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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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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.

SECONDARY SUBMISSIONS

CASE NO. ZA-2021-10187-F

January 29th, 2023

CASE NO. ZA-2021-10187-F
ZONING ADMINISTRATOR'S
DETERMINATION - FENCE HEIGHT
15021 West Bestor Boulevard
Brentwood - Pacific Palisades Planning Area

Nick Vasuthasawat
Planning Assistant
200 N. Spring Street, Room 720
Los Angeles, CA, 90012

Dear Mr. Vasuthasawat & The West Los Angeles Planning Commission:

We, Stephen Neal Flesner and Carmen Alexandra Tebbe, of 15060 McKendree Avenue (15021 Bestor Blvd), were elated and thankful to receive your decision to grant our variance for a small swimming pool and spa for our 1926 Spanish Style home.

Unfortunately, as outlined in my letter dated January 18th, 2023, I, Stephen Neal Flesner, will be working on the island of Guam in the Pacific for the United States Military. I am currently engaged in the construction of Camp Blaz for the United States Marine Corp. Thus, I will be unable to attend the hearing on February 1st and respectfully request a postponement until March 15th, 2023. **PLEASE SEE EXHIBIT 1**

It has been a disheartening process to say the least. We have tried on no less than 5 occasions to reach out to Mr. and Mrs. Allen to first, introduce ourselves since moving into the home directly next to theirs and later, to discuss the current application for the variance. On every occasion we have not connected or been ignored. Since Mr. and Mrs. Allen's most recent appeal letter, I have gone to their door twice, to no response. I wrote them a letter, requesting a correspondence via email, phone or face-to-face discussion and again, received no response.

We purchased our home in January of 2020, right before the global pandemic. This is our primary residence and we intend to live here for the balance of our adult lives. Carmen's family has ties to this area dating back to the 1930's and we are well aware of the community and culture in the area.

Our goal is simple: To place a swimming pool and spa in our yard, that is consistent with other homes in the area and to continue to maintain our wonderful home for many years to come.

We appreciate the review, thought and care The West Los Angeles Planning Commission has put into reviewing and approving our variance and respectfully request it be upheld, so that we may continue on our path to enhance, maintain and enjoy our home.

In review of Mr. and Mrs. Allen's letters, we would like to address a few of their concerns:

- ***Swimming Pools Are Not Permitted in Front yard Setbacks in R1 Zones and Granting the Application For An Exception to the Height Restrictions For An Over the Height Restrictions For Fences and Hedges In Front Yard Setbacks Will Become a Precedent For the North Side of Bestor Blvd.***
 - The Appellant wishes to maintain the integrity of the neighborhood and has a strong desire for the applicants to make no changes (not even a modest pool) to their home. Yet, as you walk through the Pacific Palisades, there are no less than 15 homes under construction that will have a swimming pool in their yard. All of these homes are on sites where smaller homes once stood. Two of these completed, new homes are a stone's throw from the appellant's residence. One of which being directly across from the appellant's. 15022 Bestor Blvd and 14750 Bestor Blvd. Both of these homes have a swimming pool in the same configuration we are requesting. **SEE EXHIBIT 2**
 - *"The Appellants' concern is that if the Zoning Administrator grants the Exception, it will become a precedent for other property owners in violation of the front setback height restrictions to also seek permission and thus destroy the oneness of front yards that characterize the north side of Bestor Blvd."* - **Direct quote from Appellant** - This is untrue. Our application will change nothing on the street, in neighborhood or community. The key phrase is that it will be an exception with no impact to the community. **PLEASE SEE EXHIBIT 3 & 4 - Letters and signatures from other residents in the neighborhood.**
- ***The Subject Property is a Historical Property in the Pacific Palisades. To put a swimming pool in the front yard would destroy the beautiful landscaping and allowing a six-foot high hedge in the front yard would obscure the view of the house for those traveling on Bestor.***
 - While we do appreciate the admiration the Appellant shows for our landscaping and home. His opinion of the landscaping and love for the front of our home should not dictate what we can and are able to do with the property. As the letters from our neighbors in exhibits 3 & 4 demonstrate we spend a good deal of time, money and attention to bettering and maintaining our home. Our intentions will not change, nor should the appellant have a say otherwise.
- ***Granting the Exception For A Reverse Corner Lot Will Result In Reduced Safety.***
 - Despite the angle of the turn between Bestor and McKendree, granting our variance will not impact the current sight lines for pedestrians and drivers. There is a good deal of space between our wall and the sidewalk that gives drivers and pedestrians ample view of their surroundings.

