri, Sep 29, 2023 at 9:05 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Brian Kite <bkite@srkarchitectsinc.com>

Tiffany,

Please provide a response to the below email I sent this past Tuesday. Our client is getting very anxious about receiving the MSP approval. I am willing to meet with you to go through the DRB package to discuss the steps needed to take for approval. That might be easier than going back and forth via email. Please respond.

[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Thu, Oct 12, 2023 at 6:20 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Tiffany;

I hope all is well with you. can you please let us know what is the next step now? can we get the geographic referral form so we can submit to building and safety?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Ricardo Moura <moura@mouraarchitecture.com> Fri, Oct 13, 2023 at 4:12 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Tiffany,

Following up on this one.

Please advise.

[Quoted text hidden]

Dr. Mehran Tebyani <mehrantebyani@gmail.com> Wed, Oct 25, 2023 at 11:56 PM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi, dear Tiffany,
I hope all is well. I am the owner of the vacant land at 4230 Saltillo St. I want to build this house for my parents. I spent a lot on everything, and I have been waiting for your office for around two years to receive the permit. Can I ask you how long does it take to receive the process?
Thank you so much for everything!

Respectfully,
Dr. Mehran Tebyani
Music Educator, Orchestra Conductor & Music Composer
Music Director - Beverly Hills Philharmonic Orchestra (BH Phil)
Phone Number: **+1 (424) 666-9966**
Email: mehrantebyani@gmail.com
Websites: www.drmehrantebyani.com
www.bhphil.com

[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Wed, Nov 1, 2023 at 5:05 PM
To: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Katie Knudson <Katie.Knudson@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Katie;

I hope all is well with you. can you please see below e-mails and let us know about the next steps? is the DRB approved? can we submit the project to B&S now?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Mon, Nov 6, 2023 at 12:55 PM
To: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Katie Knudson <Katie.Knudson@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Katie;

Subject: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN: 2172023053 (CD 3)-

I hope all is well with you. as you can see in below e-mails the project DRB meeting was cancelled twice on 8/20 and 9/20 due to hearing not being held due to lack of quorum. and therefor by law the project should be approved. it has been 46 days since then and we still have not received our case approval. please let us know if we need to reach out to area planning commission to get our approval!

the owner has been in this process for over a year now and he is very impatience as he wants to start his construction.

I would appreciate your cooperation.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Katie Knudson <Katie.Knudson@lacity.org> Mon, Nov 6, 2023 at 1:02 PM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Pouya,

To clarify, the Mulholland Design Review Board was unable to convene a quorum for design review and has therefore lost jurisdiction to give a recommendation on the project. However, the decision maker of this case will be the Zoning Administrator. Our staff is currently working with the Office of Zoning Administration to schedule a hearing for the Zoning Administrator to hear your case and make the decision. We will reach out once we have a scheduled date for the ZA hearing and next steps in the process.

Thanks,
Katie
[Quoted text hidden]

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Pouya Payan <pouya@labyrinth-ds.com> Mon, Nov 6, 2023 at 1:13 PM
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Elizabeth Fonvergne <beth.advengcon@gmail.com>

Katie;

Thank you for clarification.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Mon, Nov 6, 2023 at 3:25 PM
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>

Katie;

i was under impression that the ZA case and DRB case were all to be heared at the same meeting 8/20 and 9/20. isn't that the case?

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 11/6/2023 1:02 PM, Katie Knudson wrote:
[Quoted text hidden]

Katie Knudson <Katie.Knudson@lacity.org> Mon, Nov 6, 2023 at 3:28 PM
To: Pouya Payan <pouya@labyrinth-ds.com>

Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Pouya,

No, the DRB and the ZA have separate hearings, one for a recommendation and one for a decision, respectively. We are working with the ZA Office to get the hearing scheduled for their review and decision.

Thanks,
Katie
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

6 messages

Erich Randolph <erok28@gmail.com>
To: Tiffany Corrales <Tiffany.corrales@lacity.org>

Hi,

See attached letter for:

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

I will be sending photos as well for the case files.

Please confirm receipt of this email/letter.

Thank you,

Erich Randolph

Erich Randolph
Cinematographer / Picture Editor
cell (818) 636-2337

attn. Tiffany Corrales.pdf
146K

Erich Randolph <erok28@gmail.com> Fri, Aug 30, 2024 at 4:03 PM
To: Tiffany Corrales <Tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Pictures batch 1:

POV_0024.jpg

POV_0028.jpg

POV_0029.jpg

POV_0031.jpg

POV_0032.jpg

POV_0035.jpg

[Quoted text hidden]
--
[Quoted text hidden]

Erich Randolph <erok28@gmail.com> Fri, Aug 30, 2024 at 4:06 PM
To: Tiffany Corrales <Tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Pictures batch 2:

OAK TREE 1_62".jpg

OAK TREE 2_6ft.jpg

OAK TREE 3_6ft.jpg

OAK TREE 4_61".jpg

OAK TREE 5_7ft.jpg

OAK TREE 6_90".jpg

OAK TREE 7_2ft.jpg

OAK TREE 8_3ft.jpg

[Quoted text hidden]

Erich Randolph <erok28@gmail.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>

• **Erich Randolph**
• **Cinematographer | Picture Editor**
• **cell (818) 636-2337**

Begin forwarded message:

> **From:** Erich Randolph <erok28@gmail.com>
> **Date:** August 30, 2024 at 3:57:17 PM PDT
> **To:** Tiffany Corrales <tiffany.corrales@lacity.org>
> **Subject: 4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA**
>
> Hi,
>
> See attached letter for:
>
> 4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
>
> I will be sending photos as well for the case files.
>
> Please confirm receipt of this email/letter.
>
> Thank you,
>
> Erich Randolph
>
> **Erich Randolph**
> **Cinematographer / Picture Editor**
> **cell (818) 636-2337**

---

2 attachments

Letter to Planning Assistant - Revised.pdf
146K

attn. Tiffany Corrales.pdf
146K

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Erich Randolph <erok28@gmail.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Erich,

Thank you for providing the documents and images. I will add these to the case file.

Tiffany

On Sat, Aug 31, 2024 at 11:13 AM Erich Randolph <erok28@gmail.com> wrote:

> • **Erich Randolph**
> • **Cinematographer | Picture Editor**
> • **cell (818) 636-2337**
>
> Begin forwarded message:
>
> > **From:** Erich Randolph <erok28@gmail.com>
> > **Date:** August 30, 2024 at 3:57:17 PM PDT
> > **To:** Tiffany Corrales <tiffany.corrales@lacity.org>
> > **Subject: 4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA**
> >
> > [Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

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Tiffany Corrales <tiffany.corrales@lacity.org>
To: Christine Saponara <christine.saponara@lacity.org>

Forwarded Conversation

Subject: 4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

From: **Erich Randolph** <erok28@gmail.com>
Date: Fri, Aug 30, 2024 at 3:57 PM
To: Tiffany Corrales <Tiffany.corrales@lacity.org>

Hi,

See attached letter for:

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

I will be sending photos as well for the case files.

Please confirm receipt of this email/letter.

Thank you,

Erich Randolph

Erich Randolph
Cinematographer / Picture Editor
cell (818) 636-2337

From: **Erich Randolph** <erok28@gmail.com>
Date: Fri, Aug 30, 2024 at 4:04 PM
To: Tiffany Corrales <Tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Pictures batch 1:

- POV_0024.jpg
- POV_0028.jpg
- POV_0029.jpg
- POV_0031.jpg
- POV_0032.jpg
- POV_0035.jpg

--

From: **Erich Randolph** <erok28@gmail.com>
Date: Fri, Aug 30, 2024 at 4:07 PM
To: Tiffany Corrales <Tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Pictures batch 2:

OAK TREE 1_62".jpg

OAK TREE 2_6ft.jpg

OAK TREE 3_6ft.jpg

OAK TREE 4_61".jpg

OAK TREE 5_7ft.jpg

OAK TREE 6_90".jpg

OAK TREE 7_2ft.jpg

OAK TREE 8_3ft.jpg

From: **Erich Randolph** <erok28@gmail.com>
Date: Sat, Aug 31, 2024 at 11:13 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

• **Erich Randolph**
• **Cinematographer | Picture Editor**
• **cell (818) 636-2337**

Begin forwarded message:

> **From:** Erich Randolph <erok28@gmail.com>
> **Date:** August 30, 2024 at 3:57:17 PM PDT
> **To:** Tiffany Corrales <tiffany.corrales@lacity.org>
> **Subject: 4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA**

From: **Tiffany Corrales** <tiffany.corrales@lacity.org>
Date: Tue, Sep 3, 2024 at 4:05 PM
To: Erich Randolph <erok28@gmail.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Erich,

Thank you for providing the documents and images. I will add these to the case file.

Tiffany
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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[Quoted text hidden]

2 attachments

attn. Tiffany Corrales.pdf
146K

Letter to Planning Assistant - Revised.pdf
146K

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

6 messages

Cindy Verloop <cindy.v@icloud.com> Wed, Aug 14, 2024 at 3:35 PM
To: Tiffany.corrales@lacity.org
Cc: Love <Maurice.V@me.com>

August 14, 2024

From: Maurice and Cindy Verloop

4215 Saltillo Street

Woodland Hills, CA 91364

Cindy.V@me.com

To: Tiffany Corrales, Planning Assistant

Tiffany.corrales@lacity.org

213-682-6368

6262 Van Nuys Boulevard, Room 430

Van Nuys, CA 91401

Re: Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Environmental Case Number: ENV-2023-1207-CE

4230 North Saltillo Street

Hello Ms. Corrales,

Please reject this horrendous proposal!

In August 2023 we sent an objection letter to the Mulholland Specific Plan Staff in response to the first proposal submitted by Mehran Tebyani re: 4230 North Saltillo Street. Please read the text of that letter, included below. We're aware a number of our neighbors strongly opposed this project at that time and submitted their own objections to the MSPS.

A year has passed with no updates or activity on the land, so we'd assumed the massive outcry from this community had rightfully terminated the proposal. However today we're furious to learn Mr. Tebyani is still asking LA City to not only approve this OUTRAGEOUS plan, but he's asking for an **exception** to the Los Angeles Municipal Code Sections 12.24.X.28 which requires him "to provide a 20-foot-sided Adjacent Minimum Roadway along Saltillo Street as required by LAMC Section 12.21 C.10(i)(2)."

Two doors down, the section of Saltillo Street that runs along one side of our home is ~13 feet wide with our stockade fence on one side and our neighbors cement wall/fence on the other. We have no sidewalks in the neighborhood and the streets are so narrow, there is NO street parking permitted. The reason for this is OUR SAFETY! **Emergency vehicles of all types must have complete access at all times for the safety of this neighborhood.** The street in front of this proposed site (4230 Saltillo) is even more narrow – and curved - with no room for expansion as Saltillo is already right up against another neighbor's cement barrier that protects their home from flooding during the rainy season.

To allow Mr. Tebyani to build here would require our main access roads to be CLOSED indefinitely to accommodate massive vehicles for the destruction and removal of the huge amount of land he proposes before construction can begin, then massive vehicles to deliver materials to begin construction. This is entirely unacceptable. THERE IS NO ROOM FOR THIS TYPE OF TRAFFIC HERE!! Not to mention, where will the construction crews park for this years-long project?? There is NO street parking here. This is why decade after decade, no one has been permitted to build on this lot!

For reference, here is a copy of our objection submitted in August 2023:

We object whole heartedly to this absurd proposal! **The size and scope of the project is a physical impossibility.** The location of the land in question sits high on a hill, in an inverted pie shape wedged tightly between two existing homes, on a very narrow road with no sidewalks and literally no space to expand the street to accommodate the proposed construction vehicle traffic. Furthermore, the amount of seismic chaos that would be required to clear this land that sits on bedrock could cause severe foundational damage to our, and the surrounding homes.

While this project disturbingly proposes the removal of several protected Coast Live Oak trees, it would be impossible to do that without harming the numerous other ancient Coast Live Oak trees on the neighboring lots. Taking into considering the proposal of removing 726 cubic yards of dirt from a 4653 square foot lot, the root systems of the remaining trees will be (illegally) destroyed, killing protected trees on land that belong to my neighbors.

We've owned our home on Saltillo Street for seven years but did not receive this Notice of Public Hearing from the committee. Our neighbor shared it with us, and most sincerely shares our concerns about this project. Considering our home is two doors down from this abomination of a development project proposal, we should have been notified personally.

There are already several FAILED construction projects very near our home. They always begin by tearing up what was once beautiful open space, then very soon the land-owners learn the true cost of permits, building materials, labor, delays, etc, etc, and project after project is **abandoned**. Destruction, construction fencing and garbage now litter those formerly lovely spaces. Ugly, infuriating eyesores for the rest of us who live here, and day after day, we're forced to endure and forgive those who failed so miserably. The city doesn't seem to care when these projects fail. No one ever comes to clean up.

At times we find ourselves trying to forgive those who allowed these foolish dreamers to pursue such impossible dreams; like the Planning Department. Please, stop selling what's left of our precious open space to greedy, get-rich-quick wannabes!!

What of *our* right to a quiet home, free from constant construction sounds, and trucks and crews of strange men who don't live in or near our neighborhood? What of *our* right to privacy? All of us who live here chose this neighborhood in LA County for the same reason; peace, quiet and open spaces!!

Over the last year or so, the man who most recently purchased this land has been a constant annoyance to us and our neighbors, parking on private property without permission, trespassing on private property without permission to get to his land, and in one case, literally planted one of his own FOR SALE signs outside a home that was absolutely NOT for sale. We've all spoken with him about the fact that this land has changed hands numerous times over the decades, and it has already been made clear it cannot be developed. Yet he persists.

Please, just drive by and look at this space. Please. If it was next to YOUR home, you would never approve it!

Please reject this proposal!

Thank you for your time and consideration.

Sincerely,

Maurice and Cindy Verloop

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Aug 26, 2024 at 11:23 AM
To: Cindy Verloop <cindy.v@icloud.com>
Cc: Love <Maurice.V@me.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Cindy,

Thank you for your email. Your comments have been added to the case file.

Thank you,
Tiffany

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Cindy Verloop <cindy.v@icloud.com> Mon, Aug 26, 2024 at 1:02 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Love <Maurice.V@me.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Thank you, Tiffany.

[Quoted text hidden]

Cindy Verloop <cindy.v@icloud.com> Tue, Aug 27, 2024 at 6:28 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Love <Maurice.V@me.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hello Tiffany,

In case you're not aware, please see the image of the "4230 SALTILLO NEIGHBORHOOD MEETING INVITATION" attached below. Apparently the owner (?) Pouya Payan scheduled a meeting with a few neighbors on August 29, prior to the hearing with The City on September 4.

The purpose of this email is to share with you the AI-generated fantasy photo of the proposed development on this lot, and an actual real-time photo of the land, also attached below, which is a screen grab I took from Google Maps Street View a moment ago. You can do a virtual "drive by" of this space right now from your computer. Take a look. There's NO WAY the proposed structure will fit here.

Compare the 2 photos side by side and I think it's clear the land in the fantasy photo has been artificially stretched to allow for this monstrosity of a building. And look closely at the home to the right of the proposed structure; that's my neighbors home that sits on top of that hill and they have a small child.

This proposal suggests removing bed rock and earth that would leave a 50+ foot drop from my neighbors property line down to the bottom of the proposed support wall. How will that be possible without damaging my neighbors foundation? And, when it's damaged, who will pay? it certainly shouldn't be my neighbor!

Furthermore, has the owner obtained the necessary permits to remove all 6 Coast Live Oak trees that can been seen in the actual Google Maps photo? It's my understanding, each tree removal requires a permit, a penalty and all trees that are removed must be replaced by the same number of trees elsewhere on the land. There are a few trees in the fantasy photo but again, when the actual lot size is considered, those trees won't fit there.

Thanks again for your time and attention to this matter. Please deny this request!

Cindy V.

On Aug 26, 2024, at 11:23 AM, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Cindy,

Thank you for your email. Your comments have been added to the case file.

Thank you,
Tiffany

On Wed, Aug 14, 2024 at 3:35 PM Cindy Verloop <cindy.v@icloud.com> wrote:

> August 14, 2024
>
> From: Maurice and Cindy Verloop
>
> 4215 Saltillo Street
>
> Woodland Hills, CA 91364
>
> Cindy.V@me.com
>
> To: Tiffany Corrales, Planning Assistant
>
> Tiffany.corrales@lacity.org
>
> 213-682-6368
>
> 6262 Van Nuys Boulevard, Room 430
>
> Van Nuys, CA 91401
>
> Re: Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
>
> Environmental Case Number: ENV-2023-1207-CE
>
> 4230 North Saltillo Street
>
> Hello Ms. Corrales,
>
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>
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>
> A year has passed with no updates or activity on the land, so we'd assumed the massive outcry from this community had rightfully terminated the proposal. However today we're furious to learn Mr. Tebyani is still asking LA City to not only approve this OUTRAGEOUS plan, but he's asking for an **exception** to the Los Angeles Municipal Code Sections 12.24.X.28 which requires him "to provide a 20-foot-sided Adjacent Minimum Roadway along Saltillo Street as required by LAMC Section 12.21 C.10(i)(2)."
>
> Two doors down, the section of Saltillo Street that runs along one side of our home is ~13 feet wide with our stockade fence on one side and our neighbors cement wall/fence on the other. We have no sidewalks in the neighborhood and the streets are so narrow, there is NO street parking permitted. The reason for this is OUR SAFETY! **Emergency vehicles of all types must have complete access at all times for the safety of this neighborhood.** The street in front of this proposed site (4230 Saltillo) is

even more narrow – and curved - with no room for expansion as Saltillo is already right up against another neighbor's cement barrier that protects their home from flooding during the rainy season.

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Please reject this proposal!

Thank you for your time and consideration.

Sincerely,

Maurice and Cindy Verloop

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

2 attachments



REALITY 4230 Saltillo Street.png
485K

AI FANTASY 4230 Saltillo Street .pdf
280K

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Aug 28, 2024 at 9:29 AM
To: Cindy Verloop <cindy.v@icloud.com>
Cc: Love <Maurice.V@me.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Thank you for your comment and for providing the photos. They have all been added to the case file.

Thank you,
Tiffany

[Quoted text hidden]

> [Quoted text hidden]
>
> > On Aug 26, 2024, at 11:23 AM, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> >
> > [Quoted text hidden]

[Quoted text hidden]

Cindy Verloop <cindy.v@icloud.com> Wed, Aug 28, 2024 at 9:34 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Love <Maurice.V@me.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>, Erich Randolph <Erok28@gmail.com>

You're welcome, and thanks again.

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 North Saltillo Street / Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

2 messages

kris kettenburg <kriskloans@yahoo.com> Sun, Aug 25, 2024 at 1:47 PM
To: Tiffany.corrales@lacity.org

Ms. Corrales,

I am writing you to express my extreme concern and opposition to the proposal on 4230 Saltillo.
My property touches the corner of this small, "oak tree filled", pie shaped lot.
The Girard tract is very special to Woodland Hills. What is proposed is rather upsetting and extremely disruptive to the integrity of this neighborhood tract.
The proposal of cutting down two rather large live oak trees and another "protected" tree?Excavating 726 cubic feet of hillside, then filling the lot up with a 1899 square foot, two story house and 575 square foot garage plus pool, on a 4653 square foot lot, is offensive and out of cohesion to the neighborhood. The lot appears to be 95% covered in these older protected oak trees, that look to be in very healthy condition and a large eucalyptus tree. These trees are an integral, protected part of the neighborhood, which I'm not in the acceptance of the removal at all.
There are five previously developed hillside properties that this lot is directly connected to and are affected by it. The attempt to cut and remove so much of the original soil, indigenous trees and root systems, to squeeze that amount of building on this small hillside parcel in this proposal, is is down right detrimental for the neighborhood in so many countless ways!
The road that this lot is on and surrounding roads, do not have ANY street parking at all. In front of this proposed lot is probably only 14' or so, which is only enough room for one car to go through at a time.
This proposal to build on a known, unbuildable lot, is completely degrading to the ecology, aesthetics, and the peace of the community in this protected corridor. I urge you to please, please, please review carefully and reject any exceptions or variances to the laws that protect this lot and community in this building proposal.

Thank you,
Kris Kettenburg

21205 Golondrina st.
Woodland Hills, Ca 91364

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Aug 26, 2024 at 4:09 PM
To: kris kettenburg <kriskloans@yahoo.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Kris,

Thank you for your email. Your comments have been added to the case file.

Thank you,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

4230 North Saltillo Street Case Number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

1 message

CHARLES SULLIVAN <cannoniv@aol.com> Sat, Sep 21, 2024 at 10:01 AM
To: tiffany.corrales@lacity.org

Hi Tiffany,

I was unable to attend the public hearing about the proposed construction project at 4230 North Saltillo Street in Woodland Hills on 9/4/24.

Case Number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Is there a transcript or recording available?

Thank you,
Charles Sullivan
4132 Alhama Drive
Woodland Hills, CA 91364

Cell 818-585-1037

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo, APN: 2172023053 (CD 3) - OPPOSITION TO PROPOSAL

2 messages

Michelle Randolph <michelleg80@gmail.com> Mon, Aug 14, 2023 at 9:35 PM
To: Planning.MulhollandSPinfo@lacity.org
Cc: Erich Randolph <erok28@gmail.com>

Please find attached and below a letter in opposition to proposed plans for 4230 Saltillo St.

- - - - - - -

Dear Mulholland Scenic Parkway Design Review Board,

We are writing in strong opposition to the proposed construction plans for 4230 Saltillo St. for the following reasons:

- Our property is located to the right of the proposed structure, on a sloped hillside. Removal of protected Oak Trees (8' in diameter, ~100 years old) raise safety and stability concerns for our property as well as those of our neighbor's.
- These protected trees not only provide shade during increasingly high-temperatures, but they also provide benefits to our ecosystem – which is why they are protected.
- The street in front of the property is very narrow (attachment 1). No sidewalks or space to expand. Construction trucks, road closures and traffic would impact our fire zone safety.
- In addition, the land is extraordinarily small. The previous owner spent 20+ years trying to get plans approved to no avail. He eventually gave up and sold the land. When we first met the new owner, we informed him that the trees were protected and it would be difficult to develop anything substantial. He said he wasn't worried because he "knows people."
- Los Angeles Ordinance 167.494 protects any oak tree growing within a half mile of Mulholland Drive – The proposed structure is 0.3 miles from Mulholland Drive. Allowing developers to remove protected trees to build big homes on tiny lots would disrupt the area and show a lack of commitment to the community.

We are one of many neighboring families that share these concerns. We hope that you continue to protect these trees and help preserve this amazing area by granting only thoughtful and responsible development.

Thank you,
Erich and Michelle Randolph

Erich and Michelle Randolph
4224 Saltillo St. Woodland Hills, CA 91364
(818) 636-2337 | erok28@gmail.com
(310) 926-1242 | michelleg80@gmail.com



4230 Saltillo, APN 2172023053 (CD 3), Opposition letter.pdf
367K

Katie Knudson <Katie.Knudson@lacity.org> Tue, Aug 15, 2023 at 8:07 AM
To: Michelle Randolph <michelleg80@gmail.com>
Cc: Planning.MulhollandSPinfo@lacity.org, Erich Randolph <erok28@gmail.com>

Thank you for your comments. They have been added to the case file.
[Quoted text hidden]
--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

30 messages

Pouya Payan <pouya@labyrinth-ds.com> Fri, Dec 27, 2024 at 9:05 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, courtney.shum@lacity.org, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!

question arise,

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don't we need an Environmental approval?

i am surprised why didn't you informed us about this in advance?

can we appeal this decision?

can you please set up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
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> > Hi Mayra;
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> > can you please email me determination letter for above mentioned case number?
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> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> >
> > > Hello Pouya,
> > >
> > > What can I assist you with?
> > >
> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
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> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

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pronouns: she, her
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> My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
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Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
>
> Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
>
> Thank you so much for your time and understanding.
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> Respectfully,
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> > Hi, dear Christine,
> > please see below request from the owner
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> >
> > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
> >
> > We understand the demands of your workload and are grateful for your continued assistance and hard work.
> >
> > Respectfully,
> > Dr. Mehran Tebyani
> > **+1 (424) 666-9966**
> >
> > **Thank you**
> > **Pouya Payan**
> >
> > -------- Forwarded Message --------
> > **Subject:**Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> > **Date:**Mon, 25 Nov 2024 11:42:32 -0800
> > **From:**Courtney Shum <courtney.shum@lacity.org>
> > **To:**Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> > **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
> >
> > Hello Dr. Tebyani,
> >
> > Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
> >
> > Courtney
> >
> > On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> >
> > > Hi, dear Courtney,
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Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
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Hi Pouya,

There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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> **+1 (424) 666-9966**
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> **Thank you**
> **Pouya Payan**
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> **CC:**Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
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Pronouns: She, Her, Hers
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E-NEWS

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Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Pouya Payan <pouya@labyrinth-ds.com> Fri, Dec 27, 2024 at 7:01 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, courtney.shum@lacity.org, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Tiffany;

thank you for the responce. have a good weekend

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 5:13 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
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> Thank you,
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> On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
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> > Hi Tiffany;
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question arise,

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don't we need an Environmental approval?

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can we appeal this decision?

can you please set up a google meet so we can all be in the same page as far as our next steps?

Thank you

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Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368** or tiffany.corrales@lacity.org
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> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
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> > > Hello Pouya,
> > >
> > > What can I assist you with?
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> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
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> > > > 200 N. Spring St., Room 621
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
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> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
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> pronouns: she, her
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> > Los Angeles, CA, 90025
> >
> > On 12/16/2024 5:45 PM, Mehran Tebyani wrote:
> >
> > > Thank you so much! 🙏
> > >
> > > Respectfully,
> > > **Dr. Mehran Tebyani**
> > >
> > > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > Hi Dr. Teybani,
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> > > I am currently working on your letter. I will request that staff send it out by the end of the week.
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> > > > Dear,
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> > > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
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> > > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Hi, dear Courtney,

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

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Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

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Christine Mahfouz Saponara
pronouns: she, her
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
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Van Nuys, CA 91401
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Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Dec 30, 2024 at 11:26 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, courtney.shum@lacity.org, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Pouya,

I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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> thank you for the responce. have a good weekend
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> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
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> pronouns: she, her
> Associate Zoning Administrator
> **Los Angeles City Planning**
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On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

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> Respectfully,
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Thank you
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Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

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Tiffany;

thank you for the response, understood.

we will work with BOE and B&S.

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Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
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> > how can we set up a google meet with Christine to talk about below points.
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> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> >
> > > Hello Pouya,
> > >
> > > What can I assist you with?
> > >
> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > > >
> > > > 
> > > >
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
> > > > **Los Angeles City Planning**
> > > > 200 N. Spring St., Room 621
> > > > Los Angeles, CA 90012
> > > > T: (213) 978-1174 | Planning4LA.org
> > > > 
> > > >
> > > >
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> > > >
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> > > > > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

Good Morning,

You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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> I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
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Pouya Payan
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T 818.200.5005
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
>
> Hi Dr. Teybani,
>
> I am currently working on your letter. I will request that staff send it out by the end of the week.
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> On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
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> Dear,
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> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
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> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
>
> Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Hi, dear Courtney,

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

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Dr. Mehran Tebyani
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--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621

Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

--

--

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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Tiffany Corrales
Planning Assistant
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Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 3, 2025 at 2:25 PM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, courtney.shum@lacity.org, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Pouya,

I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.

