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SECONDARY SUBMISSIONS

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May 31, 2025

BY ELECTRONIC SUBMISSION

West Los Angeles Area Planning Commission
c/o April Sandifer, President
City of Los Angeles
Department of City Planning
Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, California 90025

Re: Appeal of Zoning Administrator's Letter of Determination and Approval of Zoning Administrator's Adjustment for Property Located at 471 S. Loring Ave (ZA-2024-8034-ADJ-1A & ENV-2024-8035-CE)

Dear President Sandifer:

This letter is in response and opposition to Ellis F. Raskin, Esq.'s ("Mr. Raskin") letter dated March 20, 2025. Mr. Raskin represents the "Coalition for Saving Dalehurst", whose members are believed to be the owners of 478 Dalehurst Avenue, the house on the rear (southwest) side of 471 Loring Avenue (the "Subject Property"). Mr. Raskin has been representing the owners of 478 Dalehurst during the construction of the Subject Property with respect to alleged claims that the construction has negatively impacted the oak trees located on 478 Dalehurst Avenue. An allegation that is unequivocally refuted and not supported by any evidence. Mr. Raskin also submitted an opposition to the requested adjustments on February 17, 2025, in essence, making the same arguments set forth herein, for which the Associate Zoning Administrator in the Letter of Determination ("LOD") dated March 6, 2025, addressed in approving the slight modifications requested by the owners of the Subject Property. Now, Mr. Raskin and his clients are taking a second bite at the apple with this appeal challenging the Zoning Administrator's decision to grant an adjustment for the Subject Property. This letter outlines the reasons why the appeal should be denied, and the Zoning Administrator's decision should be sustained.

The Zoning Administrator's Adjustment was granted in accordance with the Los Angeles Municipal Code (LAMC) §12.28, which allows for minor adjustments to setback and height standards. The adjustment sought was within the permissible limits and was supported by substantial evidence demonstrating compliance with the necessary findings under the LAMC. The Coalition's reliance on *Kottler v. City of Los Angeles* is misplaced, as the court's decision in that case was based on a lack of substantial evidence specific to that situation, not a blanket prohibition on adjustments under Section 12.28.

The appeal claims that the Zoning Administrator erred by not making the five findings required by Charter Section 562 (Section 13B.5.3 of Chapter 1A of the LAMC) for a zone

variance. However, the adjustment process under LAMC §12.28 is distinct from the zone variance process and does not require the same findings. The adjustment was granted based on the specific circumstances of the property and the project, which were thoroughly evaluated by the Zoning Administrator. The Coalition's argument that adjustments are zone variances by another name is not supported by the statutory language or judicial precedent, which recognizes the distinct nature of adjustments.

The appeal suggests that the adjustment corrects a self-imposed hardship. This is inaccurate. The adjustment was necessary due to unforeseen circumstances during construction, Building Department's misinterpreting building code and approving the plans to proceed with construction, and not due to any deliberate non-compliance by the homeowner. The project was designed to comply with applicable standards, and the adjustment was sought only to address issues that arose during the construction process. The circumstances were not self-imposed but rather due to changes in building code interpretation and the construction of the roof pitch per the approved building plans.

The appeal attempts, without any support, to raise concerns about potential adverse effects on neighboring properties, particularly regarding the heritage oak trees at 478 Dalehurst Avenue. The owners of the Subject Property have taken all necessary precautions to minimize any impact on neighboring properties and have complied with all relevant environmental and safety regulations. The adjustment does not authorize any activity that would harm neighboring properties or the environment. The Coalition's claims of damage to the oak trees lack evidence and are speculative at best.

The project is consistent with the General Plan's goals of promoting harmonious development and maintaining neighborhood character. In fact, the Subject Property is in scale and character with all neighboring properties. [Attached hereto are photos of the Subject Property in its present condition.] The adjustment allows for the completion of a project that enhances the property while respecting the rights and interests of neighboring property owners. The General Plan does not prohibit adjustments that are necessary to address unforeseen circumstances during construction, and the project remains in alignment with the plan's objectives.