- The classification of Bestor being a “raceway for many drivers” is laughable. There are many stop signs on adjacent streets and obviously one on Bestor and McKendree that prevent and negate the potential of this. Furthermore, Bestor is not a natural cut through to anywhere, except for local residents of the community. In our three years at the intersection, there have been no accidents that we have seen or been made aware of.
 - *“While increasing the height permitted will make it more difficult for criminals to access the property, it will also conceal their activities.” - Direct quote from Appellant.* We have installed alarm systems and have canines on the property, much like every other resident of the Pacific Palisades. While we appreciate the concern for our property and possessions, we do not believe granting the variance will have any impact.
-
- ***There Are Errors in the Findings of Fact.***
 - *“None of the lots in the immediate neighborhood facing Bestor Blvd. between McKendree and Whitfield are through lots.” - Appellant’s Quote.* If you look at the appellant’s map, you will see many through lots between McKendree to McKendree. There are two intersections of Bestor and McKendree and there are fifteen (15) “through lots” north of the southern most intersection of Bestor and McKendree.
 - *“First, the front of the house faces Bestor Blvd. so the yard facing Bestor is the front yard.” - Appellant’s Quote.* If you were to visit our home, you would understand that this is categorically untrue. Our front door is on McKendree, all bills, DWP, property taxes, USPS, UPS, Fedex, basically all correspondence goes through our gate and walkway which lead to our front door. All of which is facing McKendree. The position of the home is facing McKendree and everyone that has ever been to our home or passed by has acknowledged the front of our home faces McKendree.
 - *“Second, corner lots typically have their entrances and driveways on the side streets.” - Appellant’s Quote.* This is a generalized assumption not supported by fact. There are many examples in the area to the contrary. Specifically, 15022 Bestor Blvd, which has ample frontage and available space to place their garage on Bestor, but choose to have it on McKendree, where these is less frontage.
 - ***The Rational For Restricting the Height of Walls, Fences, and Hedges in Residential Zones.***
 - *“Restrictions on such heights are justified by the need to preserve the openness of the street scape and also for security purposes so that the police and neighbors can see whether suspicious persons are on the property”. - Appellant’s Quote.* This has been addressed above in the Appellant’s concern for safety. Again, nothing would change.

- ***The Application Must Be Denied Because There Isn't Any Evidence to Support The Findings Required By The Municipal Code.***
 - *"There is no evidence that adding a swimming pool, installing a five-foot high fence and allowing the hedge to six feet high is going to enhance the built environment in the surrounding neighborhood. The facts are that the project would degrade the Appellants' adjacent property. will not be compatible with adjacent properties which are in conformance with the required front yard setback including the Appellants' property." - Appellant's Quote. This is quite to the contrary. Our addition of a swimming pool would add to the value and enjoyment of our home. The appellant has attempted to block or stop all development of which they have benefitted quite handsomely, in terms of their home's value, over the last few decades. It is unfathomable how this modest pool might degrade the appellant's home in any way, shape or form.*
 - *"will not be compatible with adjacent properties which are in conformance with the required front yard setback including the Appellants' property." - Appellant's Quote. Again, it will be consistent and compatible with all surrounding properties as denoted by the support from many neighbors and examples in exhibits 2, 3 & 4.*

In conclusion, we appreciate the The West Los Angeles Planning Commission's care and concern in addressing this matter and approving our variance. We respectfully request the appeal by Mr. and Mrs. Allen be denied.

In speaking with many members of the community, many of which provided signatures and letters of support, we have found not one neighbor that agrees with the Appellant's approach or position in regard to this variance.

Thank you,

Handwritten signature of Stephen Neal Flesner and Carmen A. Tebbe. The signature is written in black ink and consists of two distinct parts: a cursive signature for Stephen Neal Flesner followed by a stylized 'CZ' for Carmen A. Tebbe.