Thank you,
Tiffany

On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
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> thank you for the response, understood.
>
> we will work with BOE and B&S.
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> best
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> Pouya Payan
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> > > Tiffany;

thank you for the responce. have a good weekend

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Hi Pouya,

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Thank you,
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Department of City Planning
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Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

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On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> > > Thank you so much! 🙏

Respectfully,
Dr. Mehran Tebyani

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Hi Dr. Teybani,

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> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
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> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
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> Courtney
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Dr. Mehran Tebyani
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Courtney Shum
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Associate Zoning Administrator, Office of Zoning Administration
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E-NEWS

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Van Nuys, CA 91401

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*Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

2 attachments

Appeal Application ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
340K

Appeal Justification ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
325K

Pouya Payan <pouya@labyrinth-ds.com> Thu, Jan 16, 2025 at 2:58 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, courtney.shum@lacity.org, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
>
> > Hello Pouya,
> >
> > What can I assist you with?
> >
> > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
>
> don't we need an Environmental approval?
>
> can you please send me electronic file of the ZA case?
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> can you please send up a google meet so we can all be in the same page as far as our next steps?
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> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
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On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Christine and Tiffany;
>
> I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
>
> My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
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> my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
>
> i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
>
> Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
>
> Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
>
> Thank you so much for your time and understanding.
>
> Respectfully,
> Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi, dear Christine,
> please see below request from the owner
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject**:Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date**:Mon, 25 Nov 2024 11:42:32 -0800
> **From**:Courtney Shum <courtney.shum@lacity.org>
> **To**:Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC**:Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
>
> Courtney
>
> On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> > Hi, dear Courtney,
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.

I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--



Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org

--



Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org



--

--

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org



Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org



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--

Tiffany Corrales
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Los Angeles City Planning
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Van Nuys, CA 91401
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>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

39 E-6.1 SITE PLAN PLOT PLAN.pdf
583K

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 17, 2025 at 3:12 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Claudia,

I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.

Tiffany

---------- Forwarded message ---------
From: **Pouya Payan** <pouya@labyrinth-ds.com>
Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
> >
> > best
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for the responce. have a good weekend
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> > >
> > > question arise,
> > >
> > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > >
> > > don't we need an Environmental approval?
> > >
> > > i am surprised why didn't you informed us about this in advance?
> > >
> > > can we appeal this decision?
> > >
> > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
> > >
> > > > Good Morning Pouya,
> > > >
> > > > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> > > >
> > > > for further questions and next steps please contact
> > > > **Tiffany Corrales**
> > > > **Planning Staff for the**
> > > > **Department of City Planning**
> > > > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> > > >
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> > > >
> > > > > Hi Mayra;
> > > > >
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> > > > > also
> > > > >
> > > > > how can we set up a google meet with Christine to talk about below points.
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> > > > > can you please send me electronic file of the ZA case?
> > > > >
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> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
>
> What can I assist you with?
>
> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
>
> **Christine Mahfouz Saponara**
> pronouns: she, her
> Associate Zoning Administrator
> **Los Angeles City Planning**
> 200 N. Spring St., Room 621
> Los Angeles, CA 90012
> T: (213) 978-1174 | Planning4LA.org
>
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> > Christine
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> > On 12/26/2024 9:06 AM, Christine Saponara wrote:
> >
> > > Good Morning,
> > >
> > > You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
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> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
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> > > > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**

T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

Thank you so much! 🙏

Respectfully,
Dr. Mehran Tebyani

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

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We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
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> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
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E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Tiffany Corrales
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Tiffany Corrales
Planning Assistant
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Van Nuys, CA 91401
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39 E-6.1 SITE PLAN PLOT PLAN.pdf
583K

Claudia Rodriguez <claudia.rodriguez@lacity.org> Fri, Jan 17, 2025 at 3:18 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>, Christine Saponara <christine.saponara@lacity.org>

+Christine Saponara
Hi, Christine,
The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
How would you like for us to proceed? Has a hearing date been selected for the appeal?

On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Hi Claudia,
>
> I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.
>
> Tiffany
>
> ---------- Forwarded message ---------
> From: **Pouya Payan** <pouya@labyrinth-ds.com>
> Date: Thu, Jan 16, 2025 at 2:58 PM
> Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> To: Tiffany Corrales <tiffany.corrales@lacity.org>
> Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>
>
> Hi Tiffany;
>
> I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)
>
> please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
>
> Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

Hi Pouya,

I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.

Thank you,
Tiffany

On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for the response, understood.

we will work with BOE and B&S.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/30/2024 11:26 AM, Tiffany Corrales wrote:

Hi Pouya,

I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.

Thank you,
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On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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thank you for the responce. have a good weekend

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On 12/27/2024 5:13 PM, Tiffany Corrales wrote:

Hi Pouya,

There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.

Thank you,
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On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi Tiffany;

we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!

question arise,

so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?

don't we need an Environmental approval?

i am surprised why didn't you informed us about this in advance?

can we appeal this decision?

can you please set up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
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> 1600 Sawtelle Blvd. #230
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> On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
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> > Hello Pouya,
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> > What can I assist you with?
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> > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621
> > > Los Angeles, CA 90012
> > > T: (213) 978-1174 | Planning4LA.org
> > > E-NEWS
> > >
> > > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Christine
> > > >
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> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/26/2024 9:06 AM, Christine Saponara wrote:
> > >
> > > > Good Morning,
> > > >
> > > > You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
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> My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
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> i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
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Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**

> On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
>
> Hi Dr. Teybani,
>
> I am currently working on your letter. I will request that staff send it out by the end of the week.
>
> Thanks,
> Christine
>
> On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
>
> Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
>
> Thank you so much for your time and understanding.
>
> Respectfully,
> Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Hi, dear Courtney,

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

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Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

--

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

--

Tiffany Corrales
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*Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

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Christine Saponara <christine.saponara@lacity.org> Fri, Jan 17, 2025 at 3:28 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi,

We have not sent out the notice. We are looking at a hearing date of 3/13. Is he contemplating rescinding his application for appeal? The project is already approved for him to remove the trees, so long as he receives a signoff from Building and Safety and the City Arbor division. The two protected trees will need to be replaced per the regulations.

Thanks,
Christine

On Fri, Jan 17, 2025 at 3:18 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
+Christine Saponara
Hi, Christine,
The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
How would you like for us to proceed? Has a hearing date been selected for the appeal?

On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Hi Claudia,

I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.

Tiffany

---------- Forwarded message ---------
From: **Pouya Payan** <pouya@labyrinth-ds.com>
Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

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Thank you,
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thank you for the response, understood.

we will work with BOE and B&S.

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Pouya Payan
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Los Angeles, CA, 90025

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I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.



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pronouns: she, her
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> > > > **Thank you**
> > > > **Pouya Payan**
> > > >
> > > > -------- Forwarded Message --------
> > > > **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> > > > **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> > > > **From:** Courtney Shum <courtney.shum@lacity.org>

To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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E-NEWS

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*Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

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Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

Claudia Rodriguez <claudia.rodriguez@lacity.org> Fri, Jan 17, 2025 at 3:50 PM
To: Christine Saponara <christine.saponara@lacity.org>
Cc: Stacy Munoz <stacy.munoz@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Okay, thank you for that additional information. I will find out what his plan is for the appeal and circle back with an update once I have an answer.

Tiffany, can you coordinate a call with you, me and the applicant/rep so we can determine what his end goal is?

Thanks!
Have a great long weekend everyone!

On Fri, Jan 17, 2025 at 3:29 PM Christine Saponara <christine.saponara@lacity.org> wrote:

Hi,

We have not sent out the notice. We are looking at a hearing date of 3/13. Is he contemplating rescinding his application for appeal? The project is already approved for him to remove the trees, so long as he receives a signoff from Building and Safety and the City Arbor division. The two protected trees will need to be replaced per the regulations.

Thanks,
Christine

On Fri, Jan 17, 2025 at 3:18 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:

+Christine Saponara
Hi, Christine,
The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
How would you like for us to proceed? Has a hearing date been selected for the appeal?

On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Claudia,

I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.

Tiffany

---------- Forwarded message ---------
From: **Pouya Payan** <pouya@labyrinth-ds.com>
Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

Hi Pouya,

I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.

Thank you,
Tiffany

On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for the response, understood.

we will work with BOE and B&S.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/30/2024 11:26 AM, Tiffany Corrales wrote:

Hi Pouya,

I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for the responce. have a good weekend

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 5:13 PM, Tiffany Corrales wrote:

Hi Pouya,

There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
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> we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
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> question arise,
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> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> don't we need an Environmental approval?
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> i am surprised why didn't you informed us about this in advance?
>
> can we appeal this decision?
>
> can you please set up a google meet so we can all be in the same page as far as our next steps?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
>
> > Hello Pouya,
> >
> > What can I assist you with?
> >
> > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
>
> don't we need an Environmental approval?
>
> can you please send me electronic file of the ZA case?
>
> can you please send up a google meet so we can all be in the same page as far as our next steps?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

> On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Christine and Tiffany;
> >
> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> >
> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> >
> > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> >
> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 12/16/2024 5:45 PM, Mehran Tebyani wrote:
> >
> > > Thank you so much! 🙏
> > >
> > > Respectfully,

Dr. Mehran Tebyani

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
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> Respectfully,
> Dr. Mehran Tebyani
> +1 (424) 666-9966

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Courtney Shum
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Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 17, 2025 at 3:57 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>

Will, do. Thank you, both!

Tiffany

On Fri, Jan 17, 2025 at 3:50 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
> Okay, thank you for that additional information. I will find out what his plan is for the appeal and circle back with an update once I have an answer.
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> Have a great long weekend everyone!
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Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

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please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

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Pouya Payan
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T 818.200.5005
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

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Pouya Payan
Labyrinth Design Studio Inc.
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E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

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> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
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> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
>
> > Hello Pouya,
> >
> > What can I assist you with?
> >
> > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > >
> > > 
> > >
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621

Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
>
> don't we need an Environmental approval?
>
> can you please send me electronic file of the ZA case?
>
> can you please send up a google meet so we can all be in the same page as far as our next steps?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

> On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Christine and Tiffany;
> >
> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> >
> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> >
> > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> >
> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 12/16/2024 5:45 PM, Mehran Tebyani wrote:
> >
> > > Thank you so much! 🙏
> > >
> > > Respectfully,
> > > **Dr. Mehran Tebyani**
> >
> > > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
>
> Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
>
> Thank you so much for your time and understanding.
>
> Respectfully,
> Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi, dear Christine,
> please see below request from the owner
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Hi, dear Courtney,

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

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*Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

--



Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 17, 2025 at 4:00 PM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Pouya,

It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.

Thank you,
Tiffany

On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)
>
> please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
> >
> > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the responce. have a good weekend

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> > > > > >
> > > > > > question arise,

so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?

don't we need an Environmental approval?

i am surprised why didn't you informed us about this in advance?

can we appeal this decision?

can you please set up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
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> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> >
> > > Hello Pouya,
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> > > What can I assist you with?
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> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
> > > > **Los Angeles City Planning**
> > > > 200 N. Spring St., Room 621
> > > > Los Angeles, CA 90012
> > > > T: (213) 978-1174 | Planning4LA.org
> > > > E-NEWS
> > > >
> > > > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Christine
> > > > >
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E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
>
> **Christine Mahfouz Saponara**
> pronouns: she, her
> Associate Zoning Administrator
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> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
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> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
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> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/16/2024 5:45 PM, Mehran Tebyani wrote:
> >
> > > Thank you so much! 🙏
> > >
> > > Respectfully,
> > > **Dr. Mehran Tebyani**
> > >
> > > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > Hi Dr. Teybani,
> > >
> > > I am currently working on your letter. I will request that staff send it out by the end of the week.
> > >
> > > Thanks,
> > > Christine
> > >
> > > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > >
> > > > Dear,
> > > >
> > > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi, dear Christine,
> please see below request from the owner
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> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
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> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
>
> Courtney
>
> On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> > Hi, dear Courtney,
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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Dr. Mehran Tebyani
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Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
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Tiffany Corrales
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Pouya Payan <pouya@labyrinth-ds.com> Fri, Jan 17, 2025 at 4:29 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve@dhsengineering.com>

Unfortunately I am not available at 12.

Can we perform the call at 1pm on Tuesday 01/21? or any other time after that

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/17/2025 4:00 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
>
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> Tiffany
>
> On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Tiffany;
> >
> > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)
> >
> > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/3/2025 2:25 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
> >
> > Thank you,
> > Tiffany
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> > On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
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> > >
> > > we will work with BOE and B&S.
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> > > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/30/2024 11:26 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
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> > > > can we appeal this decision?
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> > > > can you please set up a google meet so we can all be in the same page as far as our next steps?
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> > > > On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
> > > >
> > > > > Good Morning Pouya,
> > > > >
> > > > > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> > > > >
> > > > > for further questions and next steps please contact
> > > > > **Tiffany Corrales**
> > > > > **Planning Staff for the**
> > > > > **Department of City Planning**
> > > > > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> > > > >
> > > > > On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Mayra;
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> > > > > > can you please email me determination letter for above mentioned case number?
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> > > > > > how can we set up a google meet with Christine to talk about below points.

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On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
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> What can I assist you with?
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> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
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> > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> >
> > **Christine Mahfouz Saponara**
> > pronouns: she, her
> > Associate Zoning Administrator
> > **Los Angeles City Planning**
> > 200 N. Spring St., Room 621
> > Los Angeles, CA 90012
> > T: (213) 978-1174 | Planning4LA.org
> > E-NEWS
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continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.

My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.

my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?

i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?

Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
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> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
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> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
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> > > Thank you so much for your time and understanding.
> > >
> > > Respectfully,
> > > Dr. Mehran Tebyani
> > >
> > > On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Hi, dear Christine,
> > > > please see below request from the owner
> > > >
> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I

want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
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> We understand the demands of your workload and are grateful for your continued assistance and hard work.
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> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org

E-NEWS

--



Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
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E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 17, 2025 at 4:32 P
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve@dhsengineering.com>

Does 3:30 pm next Tuesday work?

Tiffany

On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Unfortunately I am not available at 12.
>
> Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> >
> > Thank you,
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> >
> > On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)
> > >
> > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > >
> > > Thank you
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> > > On 1/3/2025 2:25 PM, Tiffany Corrales wrote:
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> Respectfully,
> Dr. Mehran Tebyani
>
> On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> Hi, dear Christine,
> please see below request from the owner
>
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As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Pouya Payan <pouya@labyrinth-ds.com> Fri, Jan 17, 2
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve@dhsengineering.com>

Yes 3:30 pm Tuesday 01/21 works

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/17/2025 4:32 PM, Tiffany Corrales wrote:

> Does 3:30 pm next Tuesday work?
>
> Tiffany
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> > > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > > >
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Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
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> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
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> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> > > >
> > > > question arise,
> > > >
> > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > >
> > > > don't we need an Environmental approval?
> > > >
> > > > i am surprised why didn't you informed us about this in advance?
> > > >
> > > > can we appeal this decision?
> > > >
> > > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> >
> > > Hello Pouya,
> > >
> > > What can I assist you with?
> > >
> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > > >
> > > > 
> > > >
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
> > > > **Los Angeles City Planning**
> > > > 200 N. Spring St., Room 621
> > > > Los Angeles, CA 90012
> > > > T: (213) 978-1174 | Planning4LA.org
> > > > 
> > > >
> > > >
> > > > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Christine
> > > > >
> > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
>
> **Christine Mahfouz Saponara**
> pronouns: she, her
> Associate Zoning Administrator
> **Los Angeles City Planning**
> 200 N. Spring St., Room 621
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On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Christine and Tiffany;
>
> I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
>
> My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
>
> my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
>
> i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

> Hi Dr. Teybani,
>
> I am currently working on your letter. I will request that staff send it out by the end of the week.
>
> Thanks,
> Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night,

I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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> We understand the demands of your workload and are grateful for your continued assistance and hard work.
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> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
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> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
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Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 17
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I sent the video meeting information for Tuesday at 3:30 pm.

See you then,
Tiffany

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> > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> >
> > question arise,
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > i am surprised why didn't you informed us about this in advance?
> >
> > can we appeal this decision?
> >
> > can you please set up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
>
> > Good Morning Pouya,
> >
> > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> >
> > for further questions and next steps please contact
> > **Tiffany Corrales**
> > **Planning Staff for the**
> > **Department of City Planning**
> > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> >
> > On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Mayra;
> > >
> > > can you please email me determination letter for above mentioned case number?
> > >
> > > also
> > >
> > > how can we set up a google meet with Christine to talk about below points.
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> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> >
> > > Hello Pouya,
> > >
> > > What can I assist you with?
> > >
> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:

I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
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> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

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> > Hi Christine and Tiffany;
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> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
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On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

Thank you so much! 🙏

Respectfully,
Dr. Mehran Tebyani

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------

Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
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E-NEWS

--

Christine Mahfouz Saponara
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E-NEWS

--

--

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

--

Tiffany Corrales
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>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

--

Tiffany Corrales
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Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Thank you

recieved

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/17/2025 4:42 PM, Tiffany Corrales wrote:

> I sent the video meeting information for Tuesday at 3:30 pm.
>
> See you then,
> Tiffany
>
> On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Yes 3:30 pm Tuesday 01/21 works
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/17/2025 4:32 PM, Tiffany Corrales wrote:
> >
> > > Does 3:30 pm next Tuesday work?
> > >
> > > Tiffany
> > >
> > > On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Unfortunately I am not available at 12.
> > > >
> > > > Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> > > > >
> > > > > Thank you,
> > > > > Tiffany

On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tre
> shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please a
>
> please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-120 ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
> >
> > best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the responce. have a good weekend

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> > > > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
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>
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> > > > 
> > > >
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
> > > > **Los Angeles City Planning**
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Dear,

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As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

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Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

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Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

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Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Hi Pouya,

Here is the link to view the appeal case: http://161.149.135.155:81/pdis/search/casenumber/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Below, I have attached the documents from the sec
Pluemjit Wilson.

Thank you,
Tiffany

On Fri, Jan 17, 2025 at 5:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Thank you
>
> recieved
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/17/2025 4:42 PM, Tiffany Corrales wrote:
>
> > I sent the video meeting information for Tuesday at 3:30 pm.
> >
> > See you then,
> > Tiffany
> >
> > On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Yes 3:30 pm Tuesday 01/21 works
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 1/17/2025 4:32 PM, Tiffany Corrales wrote:
> > >
> > > > Does 3:30 pm next Tuesday work?
> > > >
> > > > Tiffany
> > > >
> > > > On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Unfortunately I am not available at 12.
> > > > >
> > > > > Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Hi Tiffany;
> > > > > > >
> > > > > > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected
> > > > > > > shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please
> > > > > > >
> > > > > > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > > > > > >
> > > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appeale
> Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1
> ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
> >
> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for the responce. have a good weekend
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> >
> > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> > > >
> > > > question arise,
> > > >
> > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > >
> > > > don't we need an Environmental approval?
> > > >
> > > > i am surprised why didn't you informed us about this in advance?
> > > >
> > > > can we appeal this decision?
> > > >
> > > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > > >
> > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
>
> > Hello Pouya,
> >
> > What can I assist you with?
> >
> > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621
> > > Los Angeles, CA 90012
> > > T: (213) 978-1174 | Planning4LA.org
> > > E-NEWS
> > >
> > > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Christine
> > > >
> > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > >
> > > > don't we need an Environmental approval?
> > > >
> > > > can you please send me electronic file of the ZA case?
> > > >
> > > > can you please send up a google meet so we can all be in the same page as far as our next steps?
> > > >
> > > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Christine and Tiffany;
>
> I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
>
> My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
>
> my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
>
> i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
>
> Hi Dr. Teybani,
>
> I am currently working on your letter. I will request that staff send it out by the end of the week.
>
> Thanks,
> Christine
>
> On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My

father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi, dear Christine,
> please see below request from the owner
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
>
> Courtney
>
> On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> > Hi, dear Courtney,
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
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pronouns: she, her
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Los Angeles City Planning
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Los Angeles City Planning
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2 attachments

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_WilsonApplication.pdf
575K

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_WilsonJustification.pdf
1582K

Stacy Munoz <stacy.munoz@lacity.org> Wed, Jan 22, 2025 at 8:36 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>

Good morning! I wanted to follow up with you to see if we will be moving forward with the appeal of if they decided to withdrawal. I need to get the info over to the Commission office if they are moving forward. Please advise. thx!!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org

Please note, I am out of the office every other Friday*

On Fri, Jan 17, 2025 at 3:58 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> Will, do. Thank you, both!
>
> Tiffany
>
> On Fri, Jan 17, 2025 at 3:50 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
> > Okay, thank you for that additional information. I will find out what his plan is for the appeal and circle back with an update once I have an answer.
> >
> > Tiffany, can you coordinate a call with you, me and the applicant/rep so we can determine what his end goal is?
> >
> > Thanks!
> > Have a great long weekend everyone!
> >
> > On Fri, Jan 17, 2025 at 3:29 PM Christine Saponara <christine.saponara@lacity.org> wrote:
> > > Hi,
> > >
> > > We have not sent out the notice. We are looking at a hearing date of 3/13. Is he contemplating rescinding his application for appeal? The project is already approved for him to remove the trees, so long as he receives a signoff from Building and Safety and the City Arbor division. The two protected trees will need to be replaced per the regulations.
> > >
> > > Thanks,
> > > Christine
> > >
> > > On Fri, Jan 17, 2025 at 3:18 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
> > > > +Christine Saponara
> > > > Hi, Christine,
> > > > The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
> > > > How would you like for us to proceed? Has a hearing date been selected for the appeal?
> > > >
> > > > On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > > > Hi Claudia,
> > > > >
> > > > > I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.
> > > > >
> > > > > Tiffany
> > > > >
> > > > > ---------- Forwarded message ---------
> > > > > From: **Pouya Payan** <pouya@labyrinth-ds.com>
> > > > > Date: Thu, Jan 16, 2025 at 2:58 PM
> > > > > Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> > > > > To: Tiffany Corrales <tiffany.corrales@lacity.org>
> > > > > Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>
> > > > >
> > > > >
> > > > > Hi Tiffany;
> > > > >
> > > > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)
> > > > >
> > > > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > > > >
> > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
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> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
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> > best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
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> > Hi Pouya,
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> > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
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Pouya Payan
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
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> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
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> > What can I assist you with?
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> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621
> > > Los Angeles, CA 90012
> > > T: (213) 978-1174 | Planning4LA.org
> > > E-NEWS
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Good Morning,

You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Christine and Tiffany;
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> I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
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> My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
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> my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
>
> i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
> > >
> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi, dear Christine,
> please see below request from the owner
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
>
> Courtney
>
> On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> > Hi, dear Courtney,
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> >
> > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

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Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

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Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Jan 22, 2025 at 8:55 AM
To: Stacy Munoz <stacy.munoz@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>

Hi Stacy,

Neither the applicant or owner of the project appealed the determination. I do see on the appeal application form that Pluemjit Wilson identified himself as the property owner, however, he is not the owner according to the records.

Thank you,
Tiffany

On Wed, Jan 22, 2025 at 8:37 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

> Good morning! I wanted to follow up with you to see if we will be moving forward with the appeal of if they decided to withdrawal. I need to get the info over to the Commission office if they are moving forward. Please advise. thx!!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

On Fri, Jan 17, 2025 at 3:58 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Will, do. Thank you, both!
>
> Tiffany

On Fri, Jan 17, 2025 at 3:50 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:

Okay, thank you for that additional information. I will find out what his plan is for the appeal and circle back with an update once I have an answer.

Tiffany, can you coordinate a call with you, me and the applicant/rep so we can determine what his end goal is?

Thanks!
Have a great long weekend everyone!

On Fri, Jan 17, 2025 at 3:29 PM Christine Saponara <christine.saponara@lacity.org> wrote:

Hi,

We have not sent out the notice. We are looking at a hearing date of 3/13. Is he contemplating rescinding his application for appeal? The project is already approved for him to remove the trees, so long as he receives a signoff from Building and Safety and the City Arbor division. The two protected trees will need to be replaced per the regulations.

Thanks,
Christine

On Fri, Jan 17, 2025 at 3:18 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:

+Christine Saponara
Hi, Christine,
The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
How would you like for us to proceed? Has a hearing date been selected for the appeal?

On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Claudia,

I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.

Tiffany

---------- Forwarded message ---------
From: **Pouya Payan** <pouya@labyrinth-ds.com>
Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

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> > > > >
> > > > > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
> > >
> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
> > >
> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
> > >
> > > Thank you so much for your time and understanding.
> > >
> > > Respectfully,
> > > Dr. Mehran Tebyani
> > >
> > > On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Hi, dear Christine,
> > > > please see below request from the owner
> > > >
> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> > > >
> > > > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
> > > >
> > > > We understand the demands of your workload and are grateful for your

continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
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> We understand the demands of your workload and are grateful for your continued assistance and hard work.
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> Respectfully,
> Dr. Mehran Tebyani
> +1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org
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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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pronouns: she, her
Associate Zoning Administrator
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Stacy Munoz <stacy.munoz@lacity.org> Wed, Jan 22, 2025 at 8:58 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>

Sounds good. I will move forward. thx!!!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org

Please note, I am out of the office every other Friday*

On Wed, Jan 22, 2025 at 8:56 AM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Stacy,

Neither the applicant or owner of the project appealed the determination. I do see on the appeal application form that Pluemjit Wilson identified himself as the property owner, however, he is not the owner according to the records.

Thank you,
Tiffany

On Wed, Jan 22, 2025 at 8:37 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Good morning! I wanted to follow up with you to see if we will be moving forward with the appeal of if they decided to withdrawal. I need to get the info over to the Commission office if they are moving forward. Please advise. thx!!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org

Please note, I am out of the office every other Friday*

On Fri, Jan 17, 2025 at 3:58 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Will, do. Thank you, both!

Tiffany

On Fri, Jan 17, 2025 at 3:50 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
Okay, thank you for that additional information. I will find out what his plan is for the appeal and circle back with an update once I have an answer.

Tiffany, can you coordinate a call with you, me and the applicant/rep so we can determine what his end goal is?

Thanks!
Have a great long weekend everyone!

On Fri, Jan 17, 2025 at 3:29 PM Christine Saponara <christine.saponara@lacity.org> wrote:
Hi,

We have not sent out the notice. We are looking at a hearing date of 3/13. Is he contemplating rescinding his application for appeal? The project is already approved for him to remove the trees, so long as he receives a signoff from Building and Safety and the City Arbor division. The two protected trees will need to be replaced per the regulations.

Thanks,
Christine

On Fri, Jan 17, 2025 at 3:18 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
+Christine Saponara
Hi, Christine,
The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
How would you like for us to proceed? Has a hearing date been selected for the appeal?

On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
Hi Claudia,

I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.

Tiffany

---------- Forwarded message ---------
From: **Pouya Payan** <pouya@labyrinth-ds.com>
Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

Hi Pouya,

I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.

Thank you,
Tiffany

On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Tiffany;

thank you for the response, understood.

we will work with BOE and B&S.

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/30/2024 11:26 AM, Tiffany Corrales wrote:

Hi Pouya,

I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for the responce. have a good weekend
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> > >
> > > question arise,
> > >
> > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > >
> > > don't we need an Environmental approval?
> > >
> > > i am surprised why didn't you informed us about this in advance?
> > >
> > > can we appeal this decision?
> > >
> > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
> > >
> > > > Good Morning Pouya,
> > > >
> > > > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> > > >
> > > > for further questions and next steps please contact
> > > > **Tiffany Corrales**
> > > > **Planning Staff for the**
> > > > **Department of City Planning**
> > > > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> > > >
> > > > On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Mayra;
> > > > >
> > > > > can you please email me determination letter for above mentioned case number?
> > > > >
> > > > > also
> > > > >
> > > > > how can we set up a google meet with Christine to talk about below points.
> > > > >
> > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > > >
> > > > > don't we need an Environmental approval?
> > > > >
> > > > > can you please send me electronic file of the ZA case?

can you please send up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
>
> What can I assist you with?
>
> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
>
> **Christine Mahfouz Saponara**
> pronouns: she, her
> Associate Zoning Administrator
> **Los Angeles City Planning**
> 200 N. Spring St., Room 621
> Los Angeles, CA 90012
> T: (213) 978-1174 | Planning4LA.org
>
> On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Christine
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
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> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/26/2024 9:06 AM, Christine Saponara wrote:
> >
> > > Good Morning,
> > >
> > > You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621
> > > Los Angeles, CA 90012
> > > T: (213) 978-1174 | Planning4LA.org
> > >
> > > On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Christine and Tiffany;
> > > >
> > > > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> > > >
> > > > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.

my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?

i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?