A. Location of 478 Dalehurst Avenue in Relation to the Subject Property

As a preliminary matter, it is important to put things in perspective with respect to the location of 478 Dalehurst Avenue in relation to the Subject Property. The subject property has a rear property width of approximately 67 feet from north to south. There are two homes on Dalehurst that abut the rear property line of the Subject Property; 472 Dalehurst Avenue and 478 Dalehurst Avenue. The property at 472 Dalehurst Avenue has a common rear property line with the subject property of approximately 43 feet north to south and a common rear property line with 478 Dalehurst Avenue of approximately 24 feet from north to south. [A true and correct copy of of the aerial photo from Google Map taken in 2025 is attached hereto]. The owners of 472 Dalehurst Avenue, the adjacent lot northwest of the Subject Property (and adjacent to the appellant's property) have submitted a letter confirming that they have never heard of the "Coalition of Saving Dalehurst", they are not members or affiliated with this coalition and they are not aware of any appeal filed by this coalition. The owners of 478

Dalehurst Avenue, who initially submitted an opposition to the request for adjustment, have filed this appeal, their house is located at the south end of the backyard of the Subject Property sharing a common rear property line of approximately 24 out of 67 feet of the Subject Property's rear property line. To make matters even more absurd, the adjustments approved by Zoning Administrator involve the side yards of the main house which is approximately 69 feet from the rear property line of 478 Dalehurst Avenue, the appellant's property. Furthermore, Mr. Raskin's appeal does not provide any factual or evidentiary support as how and why the adjustments approved by the Zoning Administrator will "adversely" impact his clients, the neighborhood or the so-called Coalition.

B. *Kottler v. City of Los Angeles*

Mr. Raskin argues, without any factual or legal support, that the Zoning Administrator should have used the standards for a zone variance and not the standard allowed under LAMC §12.28 and relies on a trial court's ruling in *Kottler v. City of Los Angeles* which was appealed by the City of Los Angeles and affirmed by the Court of Appeal on different grounds.

In *Kottler v. City of Los Angeles*, the City approved an adjustment to permit Michael Sourapas to add an additional 913 square feet to his house, over what was allowed. Kottler appealed the determination to the Central Area Planning Commission of the City of Los Angeles, which was denied unanimously. Thereafter Kottler filed a petition for a writ of administrative mandate ("Petition") and a complaint for declaratory relief with the Los Angeles Superior Court and the case was assigned to Judge Robert H. O'Brien. Judge O'Brien issued a decision granting the Petition but denying the declaratory relief. In his analysis, Judge O'Brien appeared to accept Kottler's argument that the adjustment requested by Sourapas should not have been made under LAMC §12.28 but under the requirement of a zone variance. However, in the conclusion of his decision he stated that the City's decision was not supported by the necessary findings. The City of Los Angeles appealed Judge O'Brien's decision to the Court of Appeal, *Kottler v. City of Los Angeles* (2019) 2019 WL 423094. The Court of Appeal, in an unpublished opinion, affirmed Judge O'Brien's decision on the basis that LAMC §12.28 did apply but Sourapas did not present substantial evidence in support of their requested adjustment to the City pursuant to LAMC §12.28. That is, the Court of Appeal did not agree with Judge O'Brien that the request for adjustment could not be made pursuant to LAMC §12.28 but through a zone variance. The Court of Appeal in an unpublished opinion provided:

> "The trial court issued the writ of mandate on the ground that the zoning administrator acted improperly by granting Sourapas the zoning *adjustment* without applying the more stringent requirements for a zoning *variance* established in the Los Angeles Charter. The Kottlers also contended below, as they do here, that there was no substantial evidence to support the zoning administrator's finding even under the less stringent requirements in the Los Angeles Municipal Code for a zoning adjustment. We agree and affirm the trial court's order on this basis. We also affirm the trial court's denial of the Kottlers' request for declaratory relief, and we reject the Kottlers' challenge regarding attorney fees and costs." *Kottler v. City of Los Angeles* 2019 WL 423094.