S. Neal Flesner & Carmen A. Tebbe

CASE NO. ZA-2021-10187-F

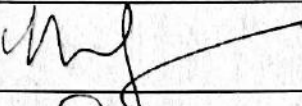

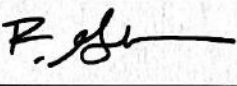
Flesner Tebbe Response to Appeal

**Exhibit #3 - Neighborhood Support
Letters**

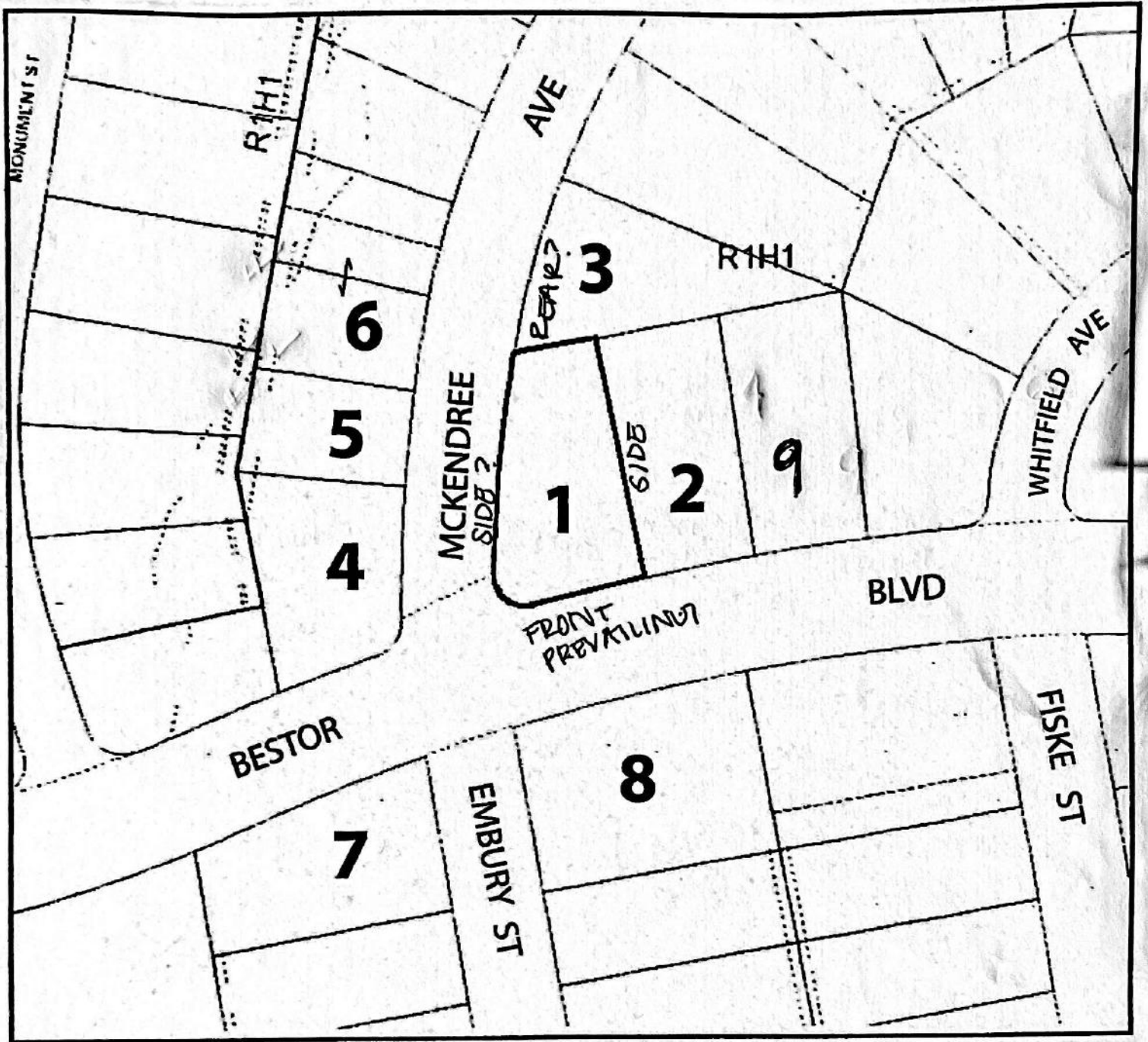
CASE NO. ZA-2021-10187-F
ZONING ADMINISTRATOR'S
DETERMINATION - FENCE HEIGHT
15021 West Bestor Boulevard
Brentwood - Pacific Palisades Planning Area

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
Negar Hyromloo		1951 MCKENDREE AVE PACIFIC PALISADES CA 90272	6
Sarah Green		15007 Bestor Blvd PP 90272	9
WILLIAM SIMPSON	William Simpson	1506 MCKENDREE AVE PACIFIC PALISADES, CA	4
Rick Gehring		15055 McKendree Ave Pac Palisades CA 90272	5

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).