Thank you

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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
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> Respectfully,
> **Dr. Mehran Tebyani**
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> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
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> > I am currently working on your letter. I will request that staff send it out by the end of the week.
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> > Thanks,
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> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
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> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
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> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

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Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

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Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
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Claudia Rodriguez <claudia.rodriguez@lacity.org> Mon, Jan 27, 2025 at 12:52 PM
To: Christine Saponara <christine.saponara@lacity.org>
Cc: Stacy Munoz <stacy.munoz@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi, Christine -
We have an update for you.
I've asked Tiffany to find time on our calendars and I am also adding Diana Kitching since we have spoken to UFD and Diana relative to trees in the ROW and on-site.

On Fri, Jan 17, 2025 at 3:29 PM Christine Saponara <christine.saponara@lacity.org> wrote:

Hi,

We have not sent out the notice. We are looking at a hearing date of 3/13. Is he contemplating rescinding his application for appeal? The project is already approved for him to remove the trees, so long as he receives a signoff from Building and Safety and the City Arbor division. The two protected trees will need to be replaced per the regulations.

Thanks,
Christine

On Fri, Jan 17, 2025 at 3:18 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:

+Christine Saponara
Hi, Christine,
The applicant for this site is currently working w/ BOE to address dedication/public improvement concerns.
How would you like for us to proceed? Has a hearing date been selected for the appeal?

On Fri, Jan 17, 2025 at 3:12 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Claudia,

I received this email from Pouya, the rep for 4230 Saltillo, the ZA case that was recently appealed. I had informed him to reach out to BOE for his questions regarding revising the B permit to show 20' roadway in front of property. I had then sent him an email notifying him of the appeal when it was received, however, he never responded and I received this email from him yesterday. I am not sure how to respond.

Tiffany

---------- Forwarded message ---------
From: **Pouya Payan** <pouya@labyrinth-ds.com>
Date: Thu, Jan 16, 2025 at 2:58 PM
Subject: Re: 4230 Saltillo- Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, <courtney.shum@lacity.org>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Tiffany;

I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more protected tree as shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well. (please advise)

please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has been appealed. Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the responce. have a good weekend
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!

question arise,

so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?

don't we need an Environmental approval?

i am surprised why didn't you informed us about this in advance?

can we appeal this decision?

can you please set up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> >
> > > Hello Pouya,
> > >
> > > What can I assist you with?
> > >
> > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > >
> > > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > > >
> > > > 
> > > >
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
> > > > **Los Angeles City Planning**
> > > > 200 N. Spring St., Room 621
> > > > Los Angeles, CA 90012
> > > > T: (213) 978-1174 | Planning4LA.org
> > > > 
> > > >
> > > >
> > > > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Christine
> > > > >
> > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > > >
> > > > > don't we need an Environmental approval?

can you please send me electronic file of the ZA case?

can you please send up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
>
> **Christine Mahfouz Saponara**
> pronouns: she, her
> Associate Zoning Administrator
> **Los Angeles City Planning**
> 200 N. Spring St., Room 621
> Los Angeles, CA 90012
> T: (213) 978-1174 | Planning4LA.org
>
> On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Christine and Tiffany;
> >
> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> >
> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> >
> > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> >
> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/16/2024 5:45 PM, Mehran Tebyani wrote:
>
> > Thank you so much! 🙏
> >
> > Respectfully,
> > **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> >
> > > Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi, dear Christine,
> please see below request from the owner
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
>
> Courtney
>
> On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> > Hi, dear Courtney,
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> >
> > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a

significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
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E-NEWS

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Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
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Los Angeles, CA 90012
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E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Hi Pouya,

Are you available for a video call tomorrow at 1:30 pm? Please let me know.

Thank you,
Tiffany

On Tue, Jan 21, 2025 at 5:11 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

> Hi Pouya,
>
> Here is the link to view the appeal case: http://161.149.135.155:81/pdis/search/casenumber/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Below, I have attached the documents from the s
> Pluemjit Wilson.
>
> Thank you,
> Tiffany
>
> On Fri, Jan 17, 2025 at 5:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Thank you
> >
> > recieved
> >
> > Pouya Payan
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/17/2025 4:42 PM, Tiffany Corrales wrote:
> >
> > > I sent the video meeting information for Tuesday at 3:30 pm.
> > >
> > > See you then,
> > > Tiffany
> > >
> > > On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Yes 3:30 pm Tuesday 01/21 works
> > > >
> > > > Pouya Payan
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 1/17/2025 4:32 PM, Tiffany Corrales wrote:

> Does 3:30 pm next Tuesday work?
>
> Tiffany
>
> On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Unfortunately I am not available at 12.
> >
> > Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> > >
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> > > > > Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/ZA-2023
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> > > > >
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> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
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> > > > > > > Tiffany

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> > >
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> > > >
> > > > for further questions and next steps please contact
> > > > **Tiffany Corrales**
> > > > **Planning Staff for the**
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> > > > > how can we set up a google meet with Christine to talk about below points.
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> > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > > >
> > > > > don't we need an Environmental approval?
> > > > >
> > > > > can you please send me electronic file of the ZA case?
> > > > >
> > > > > can you please send up a google meet so we can all be in the same page as far as our next steps?
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230

Los Angeles, CA, 90025

On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
>
> What can I assist you with?
>
> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
>
> I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
>
> 
>
>
> **Christine Mahfouz Saponara**
> pronouns: she, her
> Associate Zoning Administrator
> **Los Angeles City Planning**
> 200 N. Spring St., Room 621
> Los Angeles, CA 90012
> T: (213) 978-1174 | Planning4LA.org
> 
>
>
> On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> **T** 818.200.5005
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>
> On 12/26/2024 9:06 AM, Christine Saponara wrote:
>
> > Good Morning,
> >
> > You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
> >
> > 
> >
> >
> > **Christine Mahfouz Saponara**
> > pronouns: she, her
> > Associate Zoning Administrator
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> > 
> >
> >
> > On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Christine and Tiffany;
> > >
> > > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> > >
> > > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> > >
> > > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> > >
> > > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> > >
> > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
> > >
> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
> > >
> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
> > >
> > > Thank you so much for your time and understanding.
> > >
> > > Respectfully,
> > > Dr. Mehran Tebyani
> > >
> > > On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Hi, dear Christine,
> > > > please see below request from the owner
> > > >
> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> > > >
> > > > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
> > > >
> > > > We understand the demands of your workload and are grateful for your

continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> +1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org

E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

--



Tiffany Corrales
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Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
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E-NEWS

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Tiffany Corrales
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E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**
>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area or after this date are required to use the revised forms available on the Department's Forms page.*

--



Tiffany Corrales
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E-NEWS

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Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

yes, tomorrow 1:30 pm works for me. please send me the link for the meeting

see you then

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/29/2025 1:32 PM, Tiffany Corrales wrote:

Hi Pouya,

Are you available for a video call tomorrow at 1:30 pm? Please let me know.

Thank you,
Tiffany

On Tue, Jan 21, 2025 at 5:11 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Pouya,

Here is the link to view the appeal case: http://161.149.135.155:81/pdis/search/casenumber/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Below, I have attached the documents fro
Pluemjit Wilson.

Thank you,
Tiffany

On Fri, Jan 17, 2025 at 5:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Thank you
>
> recieved
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/17/2025 4:42 PM, Tiffany Corrales wrote:
>
> > I sent the video meeting information for Tuesday at 3:30 pm.
> >
> > See you then,
> > Tiffany
> >
> > On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Yes 3:30 pm Tuesday 01/21 works
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 1/17/2025 4:32 PM, Tiffany Corrales wrote:
> > >
> > > > Does 3:30 pm next Tuesday work?
> > > >
> > > > Tiffany
> > > >
> > > > On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Unfortunately I am not available at 12.
> > > > >
> > > > > Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
> > > > >
> > > > > Thank you
> > > > >
> > > > > **Pouya Payan**
> > > > > **Labyrinth Design Studio Inc.**
> > > > > **T** 818.200.5005
> > > > > **E** pouya@labyrinth-ds.com
> > > > > 1600 Sawtelle Blvd. #230
> > > > > Los Angeles, CA, 90025
> > > > >
> > > > > On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
> > > > >
> > > > > > Hi Pouya,
> > > > > >
> > > > > > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> > > > > >
> > > > > > Thank you,
> > > > > > Tiffany
> > > > > >
> > > > > > On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > > >
> > > > > > > Hi Tiffany;
> > > > > > >
> > > > > > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more p
> > > > > > > shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well
> > > > > > >
> > > > > > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > > > > > >
> > > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/3/2025 2:25 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has beer
> Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/Z
> ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
>
> Thank you,
> Tiffany
>
> On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the response, understood.
> >
> > we will work with BOE and B&S.
> >
> > best
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the responce. have a good weekend
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS.
> > > > > As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You
> > > > > can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information.
> > > > > I will reach out to my supervisor to discuss this and get back to you early next week.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Tiffany;
> > > > > >
> > > > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the
> > > > > > request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway
> > > > > > width on the frontage of the project was denied!
> > > > > >
> > > > > > question arise,
> > > > > >
> > > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway
> > > > > > in front of property and we will be able to pull our permit?
> > > > > >
> > > > > > don't we need an Environmental approval?
> > > > > >
> > > > > > i am surprised why didn't you informed us about this in advance?
> > > > > >
> > > > > > can we appeal this decision?
> > > > > >
> > > > > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > > > > >
> > > > > > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> 1600 Sawtelle Blvd. #230
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> > Hello Pouya,
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> > What can I assist you with?
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> >
> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621
> > > Los Angeles, CA 90012
> > > T: (213) 978-1174 | Planning4LA.org
> > > E-NEWS
> >
> > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Christine
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> > **E** pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
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>
> i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
>
> Thank you

Pouya Payan
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On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
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> Respectfully,
> **Dr. Mehran Tebyani**

> On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
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> Hi Dr. Teybani,
>
> I am currently working on your letter. I will request that staff send it out by the end of the week.
>
> Thanks,
> Christine
>
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> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

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Dr. Mehran Tebyani

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> Hi, dear Christine,
> please see below request from the owner
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**
> **Pouya Payan**
>
> -------- Forwarded Message --------
> **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> **From:** Courtney Shum <courtney.shum@lacity.org>
> **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
>
> Hello Dr. Tebyani,
>
> Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.
>
> Courtney
>
> On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
>
> > Hi, dear Courtney,
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism

and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Hi Tiffany;

I thihnk we would need more time to sort out every thing with Urban Forestry and Boe for the B permit. is it possible to postpond the Appeal meeting?

please let me know how we can do that

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/29/2025 1:32 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> Are you available for a video call tomorrow at 1:30 pm? Please let me know.
>
> Thank you,
> Tiffany
>
> On Tue, Jan 21, 2025 at 5:11 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> Hi Pouya,
>
> Here is the link to view the appeal case: http://161.149.135.155:81/pdis/search/casenumber/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Below, I have attached the documents fro Pluemjit Wilson.
>
> Thank you,
> Tiffany
>
> On Fri, Jan 17, 2025 at 5:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> Thank you
>
> recieved
>
> Pouya Payan
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/17/2025 4:42 PM, Tiffany Corrales wrote:
>
> > I sent the video meeting information for Tuesday at 3:30 pm.
> >
> > See you then,
> > Tiffany
> >
> > On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > Yes 3:30 pm Tuesday 01/21 works

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/17/2025 4:32 PM, Tiffany Corrales wrote:

> Does 3:30 pm next Tuesday work?
>
> Tiffany
>
> On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Unfortunately I am not available at 12.
> >
> > Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove 2 more p
> > > > shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redone as well
> > > >
> > > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 1/3/2025 2:25 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has beer
> > > > > Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case/Z
> > > > > ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > thank you for the response, understood.
> > > > > >
> > > > > > we will work with BOE and B&S.
> > > > > >
> > > > > > best
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025

On 12/30/2024 11:26 AM, Tiffany Corrales wrote:

> Hi Pouya,
>
> I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
>
> Thank you,
> Tiffany
>
> On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Tiffany;
> >
> > thank you for the responce. have a good weekend
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more information. I will reach out to my supervisor to discuss this and get back to you early next week.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
> > > >
> > > > question arise,
> > > >
> > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > >
> > > > don't we need an Environmental approval?
> > > >
> > > > i am surprised why didn't you informed us about this in advance?
> > > >
> > > > can we appeal this decision?
> > > >
> > > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
> > > >
> > > > > Good Morning Pouya,
> > > > >
> > > > > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> > > > >
> > > > > for further questions and next steps please contact
> > > > > **Tiffany Corrales**
> > > > > **Planning Staff for the**
> > > > > **Department of City Planning**
> > > > > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> > > > >
> > > > > On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Hi Mayra;
> > > > > >
> > > > > > can you please email me determination letter for above mentioned case number?
> > > > > >
> > > > > > also
> > > > > >
> > > > > > how can we set up a google meet with Christine to talk about below points.
> > > > > >
> > > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > > > > >
> > > > > > don't we need an Environmental approval?
> > > > > >
> > > > > > can you please send me electronic file of the ZA case?
> > > > > >
> > > > > > can you please send up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
>
> What can I assist you with?
>
> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
>
> > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> >
> > **Christine Mahfouz Saponara**
> > pronouns: she, her
> > Associate Zoning Administrator
> > **Los Angeles City Planning**
> > 200 N. Spring St., Room 621
> > Los Angeles, CA 90012
> > T: (213) 978-1174 | Planning4LA.org
> >
> > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Christine
> > >
> > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> > >
> > > don't we need an Environmental approval?
> > >
> > > can you please send me electronic file of the ZA case?
> > >
> > > can you please send up a google meet so we can all be in the same page as far as our next steps?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/26/2024 9:06 AM, Christine Saponara wrote:
> > >
> > > > Good Morning,
> > > >
> > > > You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
> > > > **Los Angeles City Planning**
> > > > 200 N. Spring St., Room 621
> > > > Los Angeles, CA 90012
> > > > T: (213) 978-1174 | Planning4LA.org
> > > >
> > > > On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Christine and Tiffany;
> > > > >
> > > > > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> > > > >
> > > > > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> > > > >
> > > > > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and

submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?

i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
> > >
> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
> > >
> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
> > >
> > > Thank you so much for your time and understanding.
> > >
> > > Respectfully,
> > > Dr. Mehran Tebyani
> > >
> > > On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Hi, dear Christine,
> > > > please see below request from the owner
> > > >
> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> > > >
> > > > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion

of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

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Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
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Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Hi Pouya,

How much time do you need? Please fill out the time extension form, attached to this email.

FYI- I have set up a meeting with Lisa Smith and UFD tomorrow at 12 pm. If you would like to join, please let me know so that I can send you the invite.

On Wed, Feb 5, 2025 at 2:23 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

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>
> I thihnk we would need more time to sort out every thing with Urban Forestry and Boe for the B permit. is it possible to postpond the Appeal meeting?
>
> please let me know how we can do that
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/29/2025 1:32 PM, Tiffany Corrales wrote:
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> > Hi Pouya,
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> > Are you available for a video call tomorrow at 1:30 pm? Please let me know.
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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

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> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
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> On 1/3/2025 2:25 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street has be Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.net/case ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
> > >
> > > thank you for the response, understood.
> > >
> > > we will work with BOE and B&S.
> > >
> > > best
> >
> > Pouya Payan
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> > Los Angeles, CA, 90025
> >
> > On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B permit.
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Tiffany;
> > > >
> > > > thank you for the responce. have a good weekend
> > > >
> > > > Pouya Payan
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> > > > Los Angeles, CA, 90025
> > >
> > > On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on PCTS. As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for that. You can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more informatior I will reach out to my supervisor to discuss this and get back to you early next week.
> > > >
> > > > Thank you,

Tiffany

On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, and the request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20' roadway width on the frontage of the project was denied!
>
> question arise,
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadwa in front of property and we will be able to pull our permit?
>
> don't we need an Environmental approval?
>
> i am surprised why didn't you informed us about this in advance?
>
> can we appeal this decision?
>
> can you please set up a google meet so we can all be in the same page as far as our next steps?
>
> Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
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Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

> Good Morning Pouya,
>
> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
>
> for further questions and next steps please contact
> **Tiffany Corrales**
> **Planning Staff for the**
> **Department of City Planning**
> **at: (213) 682-6368 or tiffany.corrales@lacity.org**
>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
> >
> > don't we need an Environmental approval?
> >
> > can you please send me electronic file of the ZA case?
> >
> > can you please send up a google meet so we can all be in the same page as far as our next steps?
> >
> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
>
> > Hello Pouya,
> >
> > What can I assist you with?
> >
> > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> > >
> > > 
> > >
> > >
> > > **Christine Mahfouz Saponara**
> > > pronouns: she, her
> > > Associate Zoning Administrator
> > > **Los Angeles City Planning**
> > > 200 N. Spring St., Room 621
> > > Los Angeles, CA 90012
> > > T: (213) 978-1174 | Planning4LA.org
> > > 
> > >

On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
>
> don't we need an Environmental approval?
>
> can you please send me electronic file of the ZA case?
>
> can you please send up a google meet so we can all be in the same page as far as our next steps?
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> Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

> On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Christine and Tiffany;
> >
> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> >
> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> >
> > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> >
> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> On 12/16/2024 5:45 PM, Mehran Tebyani wrote:
>
> > Thank you so much! 🙏
> >
> > Respectfully,
> > **Dr. Mehran Tebyani**
> >
> > > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Dear,
>
> I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
>
> As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
>
> Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
>
> Thank you so much for your time and understanding.
>
> Respectfully,
> Dr. Mehran Tebyani
>
> On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi, dear Christine,
> > please see below request from the owner
> >
> > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> >
> > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
> >
> > We understand the demands of your workload and are grateful for your continued assistance and hard work.
> >
> > Respectfully,
> > Dr. Mehran Tebyani
> > **+1 (424) 666-9966**
> >
> > **Thank you**
> > **Pouya Payan**
> >
> > -------- Forwarded Message --------
> > **Subject:** Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
> > **Date:** Mon, 25 Nov 2024 11:42:32 -0800
> > **From:** Courtney Shum <courtney.shum@lacity.org>
> > **To:** Dr. Mehran Tebyani <mehrantebyani@gmail.com>
> > **CC:** Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
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> We understand the demands of your workload and are grateful for your continued assistance and hard work.
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> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

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E-NEWS

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Planning Assistant
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E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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Time Extension Form_4230 Saltillo.pdf
34K

Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

let me talk with my team and let you know about how much time we need.

yes please include me in the meeting between lisa and Urban Forestry

best

Pouya Payan

Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/5/2025 3:44 PM, Tiffany Corrales wrote:

> Hi Pouya,
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> How much time do you need? Please fill out the time extension form, attached to this email.
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> > > > > > > >
> > > > > > > > > Unfortunately I am not available at 12.

Can we perform the call at 1pm on Tuesday 01/21? or any other time after that

Thank you

Pouya Payan
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> > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
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> > Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/3/2025 2:25 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Street
> > Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites.n
> > ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Tiffany;
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> > >
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> > On 12/30/2024 11:26 AM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
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Los Angeles, CA, 90025

On 12/27/2024 5:13 PM, Tiffany Corrales wrote:

> Hi Pouya,
>
> There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption on l
> As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for tha
> can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more info
> I will reach out to my supervisor to discuss this and get back to you early next week.
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> > On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
> >
> > > Good Morning Pouya,
> > >
> > > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> > >
> > > for further questions and next steps please contact
> > > **Tiffany Corrales**
> > > **Planning Staff for the**
> > > **Department of City Planning**
> > > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> > >
> > > On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Mayra;
> > > >
> > > > can you please email me determination letter for above mentioned case number?
> > > >
> > > > also
> > > >
> > > > how can we set up a google meet with Christine to talk about below points.
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> > > > On 12/26/2024 9:25 AM, Mayra Cervantes wrote:
> > > >
> > > > > Hello Pouya,
> > > > >
> > > > > What can I assist you with?
> > > > >
> > > > > On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:

I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> don't we need an Environmental approval?
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> can you please send up a google meet so we can all be in the same page as far as our next steps?
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> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org

> On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Christine and Tiffany;
> >
> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> >
> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> >
> > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> >
> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

Thank you so much! 🙏

Respectfully,
Dr. Mehran Tebyani

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------

Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
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E-NEWS

--

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--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

> **Please keep all communications on a single email thread to prevent process delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consu (CPI-U). To view the updated Fee Schedule, see here.

--

Tiffany Corrales
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>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications i or after this date are required to use the revised forms available on the Department's Forms page.*

--

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Los Angeles City Planning
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Pouya Payan <pouya@labyrinth-ds.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Hi Tiffany;

please see attached request for time extension

please proceed with the request

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/5/2025 3:44 PM, Tiffany Corrales wrote:

Hi Pouya,

How much time do you need? Please fill out the time extension form, attached to this email.

FYI- I have set up a meeting with Lisa Smith and UFD tomorrow at 12 pm. If you would like to join, please let me know so that I can send you the invite.

On Wed, Feb 5, 2025 at 2:23 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> I thihnk we would need more time to sort out every thing with Urban Forestry and Boe for the B permit. is it possible to postpond the Appeal meeting?
>
> please let me know how we can do that
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 1/29/2025 1:32 PM, Tiffany Corrales wrote:
>
> Hi Pouya,
>
> Are you available for a video call tomorrow at 1:30 pm? Please let me know.
>
> Thank you,
> Tiffany
>
> On Tue, Jan 21, 2025 at 5:11 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> Hi Pouya,
>
> Here is the link to view the appeal case: http://161.149.135.155:81/pdis/search/casenumber/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Below, I have attached the docur Pluemjit Wilson.
>
> Thank you,
> Tiffany
>
> On Fri, Jan 17, 2025 at 5:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Thank you
> >
> > recieved
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
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> > Los Angeles, CA, 90025
> >
> > On 1/17/2025 4:42 PM, Tiffany Corrales wrote:
> >
> > I sent the video meeting information for Tuesday at 3:30 pm.
> >
> > See you then,
> > Tiffany
> >
> > On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Yes 3:30 pm Tuesday 01/21 works
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 1/17/2025 4:32 PM, Tiffany Corrales wrote:
> > >
> > > Does 3:30 pm next Tuesday work?

Tiffany

On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Unfortunately I am not available at 12.
>
> Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
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>
> On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
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> > Hi Pouya,
> >
> > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting.
> >
> > Thank you,
> > Tiffany
> >
> > On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remove
> > > shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be redor
> > >
> > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
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> > > > ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
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>
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I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.



Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org



On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Christine
>
> so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
>
> don't we need an Environmental approval?
>
> can you please send me electronic file of the ZA case?
>
> can you please send up a google meet so we can all be in the same page as far as our next steps?
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.



Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org



> On Thu, Dec 26, 2024 at 11:48 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Christine and Tiffany;
> >
> > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> >
> > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.
> >
> > my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?
> >
> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
> >
> > Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005

E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
> > >
> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
> > >
> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
> > >
> > > Thank you so much for your time and understanding.
> > >
> > > Respectfully,
> > > Dr. Mehran Tebyani
> > >
> > > On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Hi, dear Christine,
> > > > please see below request from the owner
> > > >
> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
> > > >
> > > > As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
> > > >
> > > > We understand the demands of your workload and are grateful for your continued assistance and hard work.
> > > >
> > > > Respectfully,
> > > > Dr. Mehran Tebyani
> > > > **+1 (424) 666-9966**

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org



> **Please keep all communications on a single email thread to prevent process delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consu (CPI-U). To view the updated Fee Schedule, see here.

--



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> **Please keep all communications on a single email thread to prevent processing delays.**
>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications i or after this date are required to use the revised forms available on the Department's Forms page.*

--



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Van Nuys, CA 91401
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>
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Time Extension Form_4230 Saltillo.pdf
604K

Tiffany Corrales <tiffany.corrales@lacity.org>
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Steve Nazemi <steve

Received, thank you.