In footnote two, the Court provided: "Because we decide the case on this basis [substantial evidence], we need not decide whether a zoning administrator may grant a zoning *adjustment* without finding all facts required for a zoning *variance.*" *Id.* at Footnote 2, emphasis added.

The Cout of Appeal further affirmed the trial court's denial of the declaratory relief to determine whether LAMC §12.28 is contrary to the Los Angeles Charter and therefore invalid. The Court of Appeal stated: "[e]ven assuming it would be in the interest of judicial economy to decide the validity of zoning adjustments in order to prevent similar cases from arising in the future (see *Venice Town Council, Inc. v. City of Los Angeles* (1996) 47 Cal.App.4th 1547, 1566), the court could reasonably conclude that it was not 'necessary or proper at the time under all the circumstances' (Code Civ. Proc., § 1061) to grant declaratory relief ***that might have a significant impact on land use throughout the City.***' " *Id.* at *3-4, emphasis added.

Other than this unpublished decision that is not citeable under California Rules of Court, rule 8.1115(a)[1], Mr. Raskin has not presented any legal authority in support of his argument.

C. Collateral Estoppel Does *Not* Apply

The doctrine of collateral estoppel, or issue preclusion, prevents relitigation of issues that have been necessarily decided in a prior proceeding. As will be demonstrated herein collateral estoppel or issue preclusion ***does not*** apply to the trial court's ruling in *Kottler v. City of Los Angeles.*

California courts have adopted the rule that only the grounds relied on by the appellate court are given preclusive effect for purposes of collateral estoppel. This principle is supported by the Restatement Second of Judgments, which states that if a trial court judgment is based on alternative grounds, each of which is sufficient to support the judgment, none of the alternative grounds is collateral estoppel if the appellate court affirms the judgment on only one of those grounds. *Zevnik v. Superior Court* (2008) 159 Cal.App.4th 76, 79. When an appellate court affirms a trial court judgment on different grounds, only the grounds relied on by the appellate court are considered "necessarily decided" for purposes of collateral estoppel. *Id.* at 83.

In *Zevnik,* an insurance coverage action, the trial court denied a motion to disqualify defense counsel based on both the merits and on laches. The trial court's decision was appealed, and the court of appeal affirmed the denial based on laches and did not reach the merits. Thereafter, in a malpractice action, the prevailing party moved to determine the collateral estoppel effect of the court of appeal's decision in the insurance coverage action, arguing that facts determined by the trial court in the insurance coverage action with respect to the merits of the disqualification motion are conclusively established for purposes of the

[1] "Except as provided in (b), an opinion of a California Court of Appeal or superior court appellate division that is not certified for publication or ordered published must not be cited or relied on by a court or a party in any other action." CRC 8.1115(a).

malpractice action. The trial court denied the motion which was appealed. The Court of Appeal concluded that the governing rule of law is that if a trial court relied on alternative grounds to support its decision and an appellate court affirms the decision based on fewer than all of those grounds, only the grounds relied on by the appellate court can establish collateral estoppel. See *Zevnik v. Superior Court* (2008) 159 Cal.App.4th 76, 79; *Newport Beach Country Club Inc. v. Founding Members of Newport Beach Country Club* (2006) 140 Cal.App.4th 1120; *Butcher v. Truck Ins. Exchange* (2000) 77 Cal.App.4th 1442.

Mr. Raskin contends that since the Court of Appeal in *Kottler* did not address the argument that the adjustment requested should not have been made under LAMC §12.28 but under the requirement of a zone variance, the City is collaterally estopped from relitigating this issue. Mr. Raskin's contention is not supported by law. In fact, the *Zevink* decision as discussed above is on point, which holds that when an appellate court affirms a trial court judgment on different grounds, only the grounds relied on by the appellate court are considered "necessarily decided" for purposes of collateral estoppel. Here, the Court of Appeal in *Kottler*, did just that, they affirmed the trial court's decision on the basis of lack of substantial evidence and in footnote two indicated: "Because we decide the case on this basis [substantial evidence], we need not decide whether a zoning administrator may grant a zoning *adjustment* without finding all facts required for a zoning *variance.*" Therefore, the unpublished *Kottler* decision does not support Mr. Raskin and the so-called Coalition's arguments.