15021 BESTOR BLVD



DATE: 12-01-2021

QMS:21-318

Nick Vasuthasawat

Planning Assistant
200 N. Spring Street, Room 720
Los Angeles, CA, 90012

Dear Mr. Vasuthasawat:

I am writing to you today about the LA City zoning administrator's determination to allow a swimming pool to be built at 15021 West Bestor Blvd. in the Palisades. The case number is referenced in the subject.

I live in the same neighborhood as the Bestor property and have been the Area 5 Representative on the Pacific Palisades Community Council for the past 9 years, representing all the residents in the "Alphabet Streets and Village Adjacent" areas. I have also been a local realtor, and so have witnessed countless new home developments and existing home improvements, many of which involve adding a swimming pool in the yard. There is certainly nothing unusual about that.

Many of the properties on Bestor Blvd. have front entrances either on the side (as this one does on McKendree) or in the "rear" from a different street. Consequently, the "rear and side yards" are often determined by the orientation of the house and the location of its entry. As I'm sure you are aware and can see via aerial maps, other properties on Bestor have pools in their "rear" yards, which are adjacent/ closer to Bestor Blvd. These pools are completely closed off from Bestor by fences.

Mr. Jack Allen, the neighbor who is opposing the city's positive determination, is well known in our community for opposing almost every positive development for the past 4 decades. He has opposed new commercial developments (which have been built and which are extremely popular and are tremendous improvements for our town). He has opposed any restaurant in town being granted a liquor license (again, as is the case all over the city, all the restaurants have been granted liquor licenses and have used them responsibly). It has been my experience and observation that Mr. Allen enjoys opposing whatever fellow residents and community organizations try to do to improve their personal residences and/or the town itself.

To date, Mr. Allen's attempts to derail positive projects have been unsuccessful, for good reasons. It is my sincere hope that the owners of 15021 Bestor are allowed to build a swimming pool in the backyard of their own property. It is being planned with all appropriate permits and could not possibly have any negative effect on Mr. Allen or any other neighbors.

Please do not hesitate to call or write if you have any questions or concerns with this letter. My contact information is below.

Sincerely,
Sue Kohl
861 Iliff Street
Pacific Palisades, CA 90272

Sue Kohl

DRE 00560679

Berkshire Hathaway Home Services

California Properties

Mobile: 310.720.3400

suekohl@gmail.com www.SueKohl.com

The Crane Family
15265 Bestor Blvd.
Pacific Palisades, CA 90272

January 27, 2023

Mr. Nick Vasuthasawat,
Planning Assistant
200 N. Spring Street, Room 720
Los Angeles, CA, 90012
nick.vasuthasawat@lacity.org

Re: CASE NO. ZA-2021-10187-F
ZONING ADMINISTRATOR'S DETERMINATION - FENCE HEIGHT
15021 West Bestor Boulevard
Brentwood - Pacific Palisades Planning Area

Dear Mr. Vasuthasawat,

We are writing you in support of our neighbors Neal Flesner & Carmen Tebbe who are seeking approval to add a small swimming pool and spa in the side-yard of their home located at 15201 Bestor Boulevard. We feel this is a reasonable request and will only serve to enhance the neighborhood and their home, not detract from either.

We too live on Bestor Boulevard, and care about the character and curb appeal of homes in the area. The Flesner/Tebbe home is one of the most charming homes in our neighborhood due to its long history dating back to 1926. The care and stewardship they have shown for this home is increasingly rare, as so many smaller historic homes such as theirs are being demolished in favor of larger, new construction homes with virtually no provenance or architectural significance.