Tiffany

On Mon, Feb 10, 2025 at 1:35 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Tiffany;
>
> please see attached request for time extension
>
> please proceed with the request
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/5/2025 3:44 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > How much time do you need? Please fill out the time extension form, attached to this email.
> >
> > FYI- I have set up a meeting with Lisa Smith and UFD tomorrow at 12 pm. If you would like to join, please let me know so that I can send you the invite.
> >
> > On Wed, Feb 5, 2025 at 2:23 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > I thihnk we would need more time to sort out every thing with Urban Forestry and Boe for the B permit. is it possible to postpond the Appeal meeting?
> > >
> > > please let me know how we can do that
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 1/29/2025 1:32 PM, Tiffany Corrales wrote:
> > >
> > > > Hi Pouya,
> > > >
> > > > Are you available for a video call tomorrow at 1:30 pm? Please let me know.
> > > >
> > > > Thank you,
> > > > Tiffany
> > > >
> > > > On Tue, Jan 21, 2025 at 5:11 PM Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > Here is the link to view the appeal case: http://161.149.135.155:81/pdis/search/casenumber/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Below, I have attached the doc
> > > > > Pluemjit Wilson.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Fri, Jan 17, 2025 at 5:31 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Thank you
> > > > > >
> > > > > > recieved
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025
> > > > > >
> > > > > > On 1/17/2025 4:42 PM, Tiffany Corrales wrote:
> > > > > >
> > > > > > > I sent the video meeting information for Tuesday at 3:30 pm.
> > > > > > >
> > > > > > > See you then,
> > > > > > > Tiffany
> > > > > > >
> > > > > > > On Fri, Jan 17, 2025 at 4:34 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Yes 3:30 pm Tuesday 01/21 works

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/17/2025 4:32 PM, Tiffany Corrales wrote:

> Does 3:30 pm next Tuesday work?
>
> Tiffany
>
> On Fri, Jan 17, 2025 at 4:29 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Unfortunately I am not available at 12.
> >
> > Can we perform the call at 1pm on Tuesday 01/21? or any other time after that
> >
> > Thank you
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 1/17/2025 4:00 PM, Tiffany Corrales wrote:
> >
> > > Hi Pouya,
> > >
> > > It would be best to get on a call to discuss this. Are you available next Tuesday at 12 pm? Please let me know so I can set up a video meeting
> > >
> > > Thank you,
> > > Tiffany
> > >
> > > On Thu, Jan 16, 2025 at 2:58 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > >
> > > > Hi Tiffany;
> > > >
> > > > I hope all is well with you. we have meet with BOE and have come to the conclusion that in order to widen the street to 20' we need to remo
> > > > shown and clouded on attached map. we have started working with UFD to get their approval. My understanding is that EAF need to be red
> > > >
> > > > please note that these trees are off site so i am not sure if it in fact will effect the prrojects Environmental or not! please clarify
> > > >
> > > > Thank you
> > > >
> > > > **Pouya Payan**
> > > > **Labyrinth Design Studio Inc.**
> > > > **T** 818.200.5005
> > > > **E** pouya@labyrinth-ds.com
> > > > 1600 Sawtelle Blvd. #230
> > > > Los Angeles, CA, 90025
> > > >
> > > > On 1/3/2025 2:25 PM, Tiffany Corrales wrote:
> > > >
> > > > > Hi Pouya,
> > > > >
> > > > > I am reaching out to let you know that the determination for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for 4230 Saltillo Stre
> > > > > Below, you will find the submitted attachments for the appeal. Here is the link to view the case on PCTS; https://pcts2.azurewebsites
> > > > > ZAD-DRB-SPP-MSP-HCA-1A. I will reach out when I have more updates.
> > > > >
> > > > > Thank you,
> > > > > Tiffany
> > > > >
> > > > > On Thu, Jan 2, 2025 at 11:31 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > >
> > > > > > Tiffany;
> > > > > >
> > > > > > thank you for the response, understood.
> > > > > >
> > > > > > we will work with BOE and B&S.
> > > > > >
> > > > > > best
> > > > > >
> > > > > > **Pouya Payan**
> > > > > > **Labyrinth Design Studio Inc.**
> > > > > > **T** 818.200.5005
> > > > > > **E** pouya@labyrinth-ds.com
> > > > > > 1600 Sawtelle Blvd. #230
> > > > > > Los Angeles, CA, 90025

On 12/30/2024 11:26 AM, Tiffany Corrales wrote:

Hi Pouya,

I have confirmed that reaching out to LADBS and BOE would be best for any other questions you have, including the B perı

Thank you,
Tiffany

On Fri, Dec 27, 2024 at 7:02 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Tiffany;
>
> thank you for the responce. have a good weekend
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 12/27/2024 5:13 PM, Tiffany Corrales wrote:
>
> > Hi Pouya,
> >
> > There are currently no issues with the environmental aspect of the project. You can find the Notice of Exemption o
> > As Christine let you know, if you build the project with the adjacent roadway dedication, you are fully approved for
> > can appeal the decision.You may also reach out to LADBS or BOE for your other questions, they will have more ir
> > I will reach out to my supervisor to discuss this and get back to you early next week.
> >
> > Thank you,
> > Tiffany
> >
> > On Fri, Dec 27, 2024 at 9:05 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Tiffany;
> > >
> > > we have received the determination letter on the project. Apparently the Mulholland case, Girard track case, anc
> > > request to allow less than 20' roadway on the neighboring sites was approved. but request to allow less than 20
> > > width on the frontage of the project was denied!
> > >
> > > question arise,
> > >
> > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 2(
> > > in front of property and we will be able to pull our permit?
> > >
> > > don't we need an Environmental approval?
> > >
> > > i am surprised why didn't you informed us about this in advance?
> > >
> > > can we appeal this decision?
> > >
> > > can you please set up a google meet so we can all be in the same page as far as our next steps?
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/27/2024 7:48 AM, Mayra Cervantes wrote:
> > >
> > > > Good Morning Pouya,
> > > >
> > > > attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
> > > >
> > > > for further questions and next steps please contact
> > > > **Tiffany Corrales**
> > > > **Planning Staff for the**
> > > > **Department of City Planning**
> > > > **at: (213) 682-6368 or tiffany.corrales@lacity.org**
> > > >
> > > > On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > >
> > > > > Hi Mayra;
> > > > >
> > > > > can you please email me determination letter for above mentioned case number?
> > > > >
> > > > > also
> > > > >
> > > > > how can we set up a google meet with Christine to talk about below points.
> > > > >
> > > > > so basically, we can continue on our path to get building and safety approval. just revise the B permit t
> > > > > show 20' roadway in front of property and we will be able to pull our permit?
> > > > >
> > > > > don't we need an Environmental approval?
> > > > >
> > > > > can you please send me electronic file of the ZA case?

can you please send up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
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T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
>
> What can I assist you with?
>
> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
>
> > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> >
> > **Christine Mahfouz Saponara**
> > pronouns: she, her
> > Associate Zoning Administrator
> > **Los Angeles City Planning**
> > 200 N. Spring St., Room 621
> > Los Angeles, CA 90012
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> >
> > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Christine
> > >
> > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> > > Thank you
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> > > **Pouya Payan**
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> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 12/26/2024 9:06 AM, Christine Saponara wrote:
> > >
> > > > Good Morning,
> > > >
> > > > You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
> > > >
> > > > **Christine Mahfouz Saponara**
> > > > pronouns: she, her
> > > > Associate Zoning Administrator
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> > > > > Hi Christine and Tiffany;
> > > > >
> > > > > I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.
> > > > >
> > > > > My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.

my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?

i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
> >
> > Hi Dr. Teybani,
> >
> > I am currently working on your letter. I will request that staff send it out by the end of the week.
> >
> > Thanks,
> > Christine
> >
> > On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:
> > > Dear,
> > >
> > > I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.
> > >
> > > As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.
> > >
> > > Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.
> > >
> > > Thank you so much for your time and understanding.
> > >
> > > Respectfully,
> > > Dr. Mehran Tebyani
> > >
> > > On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> > > > Hi, dear Christine,
> > > > please see below request from the owner
> > > >
> > > > I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
>
> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 |
Planning4LA.org
E-NEWS

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Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Cor (CPI-U). To view the updated Fee Schedule, see here.

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> *page.*

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo, APN: 2172023053 (CD 3) - PLEASE REJECT THIS PROPOSAL!

5 messages

'Cindy Verloop' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Sat, Aug 12, 2023 at 1:33 PM

Reply-To: Cindy Verloop <cindy.v@me.com>
To: Planning.MulhollandSPinfo@lacity.org

August 12, 2023

Maurice and Cindy Verloop

4215 Saltillo Street

Woodland Hills, CA 91364

Cindy.V@me.com

Planning Department

Mulholland Specific Plan Staff

Planning.MulhollandSPinfo@lacity.org

ZA-2023-1206-ZAAD-DRB-SPP-MSP-HCA

4230 Saltillo, APN: 2172023053 (CD 3)

Planning Staff,

We object whole heartedly to this absurd proposal! **The size and scope of the project is a physical impossibility.** The location of the land in question sits high on a hill, in an inverted pie shape wedged tightly between two existing homes, on a very narrow road with no sidewalks and literally no space to expand the street to accommodate the proposed construction vehicle traffic. Furthermore, the amount of seismic chaos that would be required to clear this land that sits on bedrock could cause severe foundational damage to our, and the surrounding homes.

While this project disturbingly proposes the removal of one protected tree and two Coast Live Oak trees, it would be impossible to do that without harming the numerous other ancient Coast Live Oak trees on the neighboring lots. Taking into considering the proposal of removing 726 cubic yards of dirt from a 4653 square foot lot, the root systems of the remaining trees will be (illegally) destroyed, killing protected trees that belong to my neighbors.

We've owned our home on Saltillo Street for seven years but did not receive this Notice of Public Hearing from the committee. Our neighbor shared it with us, and most sincerely shares our concerns about this project. Considering our home is two doors down from this abomination of a development project proposal, we should have been notified personally.

There are already several FAILED construction projects very near our home. They always begin by tearing up what was once beautiful open space, then very soon the land-owners learn the true cost of permits, building materials, labor, delays, etc, etc, and project after project is **abandoned**. Destruction, construction fencing and garbage now litter those formerly lovely spaces. Ugly, infuriating eyesores for the rest of us who live here, and day after day, we're forced to endure and forgive those who failed so miserably. The city doesn't seem to care when these projects fail. No one ever comes to clean up.

At times we find ourselves trying to forgive those who allowed these foolish dreamers to pursue such impossible dreams; like the Planning Department. Please, stop selling what's left of our precious open space to greedy, get-rich-quick wannabes!!

What of *our* right to a quiet home, free from constant construction sounds, and trucks and crews of strange men who don't live in or near our neighborhood? What of *our* right to privacy? All of us who live here chose this neighborhood in LA County for the same reason; peace, quiet and open spaces!!

Over the last year or so, the man who most recently purchased this land has been a constant annoyance to us and our neighbors, parking on private property without permission, trespassing on private property without permission to get to his land, and in one case, literally planted one of his own FOR SALE signs outside a home that was absolutely NOT for sale. We've all spoken with him about the fact that this land has changed hands numerous times over the decades, and it has already been made clear it cannot be developed. Yet he persists.

Please, just drive by and look at this space. Please. If it was next to YOUR home, you would never approve it!

Please reject this proposal!

Thank you for your time and consideration.

Sincerely,

Maurice and Cindy Verloop

Katie Knudson <Katie.Knudson@lacity.org> Mon, Aug 14, 2023 at 9:49 AM
To: Cindy Verloop <cindy.v@me.com>
Cc: Planning.MulhollandSPinfo@lacity.org

Thank you for your comments. They have been added to the case file.

[Quoted text hidden]

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

'Cindy Verloop' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Mon, Aug 14, 2023 at 12:26 PM
Reply-To: Cindy Verloop <cindy.v@me.com>
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Planning.MulhollandSPinfo@lacity.org

Thank you!

[Quoted text hidden]

'Cindy Verloop' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Wed, Aug 16, 2023 at 1:53 PM
Reply-To: Cindy Verloop <cindy.v@me.com>
To: Planning.MulhollandSPinfo@lacity.org

When is this hearing going to begin? It was scheduled for today at 1pm - we are still waiting for it to start

> On Aug 12, 2023, at 1:33 PM, Cindy Verloop <cindy.v@me.com> wrote:
>
>

Katie Knudson <Katie.Knudson@lacity.org> Thu, Aug 17, 2023 at 8:20 AM
To: Cindy Verloop <cindy.v@me.com>

Cc: Planning.MulhollandSPinfo@lacity.org

Apologies for the delayed response. The hearing was canceled due to a lack of quorum. All items have been rescheduled for September 20.

Thanks,
Katie

On Wed, Aug 16, 2023 at 1:53 PM 'Cindy Verloop' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> wrote:

> When is this hearing going to begin? It was scheduled for today at 1pm - we are still waiting for it to start
>
> > On Aug 12, 2023, at 1:33 PM, Cindy Verloop <cindy.v@me.com> wrote:
> >
> >

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo

5 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Jan 22, 2025 at 11:09 AM
To: Albert Vera <albert.e.vera@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Albert,

We have a ZA case that has been appealed and is tentatively scheduled for a South Valley APC Hearing on March 13. We would like to meet with you to discuss a change in the design. Does tomorrow 3 pm work for you?

Thank you,
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Albert Vera <albert.e.vera@lacity.org> Wed, Jan 22, 2025 at 11:50 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hello Tiffany,
I am off at 3 but I am free anytime between 6:30-10:30 am and 1-3pm

Emails will be addressed in the order received. Please refrain from sending multiple follow up emails as the system marks them as a new email, resulting in a delayed response time. If this is a tree emergency, please call 800-996-2489 or 311.

Albert Vera
Tree Surgeon Supervisor 2
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
MS 550



New:

- The Urban Forestry Division has a new online Customer Service Request (CSR) application which is designed to receive all inquiries and requests related to clearances for Dept. of City Planning and LADBS building permits. You will be able to request for our office review for your clearances by using your Angeleno Account to login to https://dscsr.lacity.org/ Be sure to select Streets LA as the agency and Urban Forestry Division as the office/location.
- For more information regarding the homeowner sidewalk repair rebate program, please visit https://sidewalks.lacity.gov/.
- For more information about the sewer lateral rebate program, please visit www.lacitysan.org/slrebates.

Note:

The Initial response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are closely monitored to ensure that all requests will be responded to in a timely manner. You will be notified by email when there is a response and can log in at any time to check the status. In order to serve you better, requests and questions will no longer be accepted via the bss.urbanforestry@lacity.org email.

Check out our new website: **https://streetsla.lacity.org**

Confidentiality note: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This email may also contain CONFIDENTIAL AND PRIVILEGED INFORMATION AND/OR ATTORNEY WORK PRODUCT information is only for the intended recipient. If you have received this email in error please notify the system manager. If you are not the named addressee and intended recipient you may not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

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Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Jan 22, 2025 at 2:11 PM
To: Albert Vera <albert.e.vera@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Thank you for letting me know. Would next Monday at 12 pm work for you?

Tiffany
[Quoted text hidden]
--
[Quoted text hidden]

Albert Vera <albert.e.vera@lacity.org> Wed, Jan 22, 2025 at 2:39 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Yes, that works for me.

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Albert Vera
Tree Surgeon Supervisor 2
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
MS 550



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If you are not the intended recipient you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Jan 22, 2025 at 2:44 PM
To: Albert Vera <albert.e.vera@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Perfect, thank you! I will send the google invite.

Tiffany
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo St

3 messages

Continental Mapping Service <mappingsvc@yahoo.com> Fri, Aug 23, 2024 at 3:32 PM
To: Pouya Payan <pouya@labyrinth-ds.com>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Pouya,

Attached is the certificate of posting

Thank you.
Maria Muccitelli
Continental Mapping Service
21220 Devonshire St #205
Chatsworth CA 91311
(818) 787-1663 and (747) 206-5006

-

Payments may be processed via check or credit card at the following link: https://cardx.com/pay-continentalmapping.
(there is a 3% processing fee for credit cards).

Confidentiality Notice:
The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from the disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Saltillo_08232024_032526.pdf
2264K

Pouya Payan <pouya@labyrinth-ds.com> Fri, Aug 23, 2024 at 4:09 PM
To: "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>

Tiffany;

Attached is the certificate of posting

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com

1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Saltillo_08232024_032526.pdf
2264K

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Aug 28, 2024 at 8:57 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Received, thank you.

Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo Time Extension Form

3 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Feb 11, 2025 at 2:42 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Claudia,

Below, I have attached the Time Extension Form filled out by the applicant. Please sign it at your earliest convenience so that I may send it to Christine and Stacy.

Thank you!
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Time Extension Form_4230 Saltillo.pdf
610K

Claudia Rodriguez <claudia.rodriguez@lacity.org> Tue, Feb 11, 2025 at 2:57 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi! Here you go.

I let Christine know about the time extension.
Please send a copy of the signed version to her and Stacy and update PCTS to state a signed time extension has been submitted, granting an extension to a date certain of XXXX by project representative __(name)... on __(this date)....something along those lines.

Thank you!

Claudia

[Quoted text hidden]

Time Extension Form_4230 Saltillo.pdf
705K

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Feb 11, 2025 at 3:00 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Will do, thank you!

Tiffany
[Quoted text hidden]
--
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo Time Extension Form

5 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Feb 11, 2025 at 3:09 PM
To: Christine Saponara <christine.saponara@lacity.org>
Cc: Stacy Munoz <stacy.munoz@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Christine,

Below, I have attached the signed Time Extension Form for 4230 Saltillo.

Thank you,
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

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Time Extension Form_4230 Saltillo - SIGNED.pdf
705K

Stacy Munoz <stacy.munoz@lacity.org> Tue, Feb 11, 2025 at 4:08 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Tiffany! I am confused. The last day to act for this case is 3/20. The hearing is scheduled for 3/13. Has there been a change of date? I have already coordinated with the mapping company for the notices to go out. Also, when a time extension is needed, it usually comes from my office so that I can coordinate with all parties. Please advise. thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

[Quoted text hidden]

Stacy Munoz <stacy.munoz@lacity.org> Tue, Feb 11, 2025 at 4:23 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Alan Como <alan.como@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi everyone! I have been handling this appeal on my end and had it scheduled for 3/13/25. I have already coordinated with the mapping company to have the notices sent out. i have cc'd everyone on each correspondence with the coordination with the Commission Office. For some reason, the date has been changed and a time extension has been done without notifying me or the Commission Office of the changes. I am reaching out to the mapping company now to see if the notices have been mailed or not. Can someone please tell me where you are in the changing of the date process? If the mailing has been done, the City will be responsible for the new mailings with the new date. Please advise. thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

[Quoted text hidden]

Stacy Munoz <stacy.munoz@lacity.org> Tue, Feb 11, 2025 at 4:30 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Alan Como <alan.como@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

As a follow up...no hearing notices have been sent. Can I have the new date that is being requested? thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Wed, Feb 12, 2025 at 3:24 PM
To: Stacy Munoz <stacy.munoz@lacity.org>
Cc: Alan Como <alan.como@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi, Stacy,
They provided the additional 4 months to give them time to work with city agencies. We will circle back with them before the time extension expires with enough time to do a mailing/noticing. At this time, they have requested to hold off on a hearing date. The project team selected the July date and will ask for more time if needed, in which case we would get another extension from them.
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

4230 Saltillo

9 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 31, 2025 at 11:59 AM
To: Lisa Smith <lisa@thetreeresource.com>

Hi Lisa,

My name is Tiffany Corrales and I am an Assistant Planner assigned to the case project located at 4230 Saltillo. The representative for the project let me know he has been in communication with you regarding the removal of two additional protected trees on their property, located in the front of the lot. Would you be available for a video meeting with the Urban Forestry Division and planning to discuss the project next Tuesday at 10:30 am? Please let me know so I can send the Google Meet invite.

Thank you!
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**
>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

Lisa Smith <lisa@thetreeresource.com> Fri, Jan 31, 2025 at 12:02 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi TIffany,

Thank you!

Yes, I have been working with the client and prepared the original Protected Tree Report.

The clients have decided to RETAIN those other 2 oaks as they are TINY and can be retained with some careful excavation... they are technically a few feet ABOVE the new wall, so we are working on field analysis to allow us to prove the two baby trees can be retained even with the road widening and new retaining wall.

I'm still happy to have a google meet, if you'd like.

Thank you!

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 31, 2025 at 12:07 PM
To: Lisa Smith <lisa@thetreeresource.com>

Thank you for getting back to me so quickly and thank you for the information! I do still think it would be beneficial to meet to explain this to the Urban Forestry Division. I will send the invite shortly.

Thank you!
Tiffany
[Quoted text hidden]
--
[Quoted text hidden]

Lisa Smith <lisa@thetreeresource.com> Fri, Jan 31, 2025 at 12:09 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Sounds good! ;)

I see the invite for Tuesday at 1030am, thankfully that works!

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 31, 2025 at 12:11 PM
To: Lisa Smith <lisa@thetreeresource.com>

Perfect, see you then!

Tiffany
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Feb 4, 2025 at 9:09 AM
To: Lisa Smith <lisa@thetreeresource.com>

Good morning Lisa,

Apologies for this late cancellation, however, someone in the meeting is no longer able to join and we need to reschedule. Would Thursday at 12:00 pm work for you? Please let me know.

Thank you,
Tiffany
[Quoted text hidden]

Lisa Smith <lisa@thetreeresource.com> Tue, Feb 4, 2025 at 9:31 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

HI Tiffany,

Thursday at 12 works... phew!

It's very busy, so glad we can squeeze it in :)

Thx,

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Feb 4, 2025 at 9:44 AM
To: Lisa Smith <lisa@thetreeresource.com>

Thank you for confirming and for taking the time to meet with us! I will send the calendar invite.

See you then,
Tiffany
[Quoted text hidden]

Lisa Smith <lisa@thetreeresource.com> Tue, Feb 4, 2025 at 9:51 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Great received :)

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

APN 2172023053 (ZA-2023-1206-ZAAD-DRB-SPP-MSP-HCA)

1 message

'Cullen Quantock' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Mon, Sep 18, 2023 at 6:30 PM
Reply-To: Cullen Quantock <strongerfasterbetter@icloud.com>
To: Planning.MulhollandSPInfo@lacity.org

Regarding APN 2172023053 (ZA-2023-1206-ZAAD-DRB-SPP-MSP-HCA)

I would like to submit this letter in concern with building proposal on 4230 Saltillo St, Woodland Hills 91364.

"Be nice and work hard"

4230 Saltillo St.docx
55K

Tiffany Corrales <tiffany.corrales@lacity.org>

Appeal received - ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA at 4230 N. Saltillo St. - Appellant: Girard Tract Community Preservation

11 messages

Steven Wechsler <steven.wechsler@lacity.org> Fri, Jan 3, 2025 at 1:08 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, April Hood <april.hood@lacity.org>
Cc: Nelson Rodriguez <nelson.rodriguez@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>, Kinikia Gardner <Kinikia.Gardner@lacity.org>, Noah McCoy <noah.mccoy@lacity.org>, Jason Chan <jason.chan@lacity.org>, Claude Gooding <claude.gooding@lacity.org>, Ruben Vasquez <ruben.c.vasquez@lacity.org>

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - LOD.pdf

The public counter received an online appeal from an aggrieved party, the Girard Tract Community Preservation group, for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA at 4230 Saltillo St.
The appeal was filed and the Invoice paid on January 3, 2025, which is the last day to appeal.
The appellate authority is the South Valley Area Planning Commission.

Attached please find the Appeal Application, Appeal Justification, the LOD, and Appeal Receipt

Steven Wechsler, AICP
City Planner | Valley Planning Public Counter
Los Angeles City Planning
6262 Van Nuys Blvd., Suite 251
Van Nuys CA 91401
T: (818) 374-5050 | Planning4LA.org
E-NEWS

3 attachments

Appeal Application ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
340K

Appeal Justification ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
325K

Appeal Receipt ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
199K

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 3, 2025 at 2:03 PM
To: Steven Wechsler <steven.wechsler@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, April Hood <april.hood@lacity.org>, Nelson Rodriguez <nelson.rodriguez@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>, Kinikia Gardner <Kinikia.Gardner@lacity.org>, Noah McCoy <noah.mccoy@lacity.org>, Jason Chan <jason.chan@lacity.org>, Claude Gooding <claude.gooding@lacity.org>, Ruben Vasquez <ruben.c.vasquez@lacity.org>

Hi Steven,

Received, thank you.

Tiffany

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**
>
> *Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

April Hood <april.hood@lacity.org> Fri, Jan 3, 2025 at 2:32 PM
To: Steven Wechsler <steven.wechsler@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, Nelson Rodriguez <nelson.rodriguez@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>, Kinikia Gardner <Kinikia.Gardner@lacity.org>, Noah McCoy <noah.mccoy@lacity.org>, Jason Chan <jason.chan@lacity.org>, Claude Gooding <claude.gooding@lacity.org>, Ruben Vasquez <ruben.c.vasquez@lacity.org>

Thank you, for the notification.

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741

On Fri, Jan 3, 2025 at 1:08 PM Steven Wechsler <steven.wechsler@lacity.org> wrote:
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 3, 2025 at 3:21 PM
To: April Hood <april.hood@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi April,

The last day to act for this appeal would be March 19, 2025, which is 75 days from today. Are there any available South Valley APC Hearings for which this case can be scheduled for before that date? Please let me know.

Thank you,
Tiffany

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**
>
> [Quoted text hidden]

April Hood <april.hood@lacity.org> Fri, Jan 3, 2025 at 3:28 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hello Tiffany,

Thursday, March 13, 2025, is available.



Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Jan 3, 2025 at 4:00 PM
To: April Hood <april.hood@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

That works. Thank you, April.

Have a great weekend,
Tiffany
[Quoted text hidden]

April Hood <april.hood@lacity.org> Fri, Jan 3, 2025 at 4:04 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

You're welcome, Tiffany enjoy your weekend!



April M. Hood
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Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Wed, Jan 8, 2025 at 1:15 PM
To: Steven Wechsler <steven.wechsler@lacity.org>, "Munoz, Stacy" <Stacy.Munoz@lacity.org>, Alan Como <alan.como@lacity.org>, "Lamb, Blake" <Blake.Lamb@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, April Hood <april.hood@lacity.org>, Nelson Rodriguez <nelson.rodriguez@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>, Kinikia Gardner <Kinikia.Gardner@lacity.org>, Noah McCoy <noah.mccoy@lacity.org>, Jason Chan <jason.chan@lacity.org>, Claude Gooding <claude.gooding@lacity.org>, Ruben Vasquez <ruben.c.vasquez@lacity.org>

Hi, all - this is a ZA appeal. Adding +Munoz, Stacy and +Alan Como . Also adding +Lamb, Blake for awareness.

On Fri, Jan 3, 2025 at 1:08 PM Steven Wechsler <steven.wechsler@lacity.org> wrote:
[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Wed, Jan 8, 2025 at 1:17 PM
To: "Munoz, Stacy" <Stacy.Munoz@lacity.org>, Alan Como <alan.como@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Lamb, Blake" <Blake.Lamb@lacity.org>

Hi, Alan and Stacy,
Here are the attachments for the appeal.
Please let us know if you'll need our assistance.
Otherwise, we'll defer to the OZA for coordination and scheduling with the commission office.

Claudia
[Quoted text hidden]

3 attachments

Appeal Application ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
340K

Appeal Justification ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
325K

Appeal Receipt ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - Girard Tract.pdf
199K

Claudia Rodriguez <claudia.rodriguez@lacity.org> Wed, Jan 8, 2025 at 1:27 PM
To: April Hood <april.hood@lacity.org>, Alan Como <alan.como@lacity.org>, "Munoz, Stacy" <Stacy.Munoz@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Christine Saponara <christine.saponara@lacity.org>

Hi, April,
The coordination to schedule this case is done through the OZA.

Adding +Alan Como and +Munoz, Stacy.
Alan/Stacy - please let me know if you need anything from Project Planning. Otherwise, we will defer to the OZA.

Claudia
[Quoted text hidden]

April Hood <april.hood@lacity.org> Wed, Jan 8, 2025 at 1:48 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Alan Como <alan.como@lacity.org>, "Munoz, Stacy" <Stacy.Munoz@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, Christine Saponara <christine.saponara@lacity.org>

Thank you, Claudia



April M. Hood
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City Planning/Commission office
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Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Appeal received - ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

11 messages

Jason Chan <jason.chan@lacity.org> Fri, Jan 3, 2025 at 4:37 PM
To: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, "stacy.munoz" <Stacy.Munoz@lacity.org>, April Hood <april.hood@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>
Cc: Steven Wechsler <steven.wechsler@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>

A second appeal was filed for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; the project address is 4230 N. Saltillo Street;

The Appeal Body is the South Valley APC. The last day to appeal was today.

On Fri, Jan 3, 2025 at 2:32 PM April Hood <april.hood@lacity.org> wrote:

> Thank you, for the notification.
>
> **April M. Hood**
> Secretary in lieu of CEA
> **City Planning/Commission office**
> 200 N Spring St. Room 272
> Los Angeles, CA 90012
> T (213) 978-1300 | planningforLA.org
> Direct: (213) 756-1741
>
> On Fri, Jan 3, 2025 at 1:08 PM Steven Wechsler <steven.wechsler@lacity.org> wrote:
>
> > ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA - 4230 Saltillo St - LOD.pdf
> > The public counter received an online appeal from an aggrieved party, the Girard Tract Community Preservation group, for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA at 4230 Saltillo St.
> > The appeal was filed and the Invoice paid on January 3, 2025, which is the last day to appeal.
> > The appellate authority is the South Valley Area Planning Commission.
> >
> > Attached please find the Appeal Application, Appeal Justification, the LOD, and Appeal Receipt
> >
> > **Steven Wechsler, AICP**
> > City Planner | Valley Planning Public Counter
> > **Los Angeles City Planning**
> > 6262 Van Nuys Blvd., Suite 251
> > Van Nuys CA 91401
> > T: (818) 374-5050 | Planning4LA.org
> > E-NEWS

--

*Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

Jason Chan
City Planner
Los Angeles City Planning
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012
T: (213) 482-7075 | Planning4LA.org
E-NEWS

3 attachments

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_WilsonApplication.pdf
575K

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_WilsonJustification.pdf
1582K

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_LOD.pdf
11541K

April Hood <april.hood@lacity.org> Fri, Jan 3, 2025 at 5:42 PM
To: Jason Chan <jason.chan@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, "stacy.munoz" <Stacy.Munoz@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>, Steven Wechsler <steven.wechsler@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>

Thank you for the update.

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
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Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Jan 6, 2025 at 8:00 AM
To: Jason Chan <jason.chan@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, "stacy.munoz" <Stacy.Munoz@lacity.org>, April Hood <april.hood@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>, Steven Wechsler <steven.wechsler@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>

Hi Jason,

Received, thank you.