D. The Zoning Administrator Relied on Substantial Evidence In Support of the LOD

The owners of the Subject Property have presented substantial evidence to the Zoning Administrator and the Zoning Administrator, based upon that substantial evidence and testimony presented at the hearing, approved the requested adjustments which satisfied the three required findings of LAMC §12.28. For an adjustment from the zoning regulations to be granted, all three of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative by the Zoning Administrator. The following is a delineation of the substantial evidence presented by the applicant:

1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of those regulations.

The applicant is proposing to remodel and expand the existing 3,765 square-foot, two-story single-family dwelling. The resulting two-story home includes a net increase of 943 square feet of residential floor area, a 2,691 square foot basement, and a swimming pool. The completed home will have a maximum height of 31-feet 6-inches. The applicant requested and the Zoning Administrator approved an Adjustment to allow the resulting Single-Family dwelling to provide a northern 6' wide side yard, and a 5' 7 1/4" southern side yard in lieu of the otherwise required 7-foot side yards; and an encroachment plane protrusion. The Subject Property is a trapezoidal shaped lot that is 75-feet wide on the east and 67-feet wide on the west. As the lot narrows

going west, the building footprint isn't parallel to the property lines leading to slightly narrower, variable width side yards.

The project was permitted with an overall height of 27-feet 6-inches, requiring a 6-foot side yard. However, the roof pitch that was on the approved plans resulted in a height exceeded a height of 28-feet and therefore required a side yard increase to 7-feet. At this point in the project's implementation, it is impractical to adhere to the strict application of the zoning code, but the project nonetheless conforms to the intent of those regulations.

Additionally, during the design and plan check review, the home's architectural eaves, with integrated rain gutters were considered and interpreted as allowed to project into the R1 encroachment plane. After the project was well under construction, the eave details were reconsidered by LADBS and determined to be out of compliance with the code provisions regarding allowable projection into the encroachment plane.

The intent of the encroachment plane is to prevent the construction of multiple-story dwellings that tower over other dwellings within the neighborhood. The existing dwelling incorporates eaves and a small roof edge that project into the encroachment plane associated with the R1 zone. The adjustments that were requested and granted provide for the eaves detail and allows the development of the second story as proposed. The requested adjustment meets the intent of the encroachment plane. Denial of the request would require design modifications that would result in a lower roof pitch and the removal of the architectural eaves with integrated rain gutters, resulting in a boxy design that is incompatible with the existing architecture and setting in the neighborhood. The applicant has submitted letters in support from the homeowners of the north and south adjoining properties, 479 Loring Avenue and 465 Loring Avenue [Please see LOD, page 7, Public Correspondence, Adjacent Property Owners.]] Additionally, the architectural design was shown to the Holmby Westwood Property Owners Association, Architectural Supervising Committee at the inception of the project, and was approved as designed. The HOA letter of approval was also submitted to the case file. In light of the support from the most affected neighbors, a denial would be impractical. As such, existing improvements make strict adherence to the zoning regulations impractical and infeasible, but the project nonetheless conforms with the intent of those regulations. The granting of these requests will allow the project's aesthetic design, scale and setback's to be maintained and remain compatible with the community, neighborhood and setting.

2. In light of the project as a whole including any mitigation measures imposed, 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 safety, public health, welfare and safety.