As you are aware, the Flesner/Tebbe home actually sits on the corner of McKendree Ave, and since its construction in the mid 1920's, this home has fronted McKendree Ave, and even carries a McKendree street address with the US Postal Service, DW&P, and SoCal Gas. The portion of their yard in question truly functions as a side-yard for their home, with no visibility or access from Bestor Blvd. The installation of a pool/spa here will not impact the street view, the adjacent homes, or the neighborhood.

We are happy to answer any questions you may have, and thank you in advance for your consideration of our support.

Respectfully,



Bryan Crane



Brooke Crane

1117 Chautauqua Boulevard
Pacific Palisades, CA 90272

January 28, 2023

Nick Vasuthasawat
Planning Assistant
200 N. Spring Street, Room 720
Los Angeles, CA 90012
Nick.vasuthasawat@lacity.org

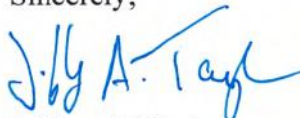
Re: CASE NO. ZA-2021-10187-F
ZONING ADMINISTRATOR'S DETERMINATION - FENCE HEIGHT
15021 West Bestor Boulevard
Brentwood - Pacific Palisades Planning Area

Dear Mr. Vasuthasawat:

I write to offer my full support for Neal Flesner and Carmen Tebbe, who seek to improve their residence in a manner that is entirely consistent with residences found throughout our neighborhood. Neal and Carmen have worked thoughtfully on this project, seeking input and support from the neighborhood, which has reacted positively to their plan, aside from one notoriously difficult individual. For the rest of us, we value the two of them as wonderful neighbors and members of our community, and we appreciate the care they devote to their historic property. The improvement they seek to build will enhance their property and their enjoyment of it without adversely affecting anyone else in the neighborhood.

Thank you for your consideration of this letter. I can be reached at 313-204-9029 if you have any questions.

Sincerely,


Jeffrey A. Taylor

**Graham & Kimberly Culp
1297 Marinette Rd
Pacific Palisades, CA 90272**

January 30, 2023

CASE NO. ZA-2021-10187-F
ZONING ADMINISTRATOR'S
DETERMINATION - FENCE HEIGHT
15021 West Bestor Boulevard
Brentwood - Pacific Palisades Planning Area

Nick Vasuthasawat,
Planning Assistant
200 N. Spring Street, Room 720
Los Angeles, CA, 90012
nick.vasuthasawat@lacity.org

Dear Vasuthasawat,

The purpose of this letter is to express our support for Neal Flesner and Carmen Tebbe's request for a variance to build a pool at their home in Pacific Palisades, California. Our family lives around the corner at 1297 Marinette Rd. We walk past the subject house on a daily basis as part of family walk and we are convinced this variance will have no adverse impact on neighbors.

It appears Neal and Carmen are the victims of a single person who, without good cause or reason, is attempting to deny a fair request. This same individual has been involved in trying to stop other projects that the community deems desirable. The subject home deserves to be thoughtfully updated and we are proud of the way Neal and Carmen have respected the architectural beauty of the home.

Please accept this letter as evidence of our strong support for the proposed variance.

Best Regards,

Graham & Kimberly Culp
1297 Marinette Rd.
Pacific Palisades, CA 90272



Neal Flesner <neal@velogroup.com>

pool letter

Lisa Morrin <lisa@lisamorrin.com>
To: Neal Flesner <neal@velogroup.com>

Sat, Jan 28, 2023 at 9:56 AM

SUBJECT: CASE NO. ZA-2021-10187-F - SUPPORT OF VARIANCE AND PROJECT

Dear Mr. Vasuthasawat:

I am writing in support of Neal Flesner and Carmen Tebbe's application for a variance to build a pool in their yard. I live two homes away from Carmen and Neal at 15034 McKendree Ave. They have been no less than excellent neighbors over the last three years and were a welcomed addition to the community.

In addition, I am a real estate expert in the Pacific Palisades. I do not believe their modest project will have any adverse impacts on our streets, neighborhood or community. Their project will increase the likelihood that their home, built in 1926, will not be demolished or replaced by developers anytime soon.

Please feel free to contact me if you have any questions.