Tiffany

On Fri, Jan 3, 2025 at 4:37 PM Jason Chan <jason.chan@lacity.org> wrote:
[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**
>
> [Quoted text hidden]

April Hood <april.hood@lacity.org> Mon, Jan 6, 2025 at 11:12 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Good Morning Tiffany,

I just wanted to confirm who will be doing the noticing for this pending awe?

Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jan 7, 2025 at 9:47 AM
To: April Hood <april.hood@lacity.org>

Hi April,

I will take care of the noticing for this appeal. I will make sure to send it out 10 days prior to the hearing, as well as the site posting.

Thank you,
Tiffany

[Quoted text hidden]

April Hood <april.hood@lacity.org> Tue, Jan 7, 2025 at 9:51 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hello Tiffany,

Once the Final HN has been completed, please forward me a copy of HN. Also, will you be submitting an official request for a commission hearing?



Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jan 7, 2025 at 3:55 PM
To: April Hood <april.hood@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>

Hi all,

It seems I have made an error in attempting to schedule this case for an APC hearing. Apologies, this is my first time receiving an appeal on a ZA case. I will hand it over to the OZA, CC'd here. Please let me know if there is anything else required from me.

Thank you,
Tiffany
[Quoted text hidden]

Stacy Munoz <stacy.munoz@lacity.org> Tue, Jan 7, 2025 at 4:06 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: April Hood <april.hood@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Alan Como <alan.como@lacity.org>

Hi all! I will get everything together and send this over to you once I confirm everything with the AZA. I will cc everyone on the request. thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning

200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org

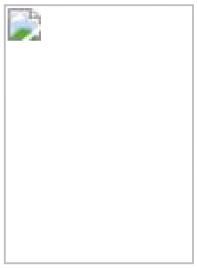


Please note, I am out of the office every other Friday*

[Quoted text hidden]

April Hood <april.hood@lacity.org> Tue, Jan 7, 2025 at 4:08 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>, Ari Briski <ari.briski@lacity.org>

No worries, Tiffany. It's a learning process.



Thank you,

April M. Hood
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Los Angeles, CA 90012
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Direct: (213) 756-1741



[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Wed, Jan 8, 2025 at 1:18 PM
To: Jason Chan <jason.chan@lacity.org>, Alan Como <alan.como@lacity.org>, "Lamb, Blake" <Blake.Lamb@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, "stacy.munoz" <Stacy.Munoz@lacity.org>, April Hood <april.hood@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>, Steven Wechsler <steven.wechsler@lacity.org>, Ariane Briski <ari.briski@lacity.org>, Jamie Hwang <jamie.hwang@lacity.org>, Anna Vidal <Anna.Vidal@lacity.org>

Hi, all,
I see Stacy is already included.
+Alan Como and +Lamb, Blake for awareness.
This is a second appeal for this case, fyi.

Claudia

On Fri, Jan 3, 2025 at 4:37 PM Jason Chan <jason.chan@lacity.org> wrote:
[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Wed, Jan 8, 2025 at 1:19 PM
To: Alan Como <alan.como@lacity.org>, "Munoz, Stacy" <Stacy.Munoz@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Lamb, Blake" <Blake.Lamb@lacity.org>

Apologizing if you already have these. I was out of the office, returning today, and catching up. Making sure the OZA receives both appeals for this site/case.
[Quoted text hidden]

3 attachments

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_WilsonApplication.pdf
575K

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_WilsonJustification.pdf
1582K

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA_LOD.pdf
11541K

Tiffany Corrales <tiffany.corrales@lacity.org>

BTC invoices for upcoming DRB

5 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jul 25, 2023 at 4:16 PM
To: BTCDTLA <bettertc@aol.com>

Hi Riva,

I have an upcoming Mulholland DRB hearing on August 16 and wanted to make sure the following cases' BTC invoices are good to go before I confirm the agenda.

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
BTCID: VO22-527
DATE: 11/3/2022
4230 Saltillo

DIR-2023-1580-DRB-SPP-MSP-HCA
BTCID: VO23-142
DATE: 3/6/2023
4427 N. San Blas

DIR-2023-998-DRB-MSP-SPP-HCA
BTCID: VO22-640
DATE: 12/22/2022
3654 N. Oakfield

DIR-2023-1673-MSP-SPP-DRB
BTCID: VO22-551
DATE: 11/14/2022
16221 Mulholland

Please let me know!

Thank you,

Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

BTCDTLA <bettertc@aol.com> Tue, Jul 25, 2023 at 4:26 PM
Reply-To: BTCDTLA <bettertc@aol.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Tiffany,

We are good on all of them...

Will this be the list so we could start prepping?

Thank you,

Riva

On Tuesday, July 25, 2023 at 04:16:58 PM PDT, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

Hi Riva,

I have an upcoming Mulholland DRB hearing on August 16 and wanted to make sure the following cases' BTC invoices are good to go before I confirm the agenda.

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA **GOOD**
BTCID: VO22-527
DATE: 11/3/2022
4230 Saltillo

DIR-2023-1580-DRB-SPP-MSP-HCA **GOOD**
BTCID: VO23-142
DATE: 3/6/2023
4427 N. San Blas

DIR-2023-998-DRB-MSP-SPP-HCA **GOOD**
BTCID: VO22-640
DATE: 12/22/2022
3654 N. Oakfield

DIR-2023-1673-MSP-SPP-DRB **GOOD**
BTCID: VO22-551 & VO22-543
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jul 25, 2023 at 4:28 PM
To: BTCDTLA <bettertc@aol.com>

Thank you, Riva! Yes, that is the list. I am currently drafting the agenda and will send it as soon as I complete it.

Tiffany
[Quoted text hidden]
--
[Quoted text hidden]

BTCDTLA <bettertc@aol.com> Tue, Jul 25, 2023 at 4:32 PM
Reply-To: BTCDTLA <bettertc@aol.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Great...

Thank you,

Riva

[Quoted text hidden]

BTCDTLA <bettertc@aol.com> Tue, Aug 1, 2023 at 10:33 AM
Reply-To: BTCDTLA <bettertc@aol.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Good Morning Tiffany,

Is the Agenda ready yet?

Thank you,

Riva

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Cancelled DRB 8/16

6 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Aug 10, 2023 at 12:12 PM
To: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>
Bcc: Pouya Payan <pouya@labyrinth-ds.com>, Ricardo Moura <moura@mouraarchitecture.com>, Sean Nguyen <sean@ezpermitsllc.com>, Jamilah Haygood <jhaygood@srkarchitectsinc.com>

Hi all,

Unfortunately, the August 16 hearing is cancelled due to lack of quorum. Your project has been rescheduled for the Design Review Board hearing on Wednesday September 20. Below, I have attached the cancelled agenda notice. Thank you for your patience and understanding.

Best,
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

8.16.23 - Cancelled.pdf
223K

pouya labyrinth-ds.com <pouya@labyrinth-ds.com> Sun, Sep 17, 2023 at 3:10 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani Referred By Shahab <mehrantebyani@gmail.com>, Lisa Smith <queenpalm@earthlink.net>, Yael Lir <Yael@yaellir.com>, Yael Lir <yll@flash.net>

Tiffany;
Hope all is well. Can you please let me know if we are to be heard his month, since 8/16 was cancelled?
Can you please send me the agenda for 9/20?
Thank you

Pouya Payan
1600 Sawtelle blvd #230, LA 90025
818-200-5005

> On Aug 10, 2023, at 12:12 PM, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>
> [Quoted text hidden]

8.16.23 - Cancelled.pdf
223K

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Sep 18, 2023 at 8:08 AM

To: "pouya labyrinth-ds.com" <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani Referred By Shahab <mehrantebyani@gmail.com>, Lisa Smith <queenpalm@earthlink.net>, Yael Lir <Yael@yaellir.com>, Yael Lir <yll@flash.net>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Pouya,

You should have received an email on Friday September 15 with information on the meeting that will be held this Wednesday September 19, 2023 at 1 pm. I will include it in this email below.

This is a reminder that the following cases are on the agenda for the 09/20/2023 Mulholland Scenic Parkway Design Review Board Meeting. Below, I have attached the agenda.

- ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
- DIR-2023-1580-DRB-SPP-MSP-HCA
- DIR-2023-998-DRB-MSP-SPP-HCA
- DIR-2023-1673-MSP-SPP-DRB

This is a reminder that the applicant has the option to provide a visual presentation to the Board at the hearing. If you have already sent me a presentation, it is already on file for the hearing. Visuals are not required, however I highly recommend preparing one to walk the Board through the project. If you do not provide a visual presentation/powerpoint, please be prepared to share your packet submittal. If you would like to provide visuals, please email them to me as soon as possible. Please compile all visuals (e.g. images, PowerPoint slides) into one single PDF file. Please include the Case Number and hearing date on the first page of the document and number all the pages. Some things I recommend focusing on for the presentation are elaborating on the project description and highlighting how the project complies with the guidelines. Please be prepared for questions from the public and the Board.

This will be a hybrid meeting where applicants will present to the Board in person and the public will have the option to view the presentations online through a Zoom webinar or independently. During the hearing and once the Chairperson has called you, you will be able to present your presentation. A city staff member will present your visuals through their computer. While you are delivering your presentation at the hearing, you will need to assist the staff member and public in following along by verbally announcing which page of the presentation everyone should be looking at. Please note that visuals you provide will be available to the public at least 72 hours prior to the hearing. The hearing agenda will include a link where the public can access the visuals.

Best,
Tiffany
[Quoted text hidden]
--
[Quoted text hidden]

9.20.23 DRB Agenda.pdf
288K

Lisa Smith <lisa@thetreeresource.com> Mon, Sep 18, 2023 at 8:27 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Pouya Payan <pouya@labyrinth-ds.com>, Mehran Tebyani <mehrantebyani@gmail.com>, Yael Lir <Yael@yaellir.com>, Yael Lir <yll@flash.net>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Tiffany,

Confirming this Wednesday is September 20th :)

I think that was just a typo..

Thank you so much!

Lisa

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

[Quoted text hidden]
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<9.20.23 DRB Agenda.pdf>

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Sep 18, 2023 at 8:31 AM
To: Lisa Smith <lisa@thetreeresource.com>
Cc: Pouya Payan <pouya@labyrinth-ds.com>, Mehran Tebyani <mehrantebyani@gmail.com>, Yael Lir <Yael@yaellir.com>, Yael Lir <yll@flash.net>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

I apologize, yes, you are correct! The hearing will be on Wednesday September 20, 2023.

Best,
Tiffany
[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Mon, Sep 18, 2023 at 9:00 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>, Lisa Smith <lisa@thetreeresource.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Yael Lir <Yael@yaellir.com>, Yael Lir <yll@flash.net>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Thank you Tiffany;

see you Wednesday

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Case #ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA / ENV-2023-1207-CE

2 messages

barry oberman.us <barry@oberman.us> Mon, Aug 12, 2024 at 3:28 PM
To: "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>

Good Afternoon Ms. Corrales.

This email pertains to the above-mentioned case. There is a Public Hearing called for Wednesday, September 4, 2024. I will be out of town and therefore unable to attend this meeting.

Is it possible to send you an email with my concerns rather than a Letter to you? My house is above 4230 North Saltillo Street and within 500 feet of this proposed project.

I called your office today and left you a message.

Respectfully,

Barry Oberman
4207 Alhama Drive
Woodland Hills, CA 91364
Home #818-992-7577
Cell #818-613-1946

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Aug 26, 2024 at 11:28 AM
To: "barry oberman.us" <barry@oberman.us>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Barry,

You may email me your concerns regarding the project and I will add it to the case file.

Thank you,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org>

Case#ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA ENV-2023-1207-CE 4230 North Saltillo Street

2 messages

barry oberman.us <barry@oberman.us> Thu, Aug 29, 2024 at 9:45 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Good Day Tiffany.

My Name is Barry Oberman. I live at 4207 Alhama Drive in Woodland Hills. My property is within 500 feet of the project proposed for 4230 North Saltillo Street. I am unable to attend the Public Hearing scheduled for Wednesday, September 4, 2024.

I do have concerns about this project and they are listed as follows:

a. Saltillo is VERY NARROW where this property borders the street.
b. The property is located on a curve where there is room for only one car traveling in either direction, a potential safety hazard.
c. I am very concerned about the Hillside Integrity.
d. There are numerous Oak trees on the property and they could be over 100 years old.

Tiffany, Please verify receipt of this email. I would appreciate it.

Respectfully,

Barry Oberman
Phone: 818-992-7577

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:20 AM
To: Christine Saponara <christine.saponara@lacity.org>

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org>

Construction Project 4230 Saltillo

3 messages

Michele Ringler <micheleringler@icloud.com> Tue, Sep 3, 2024 at 11:10 PM
To: tiffany.corrales@lacity.org, katie.knudsin@lacity.org
Cc: Tristan Thomas <tristanthomas@live.com>

Hello Tiffany,

Please see my attached letter regarding the proposed construction for 4230 Saltillo Street in Woodland Hills, 91364.

Case number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

Environmental Case: ENV-2023-1207-CE

Thank you for your time and consideration.

Best Regards,

Michele Ringler and Tristan Thomas

Letter to LA City.docx
5881K

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:07 AM
To: Christine Saponara <christine.saponara@lacity.org>

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Letter to LA City.docx
5881K

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:08 AM

To: Michele Ringler <micheleringler@icloud.com>
Cc: Tristan Thomas <tristanthomas@live.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Thank you for your email, I will add it to the case file.

Tiffany
[Quoted text hidden]
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Documents from the Los Angeles Planning Department

1 message

claudia.rodriguez@lacity.org <claudia.rodriguez@lacity.org> Tue, Jan 21, 2025 at 3:59 PM
To: tiffany.corrales@lacity.org

Pre-determination documents for Case: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A

Los Angeles City Planning document(s) for: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A

- Appeal Application (1/3/25) - Appellant: Girard Tract Community Preservation
- Appeal Application (1/6/25) - Pluemjit Wilson
- Appeal Justification (1/3/25) - Appellant: Girard Tract Community Preservation
- Appeal Justification (1/6/25) - Pluemjit Wilson

Tiffany Corrales <tiffany.corrales@lacity.org>

Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

15 messages

Dr. Mehran Tebyani <mehrantebyani@gmail.com> Sun, Nov 24, 2024 at 6:26 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org
Cc: Pouya Payan <pouya@labyrinth-ds.com>

Hi, dear Courtney,

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Courtney Shum <courtney.shum@lacity.org> Mon, Nov 25, 2024 at 11:42 AM
To: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney
[Quoted text hidden]
--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

Pouya Payan <pouya@labyrinth-ds.com> Mon, Dec 2, 2024 at 5:13 PM
To: Christine.Saponara@lacity.org
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>
[Quoted text hidden]

Dr. Mehran Tebyani <mehrantebyani@gmail.com> Mon, Dec 16, 2024 at 1:00 PM
To: Pouya Payan <pouya@labyrinth-ds.com>, christine.saponara@lacity.org, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

[Quoted text hidden]

Christine Saponara <christine.saponara@lacity.org> Mon, Dec 16, 2024 at 1:03 PM
To: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>
Cc: Pouya Payan <pouya@labyrinth-ds.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine
[Quoted text hidden]
--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

Mehran Tebyani <mehrantebyani@gmail.com> Mon, Dec 16, 2024 at 5:45 PM
To: Christine Saponara <christine.saponara@lacity.org>
Cc: Pouya Payan <pouya@labyrinth-ds.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Thank you so much! 🙏

Respectfully,
Dr. Mehran Tebyani

> On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
>
> [Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Thu, Dec 26, 2024 at 8:48 AM
To: Mehran Tebyani <mehrantebyani@gmail.com>, Christine Saponara <christine.saponara@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Hi Christine and Tiffany;

I hope all is well with you. i Have received the Determination letter via mail. can you please also share it electronically here with me? I see that the CEQA exemption was Denied! but ZA case for the 20 feet wide continuous paved roadway from the neighboring properties, Mulholland Design review and Girard Track was approved.

My understanding is that the only item Denied is the request for waiver for a minimum adjacent roadway DEDICATION.

my understanding is that if we provide the 20' roadway in front of our property then the project is approved as a whole is that correct? or we need to file the environmental again? can we provide such revision and submit it as an appeal to the case? I am surprised why this was not asked from us before Denial of the project?

i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Christine Saponara <christine.saponara@lacity.org> Thu, Dec 26, 2024 at 9:06 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Good Morning,

You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.

LOS ANGELES CITY PLANNING

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Thu, Dec 26, 2024 at 9:15 AM
To: Christine Saponara <christine.saponara@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Christine

so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?

don't we need an Environmental approval?

can you please send me electronic file of the ZA case?

can you please send up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Christine Saponara <christine.saponara@lacity.org> Thu, Dec 26, 2024 at 9:20 AM
To: Pouya Payan <pouya@labyrinth-ds.com>, Mayra Cervantes <mayra.cervantes@lacity.org>, Auston Elledge <auston.elledge@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Mayra Cervantes <mayra.cervantes@lacity.org> Thu, Dec 26, 2024 at 9:25 AM
To: Christine Saponara <christine.saponara@lacity.org>
Cc: Pouya Payan <pouya@labyrinth-ds.com>, Auston Elledge <auston.elledge@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Hello Pouya,

What can I assist you with?
[Quoted text hidden]
--

--

Mayra Cervantes
Office Services Assistant
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

Pouya Payan <pouya@labyrinth-ds.com> Thu, Dec 26, 2024 at 2:37 PM
To: Mayra Cervantes <mayra.cervantes@lacity.org>, Christine Saponara <christine.saponara@lacity.org>
Cc: Auston Elledge <auston.elledge@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Hi Mayra;

can you please email me determination letter for above mentioned case number?

also

how can we set up a google meet with Christine to talk about below points.

so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?

don't we need an Environmental approval?

can you please send me electronic file of the ZA case?

can you please send up a google meet so we can all be in the same page as far as our next steps?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/26/2024 9:25 AM, Mayra Cervantes wrote:

> Hello Pouya,
>
> What can I assist you with?
>
> On Thu, Dec 26, 2024 at 9:20 AM Christine Saponara <christine.saponara@lacity.org> wrote:
> > I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.
> >
> > **Christine Mahfouz Saponara**
> > pronouns: she, her
> > Associate Zoning Administrator
> > **Los Angeles City Planning**
> > 200 N. Spring St., Room 621
> > Los Angeles, CA 90012
> > T: (213) 978-1174 | Planning4LA.org
> > E-NEWS
> >
> > On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Christine
> > >
> > > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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Los Angeles, CA, 90025

On 12/26/2024 9:06 AM, Christine Saponara wrote:

> Good Morning,
>
> You are correct. If you build the project with the adjacent roadway dedication, then you are fully approved for that. Nothing more required from us.
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> E-NEWS
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> > i would appreciate if you can setup a zoom meeting before Jan 3rd (end of Appeal date) so we can review and decide on next steps?
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> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

Thank you so much! 🙏

Respectfully,
Dr. Mehran Tebyani

On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:

Hi Dr. Teybani,

I am currently working on your letter. I will request that staff send it out by the end of the week.

Thanks,
Christine

On Mon, Dec 16, 2024 at 1:00 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

Dear,

I hope this message finds you well. Unfortunately, it has been four months since the favorable final hearing, and we have yet to receive the approval. I wanted to share my situation with you in the hopes of expediting the process.

As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

Could you please let me know how much longer it will take to receive the approval? Your assistance in this matter would mean a great deal to my family and me.

Thank you so much for your time and understanding.

Respectfully,
Dr. Mehran Tebyani

On Mon, Dec 2, 2024 at 5:13 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Hi, dear Christine,
please see below request from the owner

I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.

As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent

home. Your commitment to expediting the process is deeply appreciated.

We understand the demands of your workload and are grateful for your continued assistance and hard work.

Respectfully,
Dr. Mehran Tebyani
+1 (424) 666-9966

Thank you
Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

> Hi, dear Courtney,
>
> I hope you are doing well. My name is Mehran Tebyani, and I own the project associated with case number ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. I want to express my gratitude for your professionalism and dedication during the recent hearing.
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> As I mentioned in our hearing, this property is intended for my parents, who currently reside in a rental condo. We have invested a significant portion of our savings into this project to provide them with a permanent home. Your commitment to expediting the process is deeply appreciated.
>
> We understand the demands of your workload and are grateful for your continued assistance and hard work.
>
> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**

--

Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator, Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

--

--

Mayra Cervantes
Office Services Assistant
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 | Planning4LA.org
E-NEWS

Christine Saponara <christine.saponara@lacity.org> Fri, Dec 27, 2024 at 6:51 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Mayra Cervantes <mayra.cervantes@lacity.org>, Auston Elledge <auston.elledge@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

I'm sorry but any questions you have, please contact the planner who's shown on the last page. We are prohibited from discussing the case outside of a public hearing.

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Mayra Cervantes <mayra.cervantes@lacity.org> Fri, Dec 27, 2024 at 7:48 AM

To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Christine Saponara <christine.saponara@lacity.org>, Auston Elledge <auston.elledge@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, courtney.shum@lacity.org

Good Morning Pouya,

attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.

for further questions and next steps please contact
Tiffany Corrales
Planning Staff for the
Department of City Planning
at: (213) 682-6368 or tiffany.corrales@lacity.org

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

Thank you Mayra

will contact Tiffany

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/27/2024 7:48 AM, Mayra Cervantes wrote:

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> attached below is the determination letter for case ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.
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> **Planning Staff for the**
> **Department of City Planning**
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>
> On Thu, Dec 26, 2024 at 2:38 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
>
> > Hi Mayra;
> >
> > can you please email me determination letter for above mentioned case number?
> >
> > also
> >
> > how can we set up a google meet with Christine to talk about below points.
> >
> > so basically, we can continue on our path to get building and safety approval. just revise the B permit to show 20' roadway in front of property and we will be able to pull our permit?
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> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
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I can't send it to you because I'm on vacation, currently, but I'll ask our admin team to send it out to you.



Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
T: (213) 978-1174 | Planning4LA.org



On Thu, Dec 26, 2024 at 12:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

Christine

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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 12/16/2024 5:45 PM, Mehran Tebyani wrote:

> Thank you so much! 🙏
>
> Respectfully,
> **Dr. Mehran Tebyani**
>
> > On Dec 16, 2024, at 1:03 PM, Christine Saponara <christine.saponara@lacity.org> wrote:
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> > Hi Dr. Teybani,
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> > I am currently working on your letter. I will request that staff send it out by the end of the week.
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> > Thanks,
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As I mentioned before, I am building this house for my elderly parents, who are currently living in a rental condo. My father, who is 80 years old, has been experiencing health issues. Just last night, I was at urgent care until 4 a.m. due to his condition.

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> We understand the demands of your workload and are grateful for your continued assistance and hard work.
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> Respectfully,
> Dr. Mehran Tebyani
> **+1 (424) 666-9966**
>
> **Thank you**

Pouya Payan

-------- Forwarded Message --------
Subject: Re: Final Approval for Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Date: Mon, 25 Nov 2024 11:42:32 -0800
From: Courtney Shum <courtney.shum@lacity.org>
To: Dr. Mehran Tebyani <mehrantebyani@gmail.com>
CC: Tiffany Corrales <tiffany.corrales@lacity.org>, Pouya Payan <pouya@labyrinth-ds.com>

Hello Dr. Tebyani,

Thank you for your email. I have forwarded your email to Christine Saponara, the Zoning Administrator who heard this case, for her consideration. Thank you.

Courtney

On Sun, Nov 24, 2024 at 6:26 PM Dr. Mehran Tebyani <mehrantebyani@gmail.com> wrote:

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> **+1 (424) 666-9966**

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Courtney Shum
Pronouns: She, Her, Hers
Associate Zoning Administrator,
Office of Zoning Administration
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1318 |
Planning4LA.org
E-NEWS

--

Christine Mahfouz Saponara
pronouns: she, her
Associate Zoning Administrator
Los Angeles City Planning
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T: (213) 978-1174 |
Planning4LA.org
E-NEWS

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--

Tiffany Corrales <tiffany.corrales@lacity.org>

Formal Submission: Concerns Regarding Proposed Construction at 4230 Saltillo

8 messages

Max Puhalevich <mpuhalevich@gmail.com> Mon, Aug 14, 2023 at 4:59 PM
To: planning.mulhollandspinfo@lacity.org
Cc: Victoria Chipeva <vchipeva@gmail.com>, erok28@gmail.com

Dear Design Review Board,

I hope this email finds you well.

Attached to this email, please find our formal letter outlining the concerns and observations regarding the proposed construction project at 4230 Saltillo, Woodland Hills, CA, 91364. Case No: **ZA-2023-1206-ZAAD-DRB-SPP-MSP-HCA**

Additionally, we have provided links to original-sized photos and video evidence for a more comprehensive understanding.

All Media Files: https://s3.us-east-2.amazonaws.com/maxp.public/house/saltillo-media.zip
Photos: https://s3.us-east-2.amazonaws.com/maxp.public/house/all-images.zip
Video 1: https://s3.us-east-2.amazonaws.com/maxp.public/house/1.mov
Video 2: https://s3.us-east-2.amazonaws.com/maxp.public/house/2.mov

We are open to any further discussions or clarifications that might be required.

Thank you for your time and consideration.

Warm regards,
Maksym Pukhalevych and Victoria Chipeva

ConstructionProposalResponse.pdf
3991K

Katie Knudson <Katie.Knudson@lacity.org> Tue, Aug 15, 2023 at 8:06 AM
To: Max Puhalevich <mpuhalevich@gmail.com>
Cc: planning.mulhollandspinfo@lacity.org, Victoria Chipeva <vchipeva@gmail.com>, erok28@gmail.com

Thank you for your comments. They will be added to the case file.

[Quoted text hidden]

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Victoria Chipeva <vchipeva@gmail.com> Wed, Aug 16, 2023 at 1:16 PM
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Max Puhalevich <mpuhalevich@gmail.com>, planning.mulhollandspinfo@lacity.org

Good afternoon Katie,

We are attempting to join today's scheduled Zoom meeting but we are receiving a message indicating that the meeting has not started.

https://planning-lacity-org.zoom.us/j/86353167130#success

Could you please provide guidance on how to proceed or send us an updated link to the meeting?

Kind regards,
Victoria Chipeva
[Quoted text hidden]

Katie Knudson <Katie.Knudson@lacity.org> Thu, Aug 17, 2023 at 8:22 AM
To: Victoria Chipeva <vchipeva@gmail.com>
Cc: Max Puhalevich <mpuhalevich@gmail.com>, planning.mulhollandspinfo@lacity.org

Hi Victoria,

Apologies for the delayed response. The hearing was canceled due to a lack of quorum. All items have been rescheduled for September 20.

Thanks,
Katie
[Quoted text hidden]

Victoria Chipeva <vchipeva@gmail.com> Thu, Aug 17, 2023 at 8:48 AM
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Max Puhalevich <mpuhalevich@gmail.com>, planning.mulhollandspinfo@lacity.org

Hi Katie,

Thank you for the update.

Best regards,
Victoria Chipeva
[Quoted text hidden]

Victoria Chipeva <vchipeva@gmail.com> Fri, Sep 15, 2023 at 12:51 PM
To: Katie Knudson <Katie.Knudson@lacity.org>
Cc: Max Puhalevich <mpuhalevich@gmail.com>, planning.mulhollandspinfo@lacity.org

Hi Katie,

I hope this email finds you well.

Could you kindly provide us with the Zoom meeting link, ID#, and password for the upcoming hearing on September 20? It appears we haven't received a formal notification of this event via USPS.

Thank you for your prompt attention to this matter.

Best regards,
Victoria Chipeva

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Sep 15, 2023 at 3:00 PM

To: Victoria Chipeva <vchipeva@gmail.com>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Max Puhalevich <mpuhalevich@gmail.com>, planning.mulhollandspinfo@lacity.org

Hi Victoria,

I have attached the Agenda for next week's hearing below. You can find the link to join the Zoom meeting and also the link to view the project packet submittal.