The City's Planning and Zoning Code establishes development standards and technical requirements under each zoning category; the project is subject to the R1-1 Zone. Additionally, the Code provides for adjustment authority to address requests for relief due

to hardship or other difficult circumstances. The requested adjustments to the yards associated with the major remodel and addition of the existing dwelling are needed to complete the project and maintain the architectural details that were originally permitted. The completed single-family dwelling will observe yards of 6-feet on the north side of the house and 5-feet 7 ¼-inches on the south side of the house. The subject property is a trapezoidal shaped lot that is 75-feet wide on the east and 67-feet wide on the west. As the lot narrows going west, the building footprint isn't parallel to the property lines leading to slightly narrower, variable width side yards. To comply with the strict provisions in Section 12.08C of the LAMC regarding yards would require a significant reworking of the already framed, plumbed and wired structure. Denial of the request would require design modifications that would result in a lower roof pitch and the removal of the architectural eaves, resulting in a boxy design that is incompatible with the existing architecture and setting in the neighborhood. The applicant has submitted letters in support from the homeowners of the north and south adjoining properties, 479 Loring Avenue and 465 Loring Avenue. Additionally, the architectural design was shown to the Holmby Westwood Property Owners Association, Architectural Supervising Committee at the inception of the project, and was approved as designed. The HOA letter of approval was also submitted to the case file. Considering the support from the most affected neighbors, a denial would be impractical. The Mansionization Ordinance was meant to prevent new out of scale developments and result in dwellings that have a similar scale to the surrounding uses. This proposed house with the requested adjustments accomplishes the intent of the Mansionization Ordinance. That is, the proposed house is not out of scale and as designed, with the eaves, it is in conformity with the architectural integrity of the neighborhood and surrounding homes. To remove the eaves, would not meet the intent of the Mansionaization Ordinance, because the proposed house would end up in a boxy house with no architectural integrity resulting in the house being out of character with the neighborhood. Therefore, in order to comply with the intent of the Mansionaization Ordinance the slight adjustment is needed.

The encroachment plane restrictions were added to the zoning code to prevent the construction of multiple-story dwellings that tower over other homes within the neighborhood. The subject dwelling incorporates eaves and a small roof edge that project into the encroachment plane associated with the R1 zone. The adjustments that were requested and granted provides for the eaves detail and allows the development of the second story of the home to retain the integrated architectural eaves. The requested adjustment meets the intent of the encroachment plane. Denial of the request would require design modifications resulting in a lowered roof pitch and the removal of the architectural eaves. The modified structure with the architectural eaves removed would become a far less interesting design that is incompatible with the existing architecture and setting in the neighborhood.

Considering the baseless and sole opposition submitted by Mr. Raskin who represents the home owners to the rear, southwest of the Subject Property, which based on his letter appears to have some vague allegation that the construction of the Subject Property has impacted his client's oak trees, which is categorically and unequivocally not accurate as provided in more detail below, and the request has support from the most affected neighbors, a denial would be impractical. As such, existing improvements make

strict adherence to the zoning regulations impractical and infeasible, but the project nonetheless conforms with the intent of those regulations. 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 safety, public health, welfare and safety.

The subject Zoning Administrator's Adjustments for side yards and encroachment plane are Categorically Exempt under the provisions of the California Environmental Quality Act under Section 15303, Class 3 (New Construction or Conversion of Small Structures), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The subject site is located in the Westwood Community Plan. The Westwood Community Plan designates the property for Low Residential land use corresponding to the RE9, RS, R1, RU, RD6 and RD5 zones. The property is within the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The Community Plan addresses some residential goals relative to single-family dwellings, including:

Goal 1: A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area.

Policy 1-1.2: Protect the quality of residential environment and promote the maintenance and enhancement of the visual and aesthetic environment of the community.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy 1-3.1: Require architectural and height compatibility for new infill development to protect the character and scale of existing residential neighborhoods.

The Community Plan, however, is silent regarding the subject request for yards and encroachment plane protrusions and defers to provisions of the Los Angeles Municipal Code.