Respectfully,

Lisa Hay Morrin

lisa@lisamorrin.com

310.968.3334



Neal Flesner <neal@velogroup.com>

Email to Zoning

Wells, Eric <Eric.Wells@bain.com>
To: Neal Flesner <neal@velogroup.com>

Fri, Jan 27, 2023 at 8:01 PM

Mr. Vasuthasawat:

Our family resides at [1331 Berea Place](#) in the Pacific Palisades. We have been neighbors with Neal Flesner and Carmen for 3 years, but have been close friends with them for 15+ years. Since joining our community, Neal and Carmen have worked to enhance and maintain their home built in 1926. When our family walks down from Berea to McKendree, we are always struck by how beautifully they have kept their yard and home. Their home (and the people in it) are gems in a special neighborhood.

Our family endorses and supports their efforts to obtain a variance and build a pool in their yard. Granting the variance for the pool will not have a negative impact on the street, neighborhood or community.

We appreciate your consideration.

Best,

Eric & Antonella Wells

[Quoted text hidden]

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Neal Flesner <neal@velogroup.com>

CASE NO. ZA-2021-10187-F - In support of granting a variance as requested

Klein, Robert O <Robert.Klein@providence.org>
To: "nick.vasuthasawat@lacity.org" <nick.vasuthasawat@lacity.org>

Mon, Jan 30, 2023 at 11:34 AM

Dear Mr Vasuthasawat

My communication is referencing

CASE NO. ZA-2021-10187-F
ZONING ADMINISTRATOR'S
DETERMINATION - FENCE HEIGHT
15021 West Bestor Boulevard

I am a neighbor and resident owner of a home in closed proximity to the referenced property. I reside @ [14931 Bestor Blvd](#) Pac Pal 90272.

I have had a chance to review the request made by Mr Flesner and **I am in favor of the granting a variance for the fence height required to add the very modest pool addition** that Mr Flesner is wanting to add to his residence. Several of our neighbors have added similar sized pool additions thru the years as well and this request fits his property and seems very much in conformity with other amenities that have been added within the neighborhood. Thank you for your consideration and acknowledging my support.

Robert O. Klein

[14931 Bestor Blvd](#)

Pac Pal Ca 90272

310-994-9937

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CASE NO. ZA-2021-10187-F : 15021 West Bestor Blvd., Pacific Palisades

Sue Kohl <suekohl@gmail.com>
To: apcwestla@lacity.org

Mon, Jan 30, 2023 at 10:28 AM

To the West LA Commission Office:

This is a copy of a public comment sent to the Planning Office.

Nick Vasuthasawat

Planning Assistant
200 N. Spring Street, Room 720
Los Angeles, CA, 90012

Dear Mr. Vasuthasawat:

I am writing to you today about the LA City zoning administrator's determination to allow a swimming pool to be built at 15021 West Bestor Blvd. in the Palisades. The case number is referenced in the subject.

I live in the same neighborhood as the Bestor property and have been the Area 5 Representative on the Pacific Palisades Community Council for the past 9 years, representing all the residents in the "Alphabet Streets and Village Adjacent" areas. I have also been a local realtor, and so have witnessed countless new home developments and existing home improvements, many of which involve adding a swimming pool in the yard. There is certainly nothing unusual about that.

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Mr. Jack Allen, the neighbor who is opposing the city's positive determination, is well known in our community for opposing almost every positive development for the past 4 decades. He has opposed new commercial developments (which have been built and which are extremely popular and are tremendous improvements for our town). He has opposed any restaurant in town being granted a liquor license (again, as is the case all over the city, all the restaurants have been granted liquor licenses and have used them responsibly). It has been my experience and observation that Mr. Allen enjoys opposing whatever fellow residents and community organizations try to do to improve their personal residences and/or the town itself.

To date, Mr. Allen's attempts to derail positive projects have been unsuccessful, for good reasons. It is my sincere hope that the owners of 15021 Bestor are allowed to build a swimming pool in the backyard of their own property. It is being planned with all appropriate permits and could not possibly have any negative effect on Mr. Allen or any other neighbors.

Please do not hesitate to call or write if you have any questions or concerns with this letter. My contact information is below.

Sincerely,
Sue Kohl
861 Iliff Street
Pacific Palisades, CA 90272

Sue Kohl

DRE 00560679

Berkshire Hathaway Home Services

California Properties

Mobile: 310.720.3400

suekohl@gmail.com www.SueKohl.com



DAY OF HEARING SUBMISSIONS