Best,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

9.20.23 DRB Agenda.pdf
288K

Victoria Chipeva <vchipeva@gmail.com> Fri, Sep 15, 2023 at 4:00 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>, Max Puhalevich <mpuhalevich@gmail.com>, planning.mulhollandspinfo@lacity.org

Much appreciated. Thank you.

Best,
Victoria Chipeva
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Hearing scheduled for September 4, 2024 - Valley

3 messages

Stacy Munoz <stacy.munoz@lacity.org> Wed, Aug 7, 2024 at 10:52 AM
To: Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Alan Como <alan.como@lacity.org>, Phillip Bazan <phillip.bazan@lacity.org>, Sophia Knappertz <sophia.knappertz@lacity.org>, Yose Lee <yose.lee@lacity.org>, Jackson Cipriano <jackson.cipriano@lacity.org>, Blake Lamb <blake.lamb@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Katie Knudson <Katie.Knudson@lacity.org>

Please see attached for the following:

Hearing Agenda
Hearing Notice(s)

Project Planners: You can now reach out to the applicants and give them this information and the opportunity to submit or review if they choose to.

Please fill out and upload the ZA virtual hearing worksheets to this shared folder with the hearing date and label them with the case number . Please include a hard copy in the case file before you give it to the ZA .

If the applicant/ representative has a presentation please upload them to this shared folder with the hearing date and label them with the case number.

This is the link to the ZA virtual hearing handbook with all of the instructions. ZA Virtual Hearing Handbook.

LOS ANGELES CITY PLANNING

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

2 attachments

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA.pdf
3361K

September 4, 2024.pdf
121K

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Aug 8, 2024 at 12:42 PM
To: Stacy Munoz <stacy.munoz@lacity.org>

Received, thank you. I will send the physical case folder with the ZA Virtual Hearing Worksheet as soon as I receive the requested information from the applicant.

Tiffany

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Stacy Munoz <stacy.munoz@lacity.org> Thu, Aug 8, 2024 at 12:43 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Thank you!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org

Please note, I am out of the office every other Friday*

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Interested Parties: DRB 9/20

4 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Fri, Sep 15, 2023 at 12:44 PM
To: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>
Bcc: "erok28@gmail.com" <erok28@gmail.com>, "cindy.v@me.com" <cindy.v@me.com>, Man Wai Marie Cheng <daleymarie@gmail.com>, "dr.kimia.dc@gmail.com" <dr.kimia.dc@gmail.com>, Gisèle Goldwater-Feldman <gimail114@gmail.com>

Good afternoon,

You are receiving this email because you are in the Interested Parties list for a case project being presented at the Mulholland Design Review Board on Wednesday September 20, 2023. Below, I have attached the Agenda. Please let me know if you have any questions.

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

9.20.23 DRB Agenda.pdf
288K

Man Wai Marie Cheng <daleymarie@gmail.com> Sat, Sep 16, 2023 at 6:28 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi Tiffany. I am unable to open the attachment. Would you pls resend pls?

Thanks,
Marie
310-570-7400

> On Sep 15, 2023, at 12:44 PM, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>
> [Quoted text hidden]
> <9.20.23 DRB Agenda.pdf>

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Sep 18, 2023 at 9:09 AM
To: Man Wai Marie Cheng <daleymarie@gmail.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Marie,

Hopefully this works!

Tiffany
[Quoted text hidden]

9.20.23 DRB Agenda.pdf
288K

Man Wai Marie Cheng <daleymarie@gmail.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>

It works. Thx. Tiffany.
Can you add some more documents to our case pls.

The street is very steep and narrow. As of now. Garbage truck has a challenge of going thru.




36433
CAUTION
VEHICLE STOPS AND BACKS FREQUENTLY
4420



Thanks,
Marie
310-570-7400

On Sep 18, 2023, at 9:09 AM, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:

[Quoted text hidden]
<9.20.23 DRB Agenda.pdf>

Tiffany Corrales <tiffany.corrales@lacity.org>

Letter of Determination for Case No: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

1 message

Auston Elledge <auston.elledge@lacity.org> Thu, Dec 19, 2024 at 12:13 PM
To: Elizabeth Ene <elizabeth.ene@lacity.org>, Ashley Mashian <ashley.mashian@lacity.org>, Seth Samuels <seth.samuels@lacity.org>
Cc: Christine Saponara <christine.saponara@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, Alan Como <alan.como@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>, Mayra Cervantes <mayra.cervantes@lacity.org>, Heather Bleemers <Heather.Bleemers@lacity.org>, Phillip Bazan <phillip.bazan@lacity.org>, Nora Morales <nora.morales@lacity.org>

Good Evening Everyone,

Please find the attached:
Letter of Determination for Case No:
ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Should you have any questions, please contact the planner directly assigned to this case:

Tiffany Corrales
Planning Staff for the
Department of City Planning
at: (213) 682-6368 or tiffany.corrales@lacity.org

--
--

Auston Elledge
Office Trainee
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1395 | Planning4LA.org
E-NEWS

Bcc: NC/(A)(O)(R)/Interested Parties

ZA-2023-1206-ZAD COMPLETE LOD COMPRESS.pdf
12983K

Tiffany Corrales <tiffany.corrales@lacity.org>

MSP DRB Agenda 8/16

2 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Aug 1, 2023 at 10:34 AM
To: BTCDTLA <bettertc@aol.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Riva,

Below, I have listed the information for the August 16 DRB hearing. I have also attached the agenda. Please let me know if you need anything else.

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
BTCID: VO22-527
DATE: 11/3/2022
4230 Saltillo

DIR-2023-1580-DRB-SPP-MSP-HCA
BTCID: VO23-142
DATE: 3/6/2023
4427 N. San Blas

DIR-2023-998-DRB-MSP-SPP-HCA
BTCID: VO22-640
DATE: 12/22/2022
3654 N. Oakfield

DIR-2023-1673-MSP-SPP-DRB
BTCID: VO22-551
DATE: 11/14/2022
16221 Mulholland

Thank you,
Tiffany
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

8.16.23 DRB Agenda.pdf
288K

BTCDTLA <bettertc@aol.com> Tue, Aug 1, 2023 at 10:40 AM
Reply-To: BTCDTLA <bettertc@aol.com>
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Thank you Tiffany,,,,

Riva

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Numerous abandoned construction sites @ Mulhollland Scenic Parkway

1 message

'Cindy Verloop' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Thu, Dec 21, 2023 at 1:39 PM

Reply-To: Cindy Verloop <cindy.v@me.com>
To: Planning.MulhollandSPinfo@lacity.org

Download full resolution images
Available until Jan 20, 2024

Hello Planning Department, Mulholland Specific Plan Staff,

Thanks again for the opportunity to be involved in the management of our very rare natural open space around the Mulholland Scenic Parkway where we live.

In addition to the recently proposed 3-home project at 4254 N. Canoga Avenue that we do NOT SUPPORT, we'd like to bring to your attention what's happening in our neighborhood, all within ~ 1/4 mile of our home. We really need your support and follow-through if we hope to be successful in achieving the goals of the Mulholland Specific Plan.

In the last few years, we've watched in distress as **SIX** otherwise beautiful open lots covered in flourishing flora and fauna were destroyed, then abandoned by people who attempted to build here and failed miserably, leaving behind their illegal construction fences, trash and enormous gashes in the earth that may never recover without our help.

All of these are in Woodland Hills, 91364, near our home:

1. **4195 Saltillo Street**, purchased by Franz Lee pre-pandemic with the intent to "build a home for his family," a story that changes depending on which neighbor we ask. We and all our neighbors told Mr. Lee we know for a fact others have tried and failed to obtain approval to build a home on this lot but he persists and has been quite open about his lack of concern for the laws or how the construction would effect this neighborhood. To date, the only thing he's built are numerous illegal boxes of rocks around the land within 4 feet of our narrow 2-lane street with no shoulders, abandoned boxes of rocks and trash. This property is directly across the street from our home. For reference, homes in this area all value over $1 million each. The entire neighborhood will fight any construction proposed on this lot. Photo is attached of his garbage pile that has been sitting in plain view on the edge of Saltillo Street for years now.

2. **21258 Golondrina,** purchased pre-pandemic by a shady looking group of men who promptly tore up the land, installed a vast field of cloth construction fencing, parked a large camper on the lot and said they intended to live in the camper during construction. A few months later, the men and the camper disappeared but left the fencing and trash everywhere. Since then we spotted an $85,000 past due tax bill on the fencing around the formally spectacular lot. A few months after that, Greg, who owns and lives in 21239 Golondrina started parking his truck n the abandoned lot and now has 4 broken down cars under tarps sitting and rotting on this lot in plain view of the street. Garbage continues to pile up here as others see the mess and dispose of their own garbage there. A photo is attached here of the cars under tarps and the decaying fencing.

3. **4224 Saltillo Street**, Erich Randolph bought this home ~ 6 years ago then initiated a major construction project, tearing up the entire front hill and his very tall and long driveway. ~2 years ago, he ran out of money before the project was complete and the construction site is an eye-sore. We're fairly certain he filed no plans with the city prior to starting the project. This home is 2 houses down from our home. Every time it rains, the dirt and rocks from his driveway flow down the street and onto our pavers, leaving a terrible mess. In addition, the eye-sore of this home is bad for my property value. Photos of the site, and a video of the mud flow onto my pavers are attached.

4. **4230 Saltillo Street**, another shady person claiming to be a real estate agent purchased this open lot a few years ago and has since been reported to the authorities for his trespassing and other illegal behavior around the lot. We also submitted a DENY request when a construction proposal was submitted for this land recently and the Hearing was scheduled. We haven't seen the "real estate agent" here recently but he left behind orange fencing around the Coast Live Oak trees and his broken FOR SALE sign lies on the lot like garbage. Now this lot is ugly and littered, too.

5. **4372 Saltillo Street**, this was an open lot but is now surrounded by ugly construction fencing, broken cement pylons with sharp steel spikes littered along the side of the street. This construction project was abandoned at least 10 years ago but the garbage remains. Photos attached

6. Hillside of Divina Street, somehow someone managed to tow a camper down this dirt trail and parked it on the hillside, installed construction fencing around it and a makeshift "porch" overlooking the hill, and proceeded to live in the camper. This is a public walkway so it wasn't long before this person was reported the authorities and forced to leave. The trailer eventually disappeared but the wooden porch and a lots of garbage was left behind. Photos are attached.

Who's going to clean up these messes??

Please help us stop this epidemic of illegal construction and outright destruction of our protected land!

Thank you.

Sincerely,

Cindy and Maurice Verloop
4215 Saltillo Street
Woodland Hills, CA 91364



















Click to Download
IMG_0358.MOV
29.2 MB

Tiffany Corrales <tiffany.corrales@lacity.org>

Opposition to the Construction at 4230 Saltillo, APN: 2172023053

2 messages

Diego Mejia <diego@diegom.com> Mon, Aug 14, 2023 at 2:04 PM
To: Planning.MulhollandSPInfo@lacity.org

Please see the attached document.

Any questions?
Diego Mejia
diego@diegom.com
818-590-7687

Mulholland Scenic Parkway Design Review Board.pdf
55K

Katie Knudson <Katie.Knudson@lacity.org> Mon, Aug 14, 2023 at 2:31 PM
To: Diego Mejia <diego@diegom.com>
Cc: Planning.MulhollandSPInfo@lacity.org

Thank you for your comments. They will be added to the case file.
[Quoted text hidden]
--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Tiffany Corrales <tiffany.corrales@lacity.org>

Porter Ranch & Mulholland sites

3 messages

Claudia Rodriguez <claudia.rodriguez@lacity.org> Mon, Feb 10, 2025 at 12:26 PM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi, Michael!
I have two sites that I need to check in with you regarding BOE requirements.
The first site is in Mulholland at 4230 Saltillo.
Second site is the Porter Ranch/Toll fence issue.
Can you meet this Thursday at 10am?

CLAUDIA RODRIGUEZ
Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
T: (818) 374-5067 | Planning4LA.org
E-NEWS

Please note that the New Zoning Code is now operative in the Downtown area. Applications in this area are now required to use the revised forms available on the Department's Forms page.

Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org> Mon, Feb 10, 2025 at 1:35 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Ali Nahass <ali.nahass@lacity.org>

Hello Claudia,

Yes I'm available. Please include Ali Nahass as well.

Thanks.

Michael Kouyoumdjian, PE
Valley District | Civil Engineer
Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

http://eng.lacity.org/ Inline image 1 Inline image 2

The Bureau of Engineering (BOE) has a new online Customer Service Request (CSR) application to receive all inquiries and requests that do not already have an avenue for submission in other BOE web applications. These include requests for clearances related to City Planning or LADBS building permits.

The CSR application, and all other BOE applications, are accessible through our online portal, which can be found at http://engpermits.lacity.org/.

The normal response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are monitored closely to ensure that all are responded to. You will be notified by email when there is a response and can log in any time to check the status. In order to serve you better, requests and questions are no longer accepted via phone or email.

[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Mon, Feb 10, 2025 at 2:56 PM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
Cc: Tiffany Corrales <tiffany.corrales@lacity.org>, Ali Nahass <ali.nahass@lacity.org>

Okay, great.
I'll send you both an invite for Thursday at 10am.
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

pposition to Project at 4230 North Saltillo Street (Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA)

3 messages

Max Puhalevich <mpuhalevich@gmail.com> Tue, Sep 3, 2024 at 5:07 PM
To: "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>
Cc: Victoria Chipeva <vchipeva@gmail.com>

Hello,

My name is Maksym Pukhalevych, and I reside at 4238 Saltillo St, Woodland Hills, 91364. I would like to submit my comments regarding the proposed construction project at 4230 North Saltillo Street, ahead of the public hearing.

Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
Environmental Case Number: ENV-2023-1207-CE

The landowner presented his construction plans to the neighborhood on August 29th, and I would like to express my strong concerns regarding this project:

1. **Tree Planting Feasibility:** The project proposes planting eight new oak trees. Given the limited space on the property, it is unclear how this is feasible. At least four of these trees would be located close to my property, posing a potential risk to my retaining wall and house foundation due to root growth.
2. **Impact on Existing Oak Trees:** The foundation of the proposed new house is planned to be just seven feet away from one of the remaining mature oak trees. To accommodate a house of this size, significant trimming of the oak tree would be required, and the construction could damage its roots. It is likely that the tree would not survive the impact of the construction.
3. **Construction Logistics:** The operation of construction machinery, such as bulldozers and dump trucks, on our narrow, curvy street raises significant concerns. These vehicles may block my garage and driveway, causing disruption. We are also concerned about how emergency, delivery, and trash vehicles will navigate the area during construction.
4. **Neighborhood Impact:** The proposed construction threatens to completely alter the beauty, tranquility, and character of our neighborhood. The loss of shade, damage to wildlife habitats, and diminished views will significantly detract from the quality of life in our community.

Our neighborhood is quiet and family-oriented, with many residents working from home. This new construction would not only destroy our views and the aesthetic harmony of the area but would also subject the neighborhood to prolonged disruption for at least a year and a half.

Additionally, I have concerns about the landowner's intentions. He has claimed that the new house is intended for his elderly parents, but this is difficult to believe given the design, which includes a modern two-story structure and a four-car garage. His actions suggest otherwise, as he could have preserved the existing beauty of the land by purchasing the adjacent house - my home - when it was on the market, especially since he was aware of its availability.

In reality, the two lots were once part of a single parcel that was split to maximize profit. This project seems more about financial gain than preserving the character of our neighborhood.

I respectfully ask that you consider the impact on our community and protect the essence of our neighborhood by not allowing this project to proceed.

Please feel free to contact me if you have any questions or require further information. I can be reached at (310) 989-7148.

Sincerely,
Maksym Pukhalevych

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:14 AM
To: Christine Saponara <christine.saponara@lacity.org>

[Quoted text hidden]

--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:16 AM
To: Max Puhalevich <mpuhalevich@gmail.com>
Cc: Victoria Chipeva <vchipeva@gmail.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Max,

Thank you for your email. Your comments have been added to the case file.

Thank you,
Tiffany

[Quoted text hidden]
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Project Address 4230 North Saltillo Street Woodland Hills, CA 91364

3 messages

Matt Sandberg <msandberg@twc.com> Wed, Aug 28, 2024 at 2:41 PM
Reply-To: Matt Sandberg <msandberg@twc.com>
To: "Tiffany.corrales@lacity.org" <Tiffany.corrales@lacity.org>

Dear Tiffany Corrales,

I am a recently retired Superintendent of Parks and worked at Mount Sinai Memorial Parks in Los Angeles for the last 25 years and have worked on numerous large construction projects during my tenure.

I am writing to be placed on the Department of City Planning 'Interested Parties List' regarding Case Number: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA. My neighbor shared with me a Notice of Public Hearing about the above proposed project at 4230 North Saltillo Street in Woodland Hills, California. I am unable to attend the meeting since I will be out of town. The proposed project is located in the Girard Tract and inner Corridor of the Mulholland Specific Plan.

The zoning administrator should consider the road width at the proposed 4230 Saltillo lot which is approximately 14' and not wide enough for a large excavator and dump trucks that would be used in the removal of 726 cubic yards of soil. A typical dump truck can hold approximately 9 cubic yards of soil which would amount to 80 trucks to remove the soil. The weight of the trucks with the added weight of the soil will certainly badly damage the asphalt road surfaces in the area that do not have a properly compacted road base beneath the surface. The dump trucks will also have a difficult time negotiating the turns as they enter and exit the construction zone. Local residents are certainly going to complain about the traffic delays with the trucks and associated dust from the project.

In the Mulholland Scenic Parkway Specific Plan, Guideline 1, Under Natural Topography it states the design should minimize the amount of grading and use of retaining walls and that the project should fit the natural topography and existing conditions rather than changing the topography to accommodate the structure. Guideline 1 is a well thought out regulation that should be followed in regards to this project.

Guideline 12 states that oak trees and other native tree species of the Santa Monica Mountains have special protection under the Specific Plan, and should be preserved. The proposed project calls for the removal of two mature oak trees and in the process of removing 726 cubic yards of soil to construct a house with a basement, a four car garage and a pool, I am confident the remaining oak trees will have their root systems damaged and they will not survive.

Guideline 54 adds to Guideline 12 that actual or potential destruction or damage to native trees may be adequate justification for recommending disapproval of a project application.

It is for the reasons I have outlined above that I urge the planning commission to reject the proposed project at 4230 North Saltillo Street in Woodland Hills, CA 91364.

Respectfully,

Matt Sandberg

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Aug 29, 2024 at 8:09 AM
To: Matt Sandberg <msandberg@twc.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Matt,

Here is the link to the form that you can fill out to be placed on the Interested Parties List https://docs.google.com/forms/d/e/1FAIpQLScY5keKSJG75g0o58OvJCqVOqjI1_b4r6tcRBzDDxGqWu7mqA/viewform. Thank you for your comments, they will be added to the case file.

Thank you,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:21 AM
To: Christine Saponara <christine.saponara@lacity.org>

[Quoted text hidden]
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

proof of publication

2 messages

Stacy Munoz <stacy.munoz@lacity.org> Thu, Aug 8, 2024 at 7:51 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi! Please add this to your case file. thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

39f05216-a6ec-4ed4-b72a-44b8e7f489d1.pdf
38K

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Aug 8, 2024 at 12:22 PM
To: Stacy Munoz <stacy.munoz@lacity.org>

Received, thank you!

Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo Proposed Construction, APN: 2172023053

6 messages

Wexler, Dylan <dylan.wexler.453@my.csun.edu> Sun, Sep 17, 2023 at 2:50 PM
To: planning.mulhollandspinfo@lacity.org
Cc: lixwex@yahoo.com

Liz and Dylan Wexler
21319 Las Pilas Road
Woodland Hills, CA 91364

Members of the Mulholland Scenic Parkway Design Review Board
Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430 Los Angeles, CA 91401-2709

Re: 4230 Saltillo Proposed Construction, APN: 2172023053

September 16, 2023

We are the original owners of our house, built in 1985, and have remained its sole occupants in the years since. *Our neighborhood has always remained respectful of nature, adherent to safety codes, and mindful of existing neighbors including young and old families. The proposed project is in violation of everything our community stands for, and we stand in vehement opposition.*

The proposal demonstrates disregard for public safety, and for the preservation of our neighborhood. Our particular area mandates heightened attention to the possibility and distinct probability of fire, and the need for prevention thereof. Fire trucks and other emergency vehicles require access which is already a significant problem. Our roadways are dangerous: streets are only wide enough for one vehicle; one vehicle must pull over for another to pass, including directly in front of the address in question. Frequently a driver needs to back up because oncoming vehicles have no place to go and larger vehicles block both sides of the street. Larger trucks and vans go around the block to allow a car to pass, only to return and repark illegally until the next car needs passage.

This location is already a problem spot as the road narrows and no parking is permitted. Additional occupants and visitors to a house of this proportion will make our neighborhood even more unsafe.

Preserving the sanctity of the use and enjoyment of existing homes should be a factor. As no sidewalks exist, garbage and recycle bins are placed on both sides of the road, further restricting the byway. Illegally parked cars, delivery trucks and gardeners constantly impede the road. Garbage trucks routinely honk as they cannot pass. Ofttimes, we need to wait for a line of cars to pass until we are allowed in and out of our own driveway. If this project is approved, it will become much worse.

There have been countless near accidents in front of our home and where the project is proposed. Numerous times, we've had to bound out of the way while hand watering our garden as cars come barreling toward us. Our low rock wall has repeatedly been run over and our plants destroyed. Three weeks ago, sections of our wall were again repaired and already cars have driven onto our yard and collided with the rocks, leaving black tire tread. (This partition is set back from the road.) Cars race up and down the streets at all hours, gunning motors and squealing brakes, including through the night. Whenever major thoroughfares are backed up, cars and trucks use our streets as detours.

We already have endless construction in our neighborhood; trucks block both sides of the street (photos available upon request), and have further destroyed any remaining integrity of them. Chunks of asphalt from the road are continuously thrown onto our driveway and yard. This is a seriously dangerous area to walk. Liz has spinal issues, but one need not be disabled to acknowledge how unsafe it is. Ten years ago, two investigators came out from the City and authorized street repairs in front of our home which have never been done; the road has only gotten worse. *We need significantly less congestion and wear on our compromised roads, not more. This development will make our roads less safe for the elderly, for young families, for children– for all.*

The idea of building this structure in such a confined area, particularly in this neighborhood, on this street, calls for careful scrutiny. Uprooting trees of this stature, building a two level house including a swimming pool, four car garage, along with the lighting and sound it would bring, are all serious matters, yet we received no letters nor have we seen announcements posted in the neighborhood.. Had a concerned neighbor not brought this to our attention, we would not have known. We suspect many other residents, if made aware, would have wanted their voices heard in objection, as well.

As a side note, without any communication, this owner/developer secured his advertising sign in our front yard, indicating that our property was for sale, and that he was our realtor. (We have never had any intention of selling our home.) He was difficult to contact, argumentative, and it took some doing to get the sign removed; no apology nor reimbursement for the plants destroyed was given. Likewise, we believe that this development does not respect our community, nor our rights as property owners to live in a peaceful, respectful and safe, environment.

Please do not hesitate to contact us, if you would like further information.

Sincerely,

Liz Wexler (Attorney at Law)
Dylan Wexler (Masters of Social Work Graduate Student)

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Sep 18, 2023 at 8:13 AM
To: "Wexler, Dylan" <dylan.wexler.453@my.csun.edu>
Cc: planning.mulhollandspinfo@lacity.org, lixwex@yahoo.com

Hi Liz and Dylan,

Thank you for your comment, it will be added to the case project file.

Best,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

---

lix wex <lixwex@yahoo.com> Thu, Aug 29, 2024 at 10:33 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>, "\"planning.mulhollandspinfo@lacity.org\"" <planning.mulhollandspinfo@lacity.org>
Cc: Dylan Wexler <dcwexler@gmail.com>

Dear Tiffany and Planning Committee,
We are resending this as there appears to be a new meeting scheduled.
Thank you for your attention.
Sincerely,
Liz and Dylan Wexler

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Aug 29, 2024 at 10:54 AM
To: lix wex <lixwex@yahoo.com>
Cc: "planning.mulhollandspinfo@lacity.org" <planning.mulhollandspinfo@lacity.org>, Dylan Wexler <dcwexler@gmail.com>

Hi Liz and Dylan,

This is already in the project's case file.

Thank you,
Tiffany
[Quoted text hidden]
[Quoted text hidden]

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

---

lix wex <lixwex@yahoo.com> Thu, Aug 29, 2024 at 12:41 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: "planning.mulhollandspinfo@lacity.org" <planning.mulhollandspinfo@lacity.org>, Dylan Wexler <dcwexler@gmail.com>

Terrific, thanks. I've a question- is the zoom this eve during the Democratic debate(!) as stated on the announcement posted on the proposed property or is it the date that is on the mailer from the Dept of
City Planning, 9/4/24 at 9:00 a.m.? Thanks.

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Sep 3, 2024 at 4:02 PM
To: lix wex <lixwex@yahoo.com>
Cc: "planning.mulhollandspinfo@lacity.org" <planning.mulhollandspinfo@lacity.org>, Dylan Wexler <dcwexler@gmail.com>

Hi,

The hearing is on Wednesday September 4, 2024 at 9:00 am.

Thank you,
Tiffany
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- protected tree report

5 messages

Pouya Payan <pouya@labyrinth-ds.com> Tue, Jan 21, 2025 at 3:58 PM
To: Lisa Smith <lisa@thetreeresource.com>, Albert Vera <albert.e.vera@lacity.org>, claudia.rodriguez@lacity.org, "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Britt Pantoliano <thetreeresource@gmail.com>

Hi Albert;

looping in Claudia and Tiffany the planner on the project in the e-mail communication. as mentioned below by Lisa, we have received LOD from Planning department and the LOD have not accepted the proposed 18' wide Street and required 20' wide Street. we meet with BOE and the conclusion is that we need to widen the street which will conclude into removal of 2 more protected trees which are located on the public right of way.

Tree #5 - Oak - 4" & 3" dbh
Tree #6 - Oak - 8" dbh

we can only replant on a ratio of 1 to 1 on site for these 2 protected trees and any extra need to be replanted off site or .... please advise how to proceed?
Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 1/16/2025 2:33 PM, Lisa Smith wrote:

> HI Albert,
>
> Just checking back on below ;)
>
> See email below, and Lod and Site Plan Map
>
> Thx!
>
> Lisa
>
> On Jan 13, 2025, at 1:36 PM, Lisa Smith <lisa@thetreeresource.com> wrote:
>
> HI Albert,
>
> I know you are really jammed up with the fires and such, but just thought I'd resend this..
>
> THANK YOU!
>
> Lisa Smith
> PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

On Jan 10, 2025, at 11:26 AM, Lisa Smith <lisa@thetreeresource.com> wrote:

Hi Albert,

Hope you are well and staying safe this week.

We are still working on this project, 4230 Saltillo.

LETTER OF DETERMINATION: They NOW have a LoD.
City approved project
They Denied street staying 18' instead of 20'

Widening the street requires removal of 2 trees.

Tree #5 - Oak - 4" & 3" dbh
Tree #6 - Oak - 8" dbh

There is no space to replant for these additional losses...

Can you let me know any thoughts on this...

THANK YOU!