The major remodel and expansion to the single-family will observe a maximum height of 31-feet 6-inches. The applicant requested and the Zoning Administrator approved an

Adjustment to allow the resulting Single-Family dwelling to provide a northern 6' wide side yard, and a 5' 7 1/4" southern side yard in lieu of the otherwise required 7-foot side yards; and an encroachment plane protrusion. The Subject Property is a trapezoidal shaped lot that is 75-feet wide on the east and 67-feet wide on the west. As the lot narrows going west, the building footprint isn't parallel to the property lines leading to slightly narrower, variable width side yards. The use of the property will remain a single-family home, and the proposed addition will not detract from the character of the area. Therefore, the granting of the adjustments will be in conformance with the intent and purpose of the General plan.

The intent of the encroachment plane is to prevent the construction of multiple-story dwellings that tower over other dwellings within the neighborhood. The existing dwelling incorporates eaves and a small roof edge that project into the encroachment plane associated with the R1 zone. The adjustments that were requested and granted provide for the eaves detail and allows the development of the second story as proposed. The requested adjustment meets the intent of the encroachment plane. Denial of the request would require design modifications that would result in a lower roof pitch and the removal of the architectural eaves, resulting in a boxy design that is incompatible with the existing architecture and setting in the neighborhood. The applicant has submitted letters in support from the homeowners of the north and south adjoining properties, 479 Loring Avenue and 465 Loring Avenue. Additionally, the architectural design was shown to the Holmby Westwood Property Owners Association, Architectural Supervising Committee at the inception of the project and was approved as designed. The HOA letter of approval was also submitted to the case file.

Based on the applicant producing letters of support from the most affected neighbors, denial of the requested adjustments would be impractical, and inconsistent with the intent of the zoning code provisions.

The project's site plan demonstrates that the adjustment request is logical, as would allow for the functional and architectural integration of the project within the neighborhood. The project site can accommodate the proposed use in a safe manner consistent with the zoning code's intent in protecting the public welfare. Therefore, considering the above, the strict adherence to the zoning regulations would be impractical and not consistent with the general purpose and intent of the zoning regulations.

E. The Zoning Administrator Addressed the "Appellants" Oak Trees

The two oak trees referenced in Mr. Raskin's letter are located on his client's property. The oak trees are at the rear southwest side of the Subject Property. At the rear of the Subject Property there used to be a pool house that was built by the previous owners over 40 years ago (permit 1980WL33003 issued on November 3, 1980, and issued its Certificate of Occupancy on July 27, 1981). The new owners of the Subject Property decided to demolish the pool house and build a pool cabana. As part of permitting with the LADBS, the owners obtained a report from a well-respected arborist, Lisa Smith, who requested that the owners of the Subject Property to do exploratory trenching to determine if construction of the envisioned

cabana would impact the oak trees. The owners of the Subject Property did the exploratory trenching as requested by the arborist. After the arborist reviewed and recorded the findings, she prepared a detailed report that was submitted to LADBS with the plans for the new cabana. LADBS approved the plans, and urban forestry cleared the plans as well. [Please see LOD pages 16-17.]]. Therefore, the owners of the Subject Property have done everything within their power to protect the oak trees and not do anything that would in any way harm them.

Arguendo, giving the owners of the oak trees the benefit of doubt, even if the oak trees were in any way impacted, which is categorically disputed, appealing the adjustments from the Zoning Administrator and holding up the Subject Property's construction is not a proper avenue to address these concerns. The owners of the Subject Property and the neighbors would like to have this construction completed so that everyone can start enjoying the beautiful neighborhood without any further construction debris and noise.

F. Conclusion

Based upon the foregoing, LAMC §12.28 provides the proper procedure for the requested adjustment by the owners of the Subject Property and the construction of the Subject Property has not impacted the oak trees as confirmed by the arborist report. Therefore, the owners of the Subject Property respectfully request that the West Los Angeles Area Planning Commission deny the appeal in its totality and sustain the decision of the Zoning Administrator granting the requested adjustment so that they can complete the construction and bring peace and quiet to the surrounding neighbors who have been nothing but cooperative in the process.

Respectfully Submitted,

Michael Nourmand

David S. Weintraub

Photo 1

Looking west at front of the subject property and adjacent homes

Photo 2

Looking west at front of framed subject property

Photo 3

Looking west along northerly side yard

Photo 4

Looking west along northerly side yard

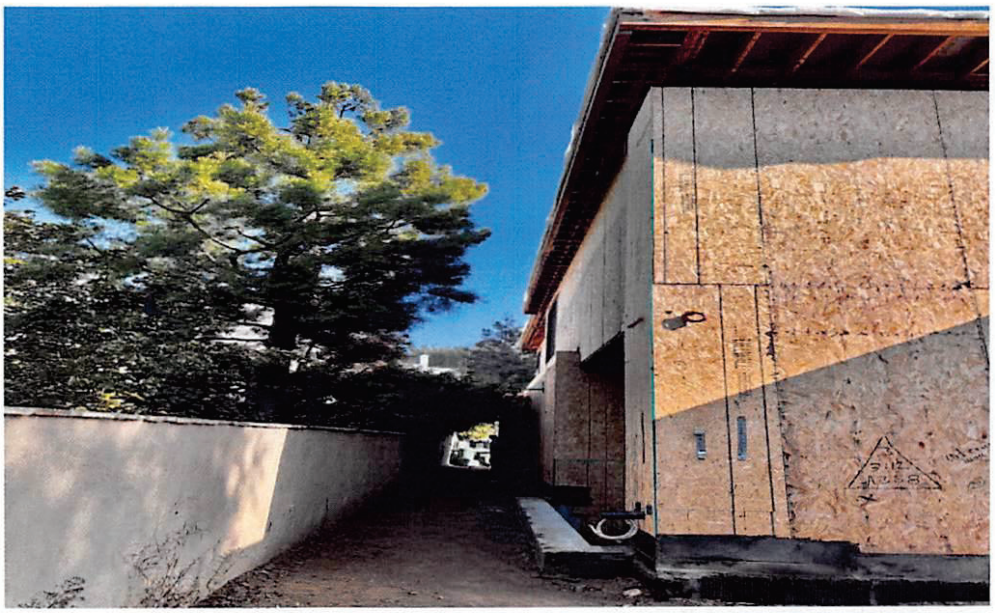


Photo 5

Looking east along northerly side yard; Shows the eves on the north side of house