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

Begin forwarded message:

From: Pouya Payan <pouya@labyrinth-ds.com>
Subject: 4230 Saltillo- protected tree report
Date: January 3, 2025 at 1:53:25 PM PST
To: Lisa Smith <lisa@thetreeresource.com>
Cc: "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Hi Lisa;

I hope all is well with you. we have finally received the determination letter for the project approval. although city have approved the project, they have denied our request to allow the street to stay at 18' instead of 20'. please see attached revised site plan showing the street to be 20' wide. unfortunately such widening will get us too close to 2 protected tree as clouded in attached site plan. and those 2 protected trees need to be cut so

that the street can get widened as requested by planning department. (see ZA case attached)

please revise your tree report as such so we can submit to Urban Forestry.

PS: we don't have any space to plant these trees on site any more, so we have to propose to gift those replacements to Urban Forestry

best

--

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

3 attachments

ZA-2023-1206-ZAD COMPLETE LOD COMPRESS.pdf
12983K

39 E-6.1 SITE PLAN PLOT PLAN.pdf
583K

1. 4230 Slatillo Reviwed by UFD.pdf
2661K

Albert Vera <albert.e.vera@lacity.org> Mon, Jan 27, 2025 at 7:19 AM
To: Pouya Payan <pouya@labyrinth-ds.com>, Bryan Ramirez <bryan.ramirez@lacity.org>
Cc: Lisa Smith <lisa@thetreeresource.com>, claudia.rodriguez@lacity.org, "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Britt Pantoliano <thetreeresource@gmail.com>

Hello Pouya,
I will be discussing this project with the planning staff and will be in touch with you regarding the outcome.

+Bryan Ramirez for awareness

Emails will be addressed in the order received. Please refrain from sending multiple follow up emails as the system marks them as a new email, resulting in a delayed response time. If this is a tree emergency, please call 800-996-2489 or 311.

Albert Vera
Tree Surgeon Supervisor 2
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
MS 550

New:

- The Urban Forestry Division has a new online Customer Service Request (CSR) application which is designed to receive all inquiries and requests related to clearances for Dept. of City Planning and LADBS building permits. You will be able to request for our office review for your clearances by using your Angeleno Account to login to https://dscsr.lacity.org/ Be sure to select Streets LA as the agency and Urban Forestry Division as the office/location.
- For more information regarding the homeowner sidewalk repair rebate program, please visit https://sidewalks.lacity.gov/.
- For more information about the sewer lateral rebate program, please visit www.lacitysan.org/slrebates.

Note:

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Check out our new website: **https://streetsla.lacity.org**

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[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Thu, Feb 13, 2025 at 10:26 AM
To: Albert Vera <albert.e.vera@lacity.org>
Cc: Pouya Payan <pouya@labyrinth-ds.com>, Bryan Ramirez <bryan.ramirez@lacity.org>, Lisa Smith <lisa@thetreeresource.com>, "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Britt Pantoliano <thetreeresource@gmail.com>

Hi, Pouya,
We met with BOE and they will try to work with this site as much as possible relative to ensuring compliance with the protected tree ordinance.

Hi, Albert,

Once you receive the updated tree report, and have had a chance to review it, please let Tiffany and I know so that we can meet internally and discuss this site further.

Claudia
[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Thu, Feb 13, 2025 at 10:31 AM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Albert Vera <albert.e.vera@lacity.org>
Cc: Bryan Ramirez <bryan.ramirez@lacity.org>, Lisa Smith <lisa@thetreeresource.com>, "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Britt Pantoliano <thetreeresource@gmail.com>

Hi Claudia;

thank you for following up. i ll reach out to BOE and once we are in the same page we can move forward on completing the tree report and sending it to Albert

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Albert Vera <albert.e.vera@lacity.org> Mon, Feb 24, 2025 at 8:34 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, Lisa Smith <lisa@thetreeresource.com>, "tiffany.corrales@lacity.org" <tiffany.corrales@lacity.org>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>, Britt Pantoliano <thetreeresource@gmail.com>

Sounds great, thanks for the update!

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Albert Vera
Tree Surgeon Supervisor 2
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
MS 550



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[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: 4230 Saltillo- Tree report zoom meeting

1 message

Albert Vera <albert.e.vera@lacity.org> Wed, May 29, 2024 at 8:50 AM
To: Pouya Payan <pouya@labyrinth-ds.com>, Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Lisa Smith <lisa@thetreeresource.com>, "Dr. Mehran Tebyani" <mehrantebyani@gmail.com>

Pouya,
Please see attached. Please note that the eucalyptus trees may not be able to be planted where you are proposing and may require you to pay into the "tree planting guarantee fee" in lieu of the planting for those trees only.

Emails will be addressed in the order received. Please refrain from sending multiple follow up emails as the system marks them as a new email, resulting in a delayed response time. If this is a tree emergency, please call 800-996-2489 or 311.

Albert Vera
Tree Surgeon Supervisor 2
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
MS 550

New:

- The Urban Forestry Division has a new online Customer Service Request (CSR) application which is designed to receive all inquiries and requests related to clearances for Dept. of City Planning and LADBS building permits. You will be able to request for our office review for your clearances by using your Angeleno Account to login to https://dscsr.lacity.org/ Be sure to select Streets LA as the agency and Urban Forestry Division as the office/location.
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On Tue, May 28, 2024 at 6:15 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi Albert;
>
> I hope all is well with you. It was nice meeting with you over Zoom on 5/20/2024 and thank you for taking the time and putting down the efforts to work with us on this challenging site. I have uploaded revised report and site plan on the portal for your review. if all seems OK please re sign the report with " Reviewed only" stamp by urban forestry so we can proceed with our planning process.
>
> attached you can find the same info if you need them here
>
> Thank you
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 5/20/2024 1:06 PM, Pouya Payan wrote:
>
> > Hi Albert;
> >
> > please join when you can
> >
> > **Pouya Payan**
> > **Labyrinth Design Studio Inc.**
> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 5/17/2024 11:31 AM, Pouya Payan wrote:
> >
> > > Hi Albert;
> > >
> > > UFD portal reference # 112618- 4230 Saltillo
> > >
> > > I hope all is well with you. thank you for allowing for a meeting for the project. below link you can get access to the Zoom meeting
> > >
> > > looking forward to meet you then

pouya payan is inviting you to a scheduled Zoom meeting.

Topic: pouya payan's Zoom Meeting
Time: May 20, 2024 01:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/83821185766?pwd=cyV5FQ43xIBn8pgJFRoHn0FNXIvDmm.1

Meeting ID: 838 2118 5766
Passcode: 667728

One tap mobile
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+16699006833,,83821185766#,,,,*667728# US (San Jose)

Dial by your location
• +1 669 444 9171 US
• +1 669 900 6833 US (San Jose)
• +1 346 248 7799 US (Houston)
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 305 224 1968 US
• +1 309 205 3325 US
• +1 312 626 6799 US (Chicago)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 646 931 3860 US
• +1 689 278 1000 US
• +1 929 205 6099 US (New York)
• +1 301 715 8592 US (Washington DC)

Meeting ID: 838 2118 5766
Passcode: 667728

Find your local number: https://us06web.zoom.us/u/kd5gB6d95g

--

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

SRNPC98F3824052908450.pdf
115K

Tiffany Corrales <tiffany.corrales@lacity.org>

Re: BR206331 - Bond Estimate - 4230 N Saltillo St

13 messages

Pouya Payan <pouya@labyrinth-ds.com> Thu, Feb 6, 2025 at 12:30 PM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>, Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Michael;

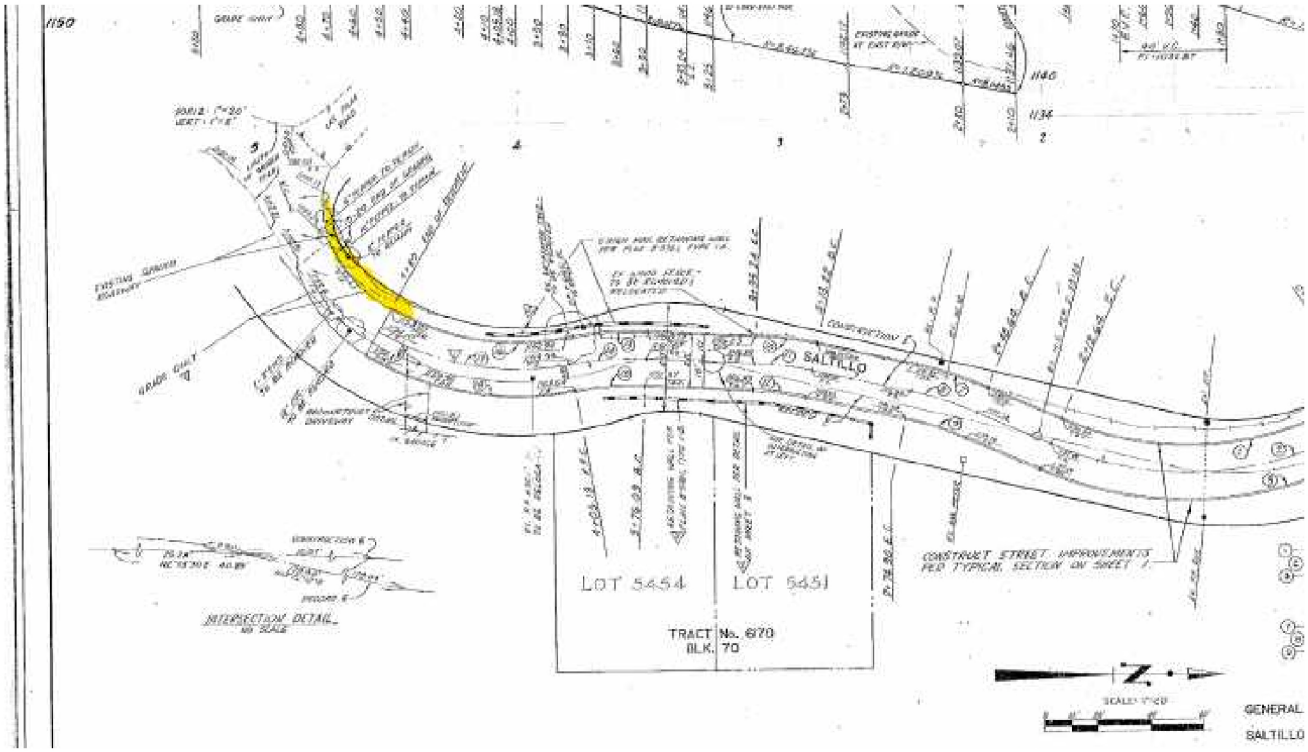
I hope all is well with you. I am contacting you form the architectural firm on the project. we would like to try and keep the wall at the location proposed due to existance of 2 protected oak trees on the hill side. I have cc'd the planners in charge of the project. can we set up a meeting with you and the planners via zoom to review possibility of keeping the wall at the proposed location?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/6/2025 9:58 AM, Michael Kouyoumdjian wrote:

> There seems to be a discrepancy on your survey. There is an existing berm on the opposite side of the roadway that is not shown. Based on existing street plans there is a buffer between the PL and the berm. Your survey shows the roadway goes all the way to the PL. See P-33913 below. You would have to base the 20' dimension from the existing berm.
>
> Also, it seems the property in question is an up-hill sloping lot. The retaining wall would be supporting private property rather than the roadway. The wall would have to be moved to private property.
>
> Please submit a revised sketch with these items addressed.
>
> Thanks.



Michael Kouyoumdjian, PE
Valley District | Civil Engineer

Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

http://eng.lacity.org/ Inline image 1 Inline image 2

The Bureau of Engineering (BOE) has a new online Customer Service Request (CSR) application to receive all inquiries and requests that do not already have an avenue for submission in other BOE web applications. These include requests for clearances related to City Planning or LADBS building permits.

The CSR application, and all other BOE applications, are accessible through our online portal, which can be found at http://engpermits.lacity.org/.

The normal response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are monitored closely to ensure that all are responded to. You will be notified by email when there is a response and can log in any time to check the status. In order to serve you better, requests and questions are no longer accepted via phone or email.

On Thu, Feb 6, 2025 at 9:03 AM Steve Nazemi <steve@dhsengineering.com> wrote:

> Pls see attachments
>
> ---
>
> **From:** Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
> **Sent:** Thursday, February 6, 2025 8:26 AM
> **To:** Steve Nazemi <steve@dhsengineering.com>
> **Cc:** Pouya Payan <pouya@labyrinth-ds.com>; Mehran Tebyani <mehrantebyani@gmail.com>; Ali Nahass <ali.nahass@lacity.org>
> **Subject:** Re: BR206331 - Bond Estimate - 4230 N Saltillo St
>
> Hello Steve,
>
> Can you please send me the survey as well
>
> Thanks.
>
> Michael Kouyoumdjian, PE
>
> Valley District | Civil Engineer
>
> Bureau of Engineering | Department of Public Works
>
> 6262 Van Nuys Blvd, Suite 351
>
> Van Nuys, CA 91401
>
> Phone: 818 374 4634
>
> Inline image 1 Inline image 2
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On Thu, Feb 6, 2025 at 7:35 AM Steve Nazemi <steve@dhsengineering.com> wrote:

Good morning, Mike, hope all is well

Could you please review attached emails and respond. This request is related to the B permit which have already bond estimate.

Best Regards

Steve

From: Ali Nahass <ali.nahass@lacity.org>
Sent: Wednesday, February 5, 2025 7:21 PM
To: Steve Nazemi <steve@dhsengineering.com>
Cc: Pouya Payan <pouya@labyrinth-ds.com>; Mehran Tebyani <mehrantebyani@gmail.com>
Subject: Re: BR206331 - Bond Estimate - 4230 N Saltillo St

Hi Steve,

I don't handle B-permit plan checking. Please discuss this with Michael Kouyoumdjian, B-permit Plan Check Supervisor.

Ali Nahass, P.E.

Valley District | Civil Engineer

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

Mail Stop 496

Phone: (818)374-4626

ali.nahass@lacity.org





Check out these sites and links! Go ahead, just click.

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On Wed, Feb 5, 2025 at 5:48 PM Steve Nazemi <steve@dhsengineering.com> wrote:

Hi Ali Jan , hope all is well

We talked about this project a while back via zoom meeting with Pouya our architects of the project and the owner.

Could you please review attached draft street plan and see if the alignment are ok , we provided minimum of 20' roadway and kept 2' from curb face to the face of the new retaining wall

Please advise if this meet the minimum width requirement to be shared with planning Dept

Best Regards

Steve Nazemi, PE

From: Amanda Saleeba <amanda.saleeba@lacity.org>
Sent: Friday, January 31, 2025 10:56 AM
To: Steve Nazemi <Steve@dhsengineering.com>
Cc: Ali Nahass <ali.nahass@lacity.org>
Subject: BR206331 - Bond Estimate - 4230 N Saltillo St

Hello,

Please see the attached bond estimate for your reference for BR206331.

Thank you,

--

Amanda Saleeba

Valley District | Civil Engineering Associate I

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

O/C: (213) 913-4705



39 E-6.1 SITE PLAN PLOT PLAN.pdf
520K

Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org> Mon, Feb 10, 2025 at 8:26 AM

To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Good morning Pouya,

Has Urban Forestry Division (UFD) had a chance to look at it?

Michael Kouyoumdjian, PE
Valley District | Civil Engineer
Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

http://eng.lacity.org/ Inline image 1 Inline image 2

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[Quoted text hidden]

Pouya Payan <pouya@labyrinth-ds.com> Mon, Feb 10, 2025 at 8:55 AM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Albert Vera <albert.e.vera@lacity.org>

Michael;

we have meeting with Albert Vera from Urban Forestry and we understand that Urban Forestry do prefer to possibly keep the trees. I believe planning department is trying to reach you and setup a meeting. would appreciate your cooperation. please note that if we push the wall to the property line the wall height will be close to 15' high and it will effect 4 more protected trees. while if we keep the wall at the proposed location we will be able to provide 20' wide street and keep the trees.

please see attached marking on the B permit plans

best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Binder1.pdf
468K

Pouya Payan <pouya@labyrinth-ds.com> Thu, Feb 13, 2025 at 10:33 AM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Michael;

I hope all is well with you. I understand that you have meet with planning department. can you please allow a meeting so we can understand how we can coordinate to both provide 20' wide street and keep the protected trees?

let me know your availability

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/10/2025 8:26 AM, Michael Kouyoumdjian wrote:
[Quoted text hidden]

Claudia Rodriguez <claudia.rodriguez@lacity.org> Thu, Feb 13, 2025 at 10:39 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>, Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi, Pouya,
We need UFD to finish their review of the updated tree report (once they have it), so that we know what UFD's final recommendation will be. At this time, BOE is amenable to your plan as proposed, but we need more info from UFD, which is why I said in the other email chain w/ the the projects Tree Expert that Planning would meet with UFD once they have the report. Hope this clarifies it; my apologies if it caused confusion. We should all know more once UFD has what they need to re-review the site.
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Pouya Payan <pouya@labyrinth-ds.com> Fri, Feb 14, 2025 at 10:28 AM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
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please let me know your availability.

I appreciate your cooperation

Thank you

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1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

[Quoted text hidden]

Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org> Fri, Feb 14, 2025 at 12:07 PM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hello Pouya

I am available to meet Wednesday at 10am. Let me know if this works and I will send you an invite.

Thanks.

Michael Kouyoumdjian, PE
Valley District | Civil Engineer
Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

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[Quoted text hidden]

---

pouya labyrinth-ds.com <pouya@labyrinth-ds.com> Fri, Feb 14, 2025 at 2:11 PM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Specific Plan Mulholland <planning.mulhollandspinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Sound good
Lets connect Wednesday
Thank you

Pouya Payan
1600 Sawtelle blvd #230, LA 90025
818-200-5005

On Feb 14, 2025, at 12:08 PM, Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org> wrote:

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image.png
636K

Pouya Payan <pouya@labyrinth-ds.com> Tue, Feb 18, 2025 at 5:29 PM
To: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Specific Plan Mulholland <planning.mulhollandspinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Michael;

Wednesday 2/19/2025 10:00 AM meeting

please use below Zoom link to connect tomorrow. I have invited the planners as well if they think it is necessary for them to join as well

pouya payan is inviting you to a scheduled Zoom meeting.

Topic: pouya payan's Zoom Meeting
Time: Feb 19, 2025 10:00 AM Pacific Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/87855568099?pwd=qp1jwebaUx8MAqYH5sbhcGJnb5OKiq.1

Meeting ID: 878 5556 8099
Passcode: 365251

One tap mobile

+16699006833,,87855568099#,,,,*365251# US (San Jose)
+16694449171,,87855568099#,,,,*365251# US

Meeting ID: 878 5556 8099
Passcode: 365251

Find your local number: https://us06web.zoom.us/u/kdBJr4EEBW

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/14/2025 2:11 PM, pouya labyrinth-ds.com wrote:

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> 1600 Sawtelle blvd #230, LA 90025
> 818-200-5005
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> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/10/2025 8:26 AM, Michael Kouyoumdjian wrote:
>
> > Good morning Pouya,
> >
> > Has Urban Forestry Division (UFD) had a chance to look at it?
> >
> > Michael Kouyoumdjian, PE
> > Valley District | Civil Engineer
> > Bureau of Engineering | Department of Public Works
> > 6262 Van Nuys Blvd, Suite 351
> > Van Nuys, CA 91401
> > Phone: 818 374 4634
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> >
> > On Thu, Feb 6, 2025 at 12:30 PM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Michael;
> > >
> > > I hope all is well with you. I am contacting you form the architectural firm on the project. we would like to try and keep the wall at the location proposed due to existance of 2 protected oak trees on the hill side. I have cc'd the planners in charge of the project. can we set up a meeting with you and the planners via zoom to review possibility of keeping the wall at the proposed location?

Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/6/2025 9:58 AM, Michael Kouyoumdjian wrote:

> There seems to be a discrepancy on your survey. There is an existing berm on the opposite side of the roadway that is not shown. Based on existing street plans there is a buffer between the PL and the berm. Your survey shows the roadway goes all the way to the PL. See P-33913 below. You would have to base the 20' dimension from the existing berm.
>
> Also, it seems the property in question is an up-hill sloping lot. The retaining wall would be supporting private property rather than the roadway. The wall would have to be moved to private property.
>
> Please submit a revised sketch with these items addressed.
>
> Thanks.
>
> <image.png>
>
> Michael Kouyoumdjian, PE
> Valley District | Civil Engineer
> Bureau of Engineering | Department of Public Works
> 6262 Van Nuys Blvd, Suite 351
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>
> On Thu, Feb 6, 2025 at 9:03 AM Steve Nazemi <steve@dhsengineering.com> wrote:
>
> > Pls see attachments
> >
> > ---
> >
> > **From:** Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>
> > **Sent:** Thursday, February 6, 2025 8:26 AM
> > **To:** Steve Nazemi <steve@dhsengineering.com>
> > **Cc:** Pouya Payan <pouya@labyrinth-ds.com>; Mehran Tebyani <mehrantebyani@gmail.com>; Ali Nahass <ali.nahass@lacity.org>
> > **Subject:** Re: BR206331 - Bond Estimate - 4230 N Saltillo St
> >
> > Hello Steve,

Can you please send me the survey as well

Thanks.

Michael Kouyoumdjian, PE

Valley District | Civil Engineer

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

Phone: 818 374 4634


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On Thu, Feb 6, 2025 at 7:35 AM Steve Nazemi <steve@dhsengineering.com> wrote:

> **Good morning, Mike, hope all is well**
>
> **Could you please review attached emails and respond. This request is related to the B permit which have already bond estimate.**
>
> **Best Regards**
>
> **Steve**

From: Ali Nahass <ali.nahass@lacity.org>
Sent: Wednesday, February 5, 2025 7:21 PM
To: Steve Nazemi <steve@dhsengineering.com>
Cc: Pouya Payan <pouya@labyrinth-ds.com>; Mehran Tebyani <mehrantebyani@gmail.com>
Subject: Re: BR206331 - Bond Estimate - 4230 N Saltillo St

Hi Steve,

I don't handle B-permit plan checking. Please discuss this with Michael Kouyoumdjian, B-permit Plan Check Supervisor.

Ali Nahass, P.E.

Valley District | Civil Engineer

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

Mail Stop 496

Phone: (818)374-4626

ali.nahass@lacity.org





Check out these sites and links! Go ahead, just click.

Proud to be Named 2018 WTS-LA Employer of the Year

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On Wed, Feb 5, 2025 at 5:48 PM Steve Nazemi <steve@dhsengineering.com> wrote:

> Hi Ali Jan , hope all is well
>
> We talked about this project a while back via zoom meeting with Pouya our architects of the project and the owner.
>
> Could you please review attached draft street plan and see if the alignment are ok , we provided minimum of 20’ roadway and kept 2’ from curb face to the face of the new retaining wall
>
> Please advise if this meet the minimum width requirement to be shared with planning Dept

Best Regards

Steve Nazemi, PE

From: Amanda Saleeba <amanda.saleeba@lacity.org>
Sent: Friday, January 31, 2025 10:56 AM
To: Steve Nazemi <Steve@dhsengineering.com>
Cc: Ali Nahass <ali.nahass@lacity.org>
Subject: BR206331 - Bond Estimate - 4230 N Saltillo St

Hello,

Please see the attached bond estimate for your reference for BR206331.

Thank you,

--

Amanda Saleeba

Valley District | Civil Engineering Associate I

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

O/C: (213) 913-4705

Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org> Wed, Feb 19, 2025 at 8:42 AM
To: Pouya Payan <pouya@labyrinth-ds.com>
Cc: Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Specific Plan Mulholland <planning.mulhollandspinfo@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hello Pouya. See you at 10am. Thanks.

Michael Kouyoumdjian, PE
Valley District | Civil Engineer
Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

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> Topic: pouya payan's Zoom Meeting
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> Join Zoom Meeting
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>
> Meeting ID: 878 5556 8099
> Passcode: 365251
>
> ---
>
> One tap mobile
> +16699006833,,87855568099#,,,,*365251# US (San Jose)
> +16694449171,,87855568099#,,,,*365251# US
>
> ---
>
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> Passcode: 365251
>
> Find your local number: https://us06web.zoom.us/u/kdBJr4EEBW
>
> Thank you
>
> Pouya Payan
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>
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> One tap mobile
> +16699006833,,87855568099#,,,,*365251# US (San Jose)
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let me know your availability

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Just getting to your email.
I thought this call was between your team and BOE.
If there is anything else needed from us, please let us know. Otherwise, we will wait until we receive the report from your tree expert.

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Claudia

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> > > I hope all is well with you. I understand that you have meet with planning department. can you please allow a meeting so we can understand how we can coordinate to both provide 20' wide street and keep the protected trees?
> > >
> > > let me know your availability
> > >
> > > Thank you
> > >
> > > **Pouya Payan**
> > > **Labyrinth Design Studio Inc.**
> > > **T** 818.200.5005
> > > **E** pouya@labyrinth-ds.com
> > > 1600 Sawtelle Blvd. #230
> > > Los Angeles, CA, 90025
> > >
> > > On 2/10/2025 8:26 AM, Michael Kouyoumdjian wrote:
> > >
> > > > Good morning Pouya,

Has Urban Forestry Division (UFD) had a chance to look at it?

Michael Kouyoumdjian, PE
Valley District | Civil Engineer
Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

http://eng.lacity.org/ Inline image 1 Inline image 2

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Ali Nahass, P.E.

Valley District | Civil Engineer

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

Mail Stop 496

Phone: (818)374-4626

ali.nahass@lacity.org



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> Please advise if this meet the minimum width requirement to be shared with planning Dept
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> Best Regards
>
> Steve Nazemi, PE

From: Amanda Saleeba <amanda.saleeba@lacity.org>
Sent: Friday, January 31, 2025 10:56 AM
To: Steve Nazemi <Steve@dhsengineering.com>
Cc: Ali Nahass <ali.nahass@lacity.org>
Subject: BR206331 - Bond Estimate - 4230 N Saltillo St

Hello,

Please see the attached bond estimate for your reference for BR206331.

Thank you,

--

Amanda Saleeba

Valley District | Civil Engineering Associate I

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

O/C: (213) 913-4705



Pouya Payan <pouya@labyrinth-ds.com> Wed, Feb 19, 2025 at 5:57 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org>, Steve Nazemi <steve@dhsengineering.com>, Tiffany Corrales <tiffany.corrales@lacity.org>, Mehran Tebyani <mehrantebyani@gmail.com>, Specific Plan Mulholland <planning.mulhollandspinfo@lacity.org>

Claudia;

No worries, we had a productive meeting with Mr. Kouyoumdjian. and we will now start preparing the tree report.

Thank you for your support

Best

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

On 2/19/2025 4:47 PM, Claudia Rodriguez wrote:

Hi, Pouya,

Just getting to your email.
I thought this call was between your team and BOE.
If there is anything else needed from us, please let us know. Otherwise, we will wait until we receive the report from your tree expert.