Photo 6

Looking east at the back of the subject home

Photo 7

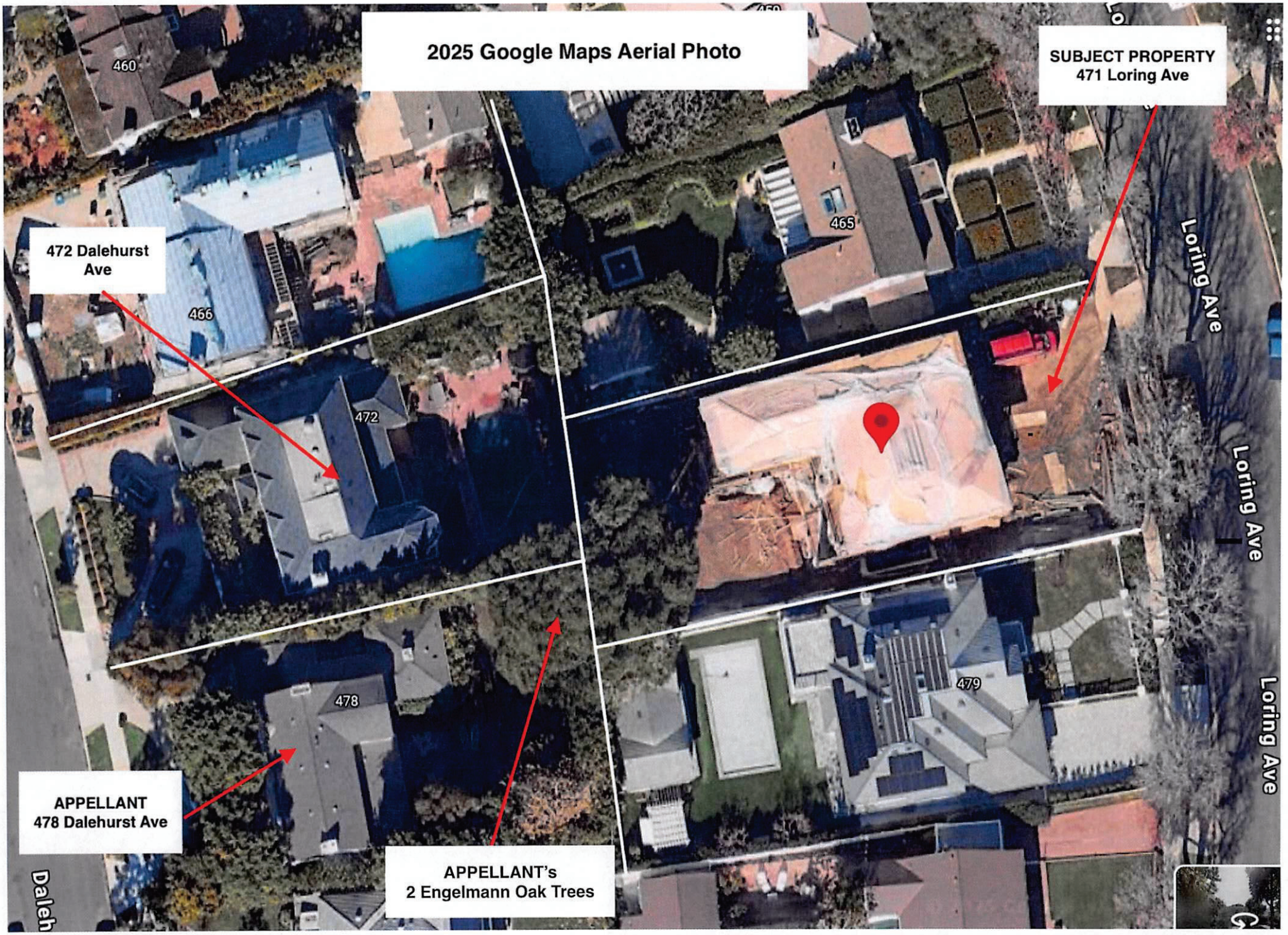
Looking east at back of the house and southerly side yard and adjacent house

Photo 8

Looking east along the southerly side yard; Shows the eves on the south side of the house

Photo 9

Looking northwest at front and southerly elevation of the subject property


2025 Google Maps Aerial Photo
SUBJECT PROPERTY
471 Loring Ave
472 Dalehurst Ave
APPELLANT
478 Dalehurst Ave
APPELLANT's
2 Engelmann Oak Trees
460
466
472
478
465
479
Loring Ave
Loring Ave
Loring Ave

KATY YAROSLAVSKY

COUNCILWOMAN, FIFTH DISTRICT

May 30, 2025

Jackson Olsen
City Planning Department
Re: ZA-2024-8034-ADJ-1A
471 S Loring Ave. Los Angeles, CA 90024

Dear Mr. Olsen,

I am writing in opposition to the appeal ZA-2024-8034-ADJ-1A at 471 S. Loring Ave. Our office would like to express strong support for the proposed project and we encourage that construction be completed without further delay.

The applicant has demonstrated a clear commitment to completing this single-family home in good faith and in accordance with the City's requirements. They have made every effort to follow proper procedures and advance the project responsibly. We believe that further delays resulting from this appeal are unwarranted and counterproductive.

We respectfully urge the appropriate bodies to deny the appeal and allow the project to proceed without further interruption.

Respectfully,

KATY YAROSLAVSKY
Councilwoman, Fifth District

DAY OF HEARING SUBMISSIONS