Best,
Claudia

On Wed, Feb 19, 2025 at 10:02 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Hi All;
>
> i am in the meeting with Michael. can you please join.
>
> best
>
> **Pouya Payan**
> **Labyrinth Design Studio Inc.**
> **T** 818.200.5005
> **E** pouya@labyrinth-ds.com
> 1600 Sawtelle Blvd. #230
> Los Angeles, CA, 90025
>
> On 2/18/2025 5:29 PM, Pouya Payan wrote:
>
> > Hi Michael;
> >
> > **Wednesday 2/19/2025 10:00 AM meeting**
> >
> > please use below Zoom link to connect tomorrow. I have invited the planners as well if they think it is necessary for them to join as well
> >
> > pouya payan is inviting you to a scheduled Zoom meeting.
> >
> > Topic: pouya payan's Zoom Meeting
> > Time: Feb 19, 2025 10:00 AM Pacific Time (US and Canada)
> > Join Zoom Meeting
> > https://us06web.zoom.us/j/87855568099?pwd=qp1jwebaUx8MAqYH5sbhcGJnb5OKiq.1
> >
> > Meeting ID: 878 5556 8099
> > Passcode: 365251
> >
> > ---
> >
> > One tap mobile
> > +16699006833,,87855568099#,,,,*365251# US (San Jose)
> > +16694449171,,87855568099#,,,,*365251# US
> >
> > ---
> >
> > Meeting ID: 878 5556 8099
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> >
> > Find your local number: https://us06web.zoom.us/u/kdBJr4EEBW
> >
> > Thank you
> >
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> > **T** 818.200.5005
> > **E** pouya@labyrinth-ds.com
> > 1600 Sawtelle Blvd. #230
> > Los Angeles, CA, 90025
> >
> > On 2/14/2025 2:11 PM, pouya labyrinth-ds.com wrote:
> >
> > > Sound good
> > > Lets connect Wednesday
> > > Thank you
> > >
> > > Pouya Payan
> > > 1600 Sawtelle blvd #230, LA 90025

818-200-5005

On Feb 14, 2025, at 12:08 PM, Michael Kouyoumdjian <michael.kouyoumdjian@lacity.org> wrote:

Hello Pouya

I am available to meet Wednesday at 10am. Let me know if this works and I will send you an invite.

Thanks.

Michael Kouyoumdjian, PE
Valley District | Civil Engineer
Bureau of Engineering | Department of Public Works
6262 Van Nuys Blvd, Suite 351
Van Nuys, CA 91401
Phone: 818 374 4634

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On Fri, Feb 14, 2025 at 10:28 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:

> Michael;
>
> please let me know if you have an availability to meet and go over the B permit design and dimensions. (either in person or Google meet) we need to make sure that the B permit works as designed and then we can proceed with our report for Urban Forestry as the location of the wall have a significant effect on possibility of keeping the tree. (specificaly the 2 Oaks which are close to the wall)
>
> please let me know your availability.
>
> I appreciate your cooperation
>
> Thank you

Pouya Payan
Labyrinth Design Studio Inc.
T 818.200.5005
E pouya@labyrinth-ds.com
1600 Sawtelle Blvd. #230
Los Angeles, CA, 90025

> On 2/13/2025 10:39 AM, Claudia Rodriguez wrote:
>
> > Hi, Pouya,
> > We need UFD to finish their review of the updated tree report (once they have it), so that we know what UFD's final recommendation will be. At this time, BOE is amenable to your plan as proposed, but we need more info from UFD, which is why I said in the other email chain w/ the the projects Tree Expert that Planning would meet with UFD once they have the report. Hope this clarifies it; my apologies if it caused confusion. We should all know more once UFD has what they need to re-review the site.
> >
> > On Thu, Feb 13, 2025 at 10:33 AM Pouya Payan <pouya@labyrinth-ds.com> wrote:
> >
> > > Hi Michael;

I hope all is well with you. I understand that you have meet with planning department. can you please allow a meeting so we can understand how we can coordinate to both provide 20' wide street and keep the protected trees?

let me know your availability

Thank you

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Also, it seems the property in question is an up-hill sloping lot. The retaining wall would be supporting private property rather than the roadway. The wall would have to be moved to private property.

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Thanks.

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Subject: Re: BR206331 - Bond Estimate - 4230 N Saltillo St

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Thank you,

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Amanda Saleeba

Valley District | Civil Engineering Associate I

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd, Suite 351

Van Nuys, CA 91401

O/C: (213) 913-4705



Tiffany Corrales <tiffany.corrales@lacity.org>

Rebuttal to 9/4 Hearing 4230 North Saltillo Street

2 messages

Michele Ringler <micheleringler@icloud.com> Sun, Sep 15, 2024 at 8:25 PM
To: tiffany.corrales@lacity.org
Cc: Tristan Thomas <tristanthomas@live.com>

Hello Ms. Corrales,

Attached is a copy of our rebuttal letter from the September 4th hearing regarding the 4230 North Saltillo Street project in Woodland Hills.

Thank you,

Michele Ringler

Rebuttal to Public Hearing-4230 N. Saltillo St..docx
9K

Tiffany Corrales <tiffany.corrales@lacity.org> Mon, Sep 16, 2024 at 8:18 AM
To: Michele Ringler <micheleringler@icloud.com>
Cc: Tristan Thomas <tristanthomas@live.com>, Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Received, thank you. The letter has been added to the case file.

Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Tiffany Corrales <tiffany.corrales@lacity.org>

Reject Proposal for 4230 Saltillo, APN: 2172023053 (CD 3)-

2 messages

'Michele Ringler' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Mon, Aug 14, 2023 at 11:33 PM

Reply-To: Michele Ringler <micheleringler@mac.com>
To: planning.mulhollandSPinfo@lacity.org, katie.knudson@lacity.org
Cc: Tristan Thomas <tristanthomas@live.com>

To: Mulholland Scenic Parkway Design Review Board
RE: Public comment - Reject the Proposal for 4230 Saltillo, APN: 2172023053 (CD 3)-

Planning and Review Board Staff,

We are writing to strongly urge you to reject the proposed project at 4230 Saltillo St., in Woodland Hills, CA, 91364. We've lived in this neighborhood for seven years at 4201 Alhama Dr., and our property is adjacent to the proposed site, and would be adversely impacted by this project. The project of a nearly 2000 square foot, two-story home with a four car garage and swimming pool, situated on a 4,653 square foot lot would be highly detrimental to the Girard Tract neighborhood, and would potentially cause serious harm to the surrounding area.

The proposed project calls to remove a series of protected, mature Coast Live Oak trees, and an additional protected tree that is not specified in the vague proposal. This would be damaging to the stability of the surrounding ground within the vicinity, and removing any dirt could potentially cause irreparable harm to the hillside that we live on. The roots of those trees run between all of the houses in the immediate vicinity, and removing them would likely disrupt the integrity of the soil on surrounding properties, and increase the erosion of the hillside. There are approximately six adjacent properties that would likely be affected by this kind of erosion. According to research from UC Berkeley, oak trees "play a critical role in protecting soils from erosion and land sliding, regulating water flow", and "have higher levels of biodiversity than virtually any other ecosystem in California."

Removing any trees from the proposed site would destroy a large part of the natural habitat and ecosystem where hundreds of species of birds and other wildlife live and thrive every day. One of the great privileges of living in such a beautiful and protected area is being able to enjoy the natural habitat without disruption from overzealous builders who disregard the impact of their urban footprint.

Also, the street of the proposed project is incredibly narrow and windy. A project of this magnitude would severely block and impede traffic throughout the neighborhood, leading to significant traffic disruptions. The scope of the project is unrealistic to the size of the plot and the surrounding streets.

In addition, removal of the trees and building such an enormous property on such a small plot of land would destroy the aesthetic of the entire canyon, as dozens of homes look to that area as their primary view for natural beauty. This would negatively affect home values, as a result, leading to the depreciation of the neighborhood as a whole, devaluing what makes the Mulholland Scenic area and Girard Tract so desirable.

We strongly oppose this proposal for the reasons listed above, and we ask you to reject any proposal that would do such damage to surrounding properties, soil stability, wildlife, and ecosystems. Thank you for your time and consideration.

Sincerely,

Tristan Thomas and Michele Ringler (Homeowners)

Katie Knudson <Katie.Knudson@lacity.org> Tue, Aug 15, 2023 at 8:07 AM
To: Michele Ringler <micheleringler@mac.com>
Cc: planning.mulhollandSPinfo@lacity.org, Tristan Thomas <tristanthomas@live.com>

Thank you for your comments. They have been added to the case file.
[Quoted text hidden]

--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org
E-NEWS

Please keep all communications on a single email thread to prevent processing delays.

Tiffany Corrales <tiffany.corrales@lacity.org>

South Valley Appeal - ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A

3 messages

Stacy Munoz <stacy.munoz@lacity.org> Wed, Jan 22, 2025 at 9:55 AM
To: April Hood <april.hood@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>, Ari Briski <ari.briski@lacity.org>
Cc: Alan Como <alan.como@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi! I have an appeal for the above mentioned case. We are requesting 03/13/25 for our hearing date. Please click here to access the following:

- day sheet
- draft hearing notice (**approved by ZA**)
- appeal application - (2 parties)
- letter of determination
- justifications - (2 parties)
- interested parties list
- original hearing notice dated 9/4/24

Please note-

- **This case was appealed by someone other than the applicant. BTC will bill the applicant upon receipt of the hearing notice. The case file was dropped off on 1/14/2025. thx!**

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

April Hood <april.hood@lacity.org> Wed, Jan 22, 2025 at 10:17 AM
To: Stacy Munoz <stacy.munoz@lacity.org>
Cc: Planning APC South Valley <apcsouthvalley@lacity.org>, Ari Briski <ari.briski@lacity.org>, Alan Como <alan.como@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Good Morning Stacy,

Please find this email in confirmation of receipt of the new South Valley Case scheduled for March 13, 2025.



Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



[Quoted text hidden]

Stacy Munoz <stacy.munoz@lacity.org> Tue, Feb 11, 2025 at 4:46 PM
To: April Hood <april.hood@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>, Ari Briski <ari.briski@lacity.org>
Cc: Alan Como <alan.como@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi everyone! Please note - this appeal is not ready to be heard and should be removed from the schedule on 3/13/25. No new date has been selected as of yet. Once a date has been selected, an extension of time will be completed. thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org



Please note, I am out of the office every other Friday*

On Wed, Jan 22, 2025 at 9:55 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

Tree Replacement Plan for Review

2 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Apr 18, 2024 at 11:59 AM
To: Albert Vera <albert.e.vera@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Albert,

I am working with an applicant who previously submitted their Tree Report and replacement plan to UFD for review, however the replacement plan has slightly changed. Below is the updated tree report and tree replacement plan for you to review, as well as the Urban Forestry Referral Form. Please let me know if you need anything else. Please also let me know if there is another way you prefer I submit for review.

4230 N. Saltillo Street (ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA)
Proposes the removal of 2 protected trees and 1 street tree.

Thank you!
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
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3 attachments

- **39 E-6.1 SITE PLAN PLOT PLAN.pdf** 522K
- **4230 Saltillo UFD Referral Form.pdf** 190K
- **1. 4230 Saltillo St. Protected Tree Report 041624.pdf** 6732K

Albert Vera <albert.e.vera@lacity.org> Thu, Apr 18, 2024 at 12:59 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Thanks, I'll take a look.

Emails will be addressed in the order received. Please refrain from sending multiple follow up emails as the system marks them as a new email, resulting in a delayed response time. If this is a tree emergency, please call 800-996-2489 or 311.

Albert Vera
Tree Surgeon Supervisor 2
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
MS 550



NEW

The Urban Forestry Division has a new online Customer Service Request (CSR) application which is designed to receive all inquiries and requests related to clearances for Dept. of City Planning and LADBS building permits. You will be able to request for our office review for your clearances by using your Angeleno Account to login to https://dscsr.lacity.org

Be sure to select Streets LA as the agency and Urban Forestry Division as the office/location.

Note:

The normal response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are closely monitored to ensure that all requests will be responded to in a timely manner. You will be notified by email when there is a response and can log in at any time to check the status. In order to serve you better, requests and questions will no longer be accepted via the bss.urbanforestry@lacity.org email.

Check out our new website: **https://streetsla.lacity.org/**

Need a request?
Call Service Request (800) 996-2489 or contact bss.boss@lacity.org
Or Dial *3-1-1 or* download the MyLA311 mobile app

CONFIDENTIALITY NOTE: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This e-mail may also contain CONFIDENTIAL AND PRIVILEGED INFORMATION AND/OR ATTORNEY WORK PRODUCT information is only for the intended recipient. If you have received this email in error please notify the system manager. If you are not the named addressee and intended recipient you may not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

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Tiffany Corrales <tiffany.corrales@lacity.org>

Valid Soils Approval Letter?

3 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Mar 21, 2024 at 12:25 PM
To: Jesus Acosta <jesus.acosta@lacity.org>

Hi Jesus,

I see that you helped prepare the Geology and Soils Report Approval Letter Log #58196 on June 12, 2007 for 4230 N. Saltillo Street. I wanted to check if this approval letter is still valid. Please let me know.

Thank you!
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Jesus Acosta <jesus.acosta@lacity.org> Wed, Mar 27, 2024 at 9:55 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Good morning,

Reports and approval letters are valid for 4 years. However, if there is a Code Change the report needs to be updated and resubmitted, unless the plans were submitted before the Code change.
BTW, the 2023 Los Angeles Building Code came into effect on 1/1/2023.

Regards,
[Quoted text hidden]
--
J. Adolfo Acosta, Ph.D., G.E.
Grading Division Chief
City of Los Angeles
Department of Building and Safety - Grading Division
221 N. Figueroa Street, 12 Floor, Mail Stop 115
Los Angeles, CA 90012
213.482.6967
jesus.acosta@lacity.org

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Mar 27, 2024 at 2:49 PM
To: Jesus Acosta <jesus.acosta@lacity.org>

Hi Jesus,

Thank you for this information!

Tiffany
[Quoted text hidden]
--
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA Hearing Notice- 4320 Saltillo

1 message

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Mar 27, 2024 at 3:42 PM
To: Katie Knudson <Katie.Knudson@lacity.org>

Hi Katie,

The LOD for this project is waiting to be reviewed by Claudia. I drafted the ZA Hearing Notice: N:\Project Planning\Valley\SVNP\Specific Plans\Mulholland Specific Plan\CASE PROCESSING\ZA Cases\2023\ZA-2023-1206_4230 Saltillo\05_Hearing. Please let me know if it looks good. I also attached it below.

Thank you!
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

ZA Noticing Template 4230 saltillo.pdf
2974K

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA-2023-1206-ZAAD-DRB-SPP-MSP-HCA 4230 Saltillo, APN: 2172023053 (CD 3) proposal opposition

2 messages

'kris kettenburg' via Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org> Tue, Aug 15, 2023 at 6:46 AM

Reply-To: kris kettenburg <kriskloans@yahoo.com>
To: Planning.MulhollandSPinfo@lacity.org, katie.knudson@lacity.org

To: Mulholland Scenic Parkway Design Review Board

RE: Public comment - Proposal for 4230 Saltillo

Planning and Review Board Staff,

I am writing you to express my concern and opposition to the proposal on 4230 Saltillo.
My property touches the corner of this small, “oak tree filled”, pie shaped lot.
The Girard tract is very special to Woodland Hills. What is proposed is not conducive to the integrity of this neighborhood tract.
The proposal of cutting down two rather large live oak trees and another “protected” tree?Excavating 726 cubic feet of hillside then filling the lot up with a 1899 square foot two story house and 575 square foot garage plus pool, on a 4653 square foot lot?

There are five previously developed hillside properties that this lot is directly connected to and are affected by it.
The attempt to cut and remove so much of the original soil and indigenous trees to squeeze that amount of building on this small hillside parcel in this proposal, is not a harmonious plan for the cohesion of the neighborhood.
This proposal is disruptive and degrading to the ecology and aesthetics of this protected corridor. I urge you to please review carefully and reject this proposal.

Thank you,
Kris Kettenburg

21205 Golondrina st.
Woodland Hills, Ca 91364

Katie Knudson <Katie.Knudson@lacity.org> Tue, Aug 15, 2023 at 8:07 AM
To: kris kettenburg <kriskloans@yahoo.com>
Cc: Planning.MulhollandSPinfo@lacity.org

Thank you for your comments. They have been added to the case file.
[Quoted text hidden]
--

Katie Knudson
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (213) 847-3659 | Planning4LA.org



Please keep all communications on a single email thread to prevent processing delays.

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA-2023-1206=ZAAD-DRB-SPP-MSP-HCA, 4230 Saltillo, APN:2172023053(CD3))-

1 message

joan mcmahon <1mcmahonall@gmail.com> Thu, Sep 7, 2023 at 3:38 PM
To: "planning.mulhollandspinfo@lacity.org" <planning.mulhollandspinfo@lacity.org>

I have lived across from this lot for 45 years and it is already a very tight spot on Saltillo passing past this lot. Fire engines avoid it because they can't pass through. The street Dept. diverts street traffic up Saltillo and Las Pilas when they close Canoga Ave and/or Golondrina which they do often because all the

Main lines, pipes, and utilities are under them.

Saltillo st. at the lot is no longer a 20 ft. street. The dirt las already claimed 4 ft of the road. The lot

Is not the legal 5000 sq ft. as it should be historically in the Girard tract. Also, with last years rain

And this years so far mud washes off the lot and add the pool water drainage to a steep hill, and you have

A Mud run down Las Pilas Rd.

The DWP are changing all the power poles in all the hills over the next year. They were put in

From 1920-1930. The DWP closes the streets and access to the driveways and brings in about 7 trucks.

There already is no street parking available around this lot. I can't imagine where the construction,

Cement, rock, and dirt trucks can get access.

This is an unsafe lot to build on, and you should refuse this permit due to Fire danger alone.

Also they have to cut down 2-3 Oak trees!!

Sincerely,

Joan McMahon

Sent from Mail for Windows 21308 LasPilas Rd.

Woodland Hills, 91364

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA (4230 Saltillo)

6 messages

Jamie Hall <jamie.hall@channellawgroup.com> Tue, Sep 17, 2024 at 1:35 PM
To: Tiffany.Corrales@lacity.org
Cc: erok28@gmail.com

I am writing regarding the project located at 4230 Saltillo. I understand there was a hearing on September 4, 2024. Can you please tell me what the current procedural status of the project is? Was it approved by the ZA? Was the matter held upon for further public input? If so, for how long? Who was the ZA?

Thank you for your immediate attention to this matter.

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you contact my paralegal, Veronica Lebron, at paralegal@channellawgroup.com. She will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Please consider the environment before printing this email

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 25, 2024 at 3:12 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Claudia,

Jamie Hall sent me this email regarding 4230 Saltillo Street. It went to the ZA hearing a few weeks ago. There has been quite a bit of public comment via email for this project, I believe there was also public comment during the ZA hearing. I just wanted to make sure you saw that he reached out about this project.

Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Claudia Rodriguez <claudia.rodriguez@lacity.org> Thu, Sep 26, 2024 at 9:57 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hi, Tiffany,

Please let Mr. Hall know that this case was placed on a 30-day advisement period. That advisement period ends October 4th.
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Oct 2, 2024 at 10:35 AM
To: Jamie Hall <jamie.hall@channellawgroup.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Jamie,

This case was placed on a 30-day advisement period, which ends on October 4th.

Thank you,
Tiffany
[Quoted text hidden]
[Quoted text hidden]

Jamie Hall <jamie.hall@channellawgroup.com> Wed, Oct 2, 2024 at 10:49 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Thanks.

Who was the ZA?
[Quoted text hidden]
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Oct 2, 2024 at 10:54 AM
To: Jamie Hall <jamie.hall@channellawgroup.com>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Jamie,

The ZA is Christine Saponara.
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA for Hearing

4 messages

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jul 30, 2024 at 9:27 AM
To: Stacy Munoz <stacy.munoz@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Stacy!

I have a ZA case that is ready to be scheduled for a hearing. I have attached the Hearing Notice, BTC invoices, and listed the case information below. Please let me know if you need anything else.

-Applicant provided two BTC invoices:

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA
4230 N. Saltillo Street

BTCID #1: VO24-468
DATE: 7/8/2024

BTCID #2: VO24-535
DATE: 7/26/2024

File path to Draft LOD: N:\Project Planning\Valley\SVNP\Specific Plans\Mulholland Specific Plan\CASE PROCESSING\ZA Cases\2023\ZA-2023-1206_4230 Saltillo\07_Letter of Determination

Thank you!
Tiffany

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

2 attachments

ZA Hearing Notice 4230 saltillo.pdf
3885K

BTC for ZA hearing 4230 Saltillo.pdf
4635K

Stacy Munoz <stacy.munoz@lacity.org> Tue, Jul 30, 2024 at 9:52 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Tiffany! I will add this to our Sept 4th hearings. I wanted to double check the mailing requirements with you. You have 500ft on the hearing notice. Usually a DRB is 100ft. Can you confirm the 500ft? thx!

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
E-NEWS

Please note, I am out of the office every other Friday*

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, Jul 30, 2024 at 10:50 AM
To: Stacy Munoz <stacy.munoz@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Stacy,

Thank you, I will provide the ZA Virtual Hearing Worksheet once I receive the agenda. From the last ZA case I scheduled for a hearing, I understood it was to be 500 feet. This project will be for 500 feet, however I will note this for future projects.

Thank you,
Tiffany
[Quoted text hidden]
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[Quoted text hidden]

Stacy Munoz <stacy.munoz@lacity.org> Tue, Jul 30, 2024 at 10:52 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Sounds good, thank you.

Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1354 | Planning4LA.org
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Please note, I am out of the office every other Friday*

[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

6 messages

Claudia Rodriguez <claudia.rodriguez@lacity.org> Tue, Apr 30, 2024 at 5:11 PM
To: Katie Knudson <Katie.Knudson@lacity.org>, Tiffany Corrales <tiffany.corrales@lacity.org>

Hi, Katie and Tiffany,
Please see my edits/comments directly on the draft LOD.
The information in the CEQA clearance will need to be updated accordingly based on the ZA case corrections.

Claudia

CLAUDIA RODRIGUEZ
Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
T: (818) 374-5067 | Planning4LA.org
E-NEWS

Tiffany Corrales <tiffany.corrales@lacity.org> Tue, May 7, 2024 at 8:59 AM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>

Hi Claudia,

Thank you. I will work on the revisions and get it back to you as soon as possible.

Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

Claudia Rodriguez <claudia.rodriguez@lacity.org> Thu, Jun 6, 2024 at 3:58 PM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>

Hi, take a look at this LOD for the findings in this case, too: https://planning.lacity.gov/pdiscaseinfo/document/MTU3MzY0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd.
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Jun 12, 2024 at 12:07 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>

Hi Claudia,

I updated the ZA LOD findings for this case and left a note on your spreadsheet as well.

N:\Project Planning\Valley\SVNP\Specific Plans\Mulholland Specific Plan\CASE PROCESSING\ZA Cases\2023\ZA-2023-1206_4230 Saltillo\07_Letter of Determination

Thank you!
Tiffany

[Quoted text hidden]
[Quoted text hidden]
Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Claudia Rodriguez <claudia.rodriguez@lacity.org> Fri, Jun 21, 2024 at 9:44 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>

Thanks, Tiffany.
Looks good. I made a few minor edits, added a couple of comments. Once you resolve those comments, please clean up the document including removing the italicized feature for finding 1, and send a clean copy to the OZA for processing. I don't need to see it again.
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Jun 27, 2024 at 9:21 PM
To: Claudia Rodriguez <claudia.rodriguez@lacity.org>
Cc: Katie Knudson <Katie.Knudson@lacity.org>

Thank you! I will revise it and send it over to the OZA next week.

Tiffany
[Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org>

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

4 messages

Joy Tangarone <joydesign@att.net> Wed, Aug 28, 2024 at 9:28 PM
To: tiffany.corrales@lacity.org

Dear Tiffany Corrales,

I am writing in response to the public hearing notice about property located at 4230 North Saltillo Street in Woodland Hills. My home is located within 500 feet of this land and I did receive the mailed information from the city.

There are many reasons why I do oppose this proposed development.

1. This hillside on Saltillo is very sloped and the street above , Alhama has already had issues within the last two years. There was a mudslide within eight houses of this property. Repairs had to be made to secure Alhama which also is cracking in many spots from the heavy rains. The slide has further affected the street below, Topochico. A house with three levels from the garage and two stories on top and a pool is not a good idea for this hillside lot as we do not want Alhama further compromised above it.

2. Saltillo is a substandard street in the Girard tract and Mulholland Scenic corridor without curbs, gutters or sidewalks. This is an area that has no parking on red flag days and no street parking as fire trucks, garbage trucks and emergency vehicles need to have access for the service of residents living here. The drainage is an issue up here, the setback for homes,as well as public safety evacuation in emergencies.

3. This lot has a grove of oak trees and a very nice Ecualyptus tree. It appears that there are around seven oaks on the hillside lot. I have objections to the size and scope of the design as it will affect most of the trees on property. It is not a good fit for the location and the house design would be more appropriate elsewhere.
The design firm says they want to remove the Ecualyptus but that looks like it is on border of lot and not really necessary to remove. The proposal states removing two oaks but it is a bit deceptive in rendering photo displayed. The two oaks are large mature trees and there are also two smaller oaks that appear would be next to house. Hard to know if they will really remain as rendering has them so close to house and roof that it would not adhere to fire restrictions for our neighborhood. The smaller trees would most likely not stay or die from damage to roots from cutting all the roots. We can not tell if the two other oaks at back of lot would be also affected by removal of most of the dirt lot. It is a deceptive photo where the houses above lot are not shown in rendering and designer says it will have four car garage and two off street spots for cars. It looks like maybe a two car garage could fit but again with the setback and depth of lot , I am not sure it is really a four car garage
is possible without killing more trees and also compromising the street above. Oak tree roots can connect together and it is very possible that the proposed design would cause the trees on the lot to die off as many roots would be cut if the two mature trees removed. The amount of concrete and engineered foundation to build on this hillside would adversely affect remaining trees. Again we all have to adhere to strict fire clearance codes so it is hard to believe this type of project would not affect the rest of the oaks.

I am not able to attend the zoom meeting and therefore am sending my comments for the city to review. The photos included show the street, lot and trees related to this property.
Thank you for understanding a neighborhood concern as we all work together to stay safe and to respect our community and environment.

Sincerely,
Joy Tangarone

5 attachments



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7ff05529-69a2-4677-a34d-f8b1c0225d03.jpeg
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71K

Tiffany Corrales <tiffany.corrales@lacity.org> Thu, Aug 29, 2024 at 9:06 AM
To: Joy Tangarone <joydesign@att.net>
Cc: Mulholland Specific Plan <planning.mulhollandspinfo@lacity.org>

Hi Joy,

Thank you for your comment and for providing the photos. This will be added to the case file.

Thank you,
Tiffany
[Quoted text hidden]
--

Tiffany Corrales
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Planning4LA.org
E-NEWS

> **Please keep all communications on a single email thread to prevent processing delays.**

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Joy Tangarone <joydesign@att.net> Thu, Aug 29, 2024 at 9:30 AM
To: Tiffany Corrales <tiffany.corrales@lacity.org>

Hello Tiffany,

Thank you for adding my comments to the case file for this public hearing.

Sincerely,
Joy Tangarone

> On Aug 29, 2024, at 9:07 AM, Tiffany Corrales <tiffany.corrales@lacity.org> wrote:
>
> Hi Joy,
>
> Thank you for your comment and for providing the photos. This will be added to the case file.
>
> Thank you,
> Tiffany
>
> [Quoted text hidden]

Tiffany Corrales <tiffany.corrales@lacity.org> Wed, Sep 4, 2024 at 8:20 AM
To: Christine Saponara <christine.saponara@lacity.org>

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5 attachments



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Tiffany Corrales added Albert Vera, Bryan Ramirez

Thursday, Jan 30

Jan 30, 2:44 PM

Hi Bryan and Albert! Would you be available for a call tomorrow at 11:20 to discuss 4230 Saltillo with Lisa Smith (the arborist who prepared the tree report), Claudia, and I?

Friday, Jan 31

Jan 31, 11:08 AM

Hi, just checking in. Would next Tuesday work around 10:30 am?

Albert Vera Jan 31, 11:24 AM

A

Hello Tiffany, I apologize for not responding but I can meet next week at 10:30

Jan 31, 11:56 AM

Thank you! I still need to confirm with Lisa Smith, so I will update you

Albert Vera Jan 31, 12:07 PM

A

Okay, no problem!

Jan 31, 12:08 PM

Its been confirmed, she is also available next Tues at 10:30! thanks, seen you then!

Albert Vera Jan 31, 12:09 PM

A

Okay, great!