

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

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”**: Compliant 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”**: Compliant 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.

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.

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. 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.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 48 hours prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need 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.

Channel Law Group, LLP

8200 Wilshire Blvd.
Suite 300
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III *
JAMIE T. HALL **
CHARLES J. McLURKIN

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

*ALSO Admitted in Colorado
**ALSO Admitted in Texas

October 18, 2018

VIA ELECTRONIC MAIL

Members of the City Planning Commission
and, Mr. Oliver Netburn, City Planner
Mr. Nichols Hendricks, Senior City Planner
Ms. Joann Lim, City Planning Associate
City of Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, CA 90012
oliver.netburn@lacity.org

RE: 1546-1550 S. Orange Grove Avenue, DIR-2018-894-TOC; ENV-2018-895-CE

Dear Members of the Planning Commission and Mr. Netburn, Mr. Hendricks, and Ms. Lim:

This firm represents the Picfair Neighbors for Responsible Development. This letter is drafted to respond to the Staff Report issued for the appeal of the proposed development project at 1546-1550 S. Orange Grove Avenue ("Project").

The Q Conditions Related to Height Continue to Be Relevant and Binding

The Staff Report assumes that the project is eligible for the additional incentives because it includes low income housing, and simply ignores the provisions in the TOC Ordinance that restrict the use of additional incentives if the project doesn't conform to design guidelines, which is what the [Q] Conditions are. As explained in my client's supplemental appeal justification letter, even if the proposed project were located in a Tier 3 incentive area, the project is still not consistent with TOC requirements. In addition to the base incentives, the proposed project makes use of two additional incentives: (1) height - two additional stories, up to 22 additional feet; and (2) a 25% decrease in required open space. As stated in Section V.4 of the TOC Guidelines:

4. **Design Conformance.** Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan

design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI [i.e. base incentives].

The [Q] designation for the project area provides permanent design standards / design guidelines for the area in the form of [Q] Qualified Permanent Conditions of Approval, including a 33- foot height limitation for the project site, requirements for open space to be provided per LAMC Section 12.21.G, and landscaping requirements. The [Q] designation for the site thus precludes the project receiving Additional Incentives in conflict with the [Q] designation for the project area. The proposed project is therefore not eligible for the two additional incentives. The proposed project is thus not consistent with Section V.4 of the TOC Guidelines.

The Staff Report that accompanied the TOC Guidelines further support' my client's position. Page A-3 end of last paragraph states as follows: "Of these eligible TOC areas, approximately 58% are subject to exceptions and restrictions (i.e. zoned with a height district designation of 1-XL or 1-VL or in a RD Zone), and would not be able to access the full range of incentives available to other projects (see *TOC Incentives* discussion below)."

Page A-7 last paragraph further states:" Rather than creating incentives to allow for uniform 50% bigger, higher, and denser buildings, the TOC Guidelines propose a more strategic approach that reflects the City's priority policy objectives, including the protection of areas that have been purposefully planned for lower intensity and allowing greater intensity of incentives near high quality transit stations."

Page A-10: notes "B. Respecting Unique Neighborhoods. The TOC Guidelines were designed to respect the uniqueness of Los Angeles's diverse neighborhoods by differentiating incentives for projects located in areas which have been planned for lower intensity development (see *TOC Incentives* discussion above). The Guidelines' transitional height requirements are also designed to provide a balanced transition between higher and lower density neighborhoods. Additionally, the TOC Guidelines would consideration of all applicable design guidelines for any project seeking Additional Incentives."

Finally, page P3 last paragraph, states as follows: "The Department also received multiple comments pertaining to the FAR incentive. Several commenters expressed concern that the FAR incentives do not track with density increases. Density is allowed to increase up to 80%, but FAR is capped at 50%. This was intentional as it allows additional housing units to be built without overly impacting the scale of existing neighborhoods."

Staffs position that the Q Conditions are fully preempted is not supported by the evidence.

The Project Does Not Qualify for Tier 3 Status

Given the spirit of the TOC, distances to major transit stops should be measured in walking distance from the proposed development, not as the crow flies, since a pedestrian, bike or scooter rider cannot get to the transit stops unless they are walking.

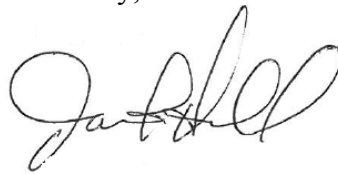
Assuming that argument should be applied to TOC developments, the attached diagram shows the distances from the development to the nearest transit stops that are attempting to qualify the development as Tier 3 TOC.

Of the two major transit lines - Rapid Big Blue Bus Line 7 (goes East & West on Pico) and Metro Rapid Bus Line 780 (goes north and south on Fairfax), three of the bus stops are under the 1500 feet requirement. However, the Westbound Rapid Bus Line 7 Stop does not meet the 1500 foot distance requirement from the TOC, exceeding the 1500 foot limit. This is pertinent because most major rush hour traffic in the morning is heading WEST on Pico, not north, south or east on Pico.

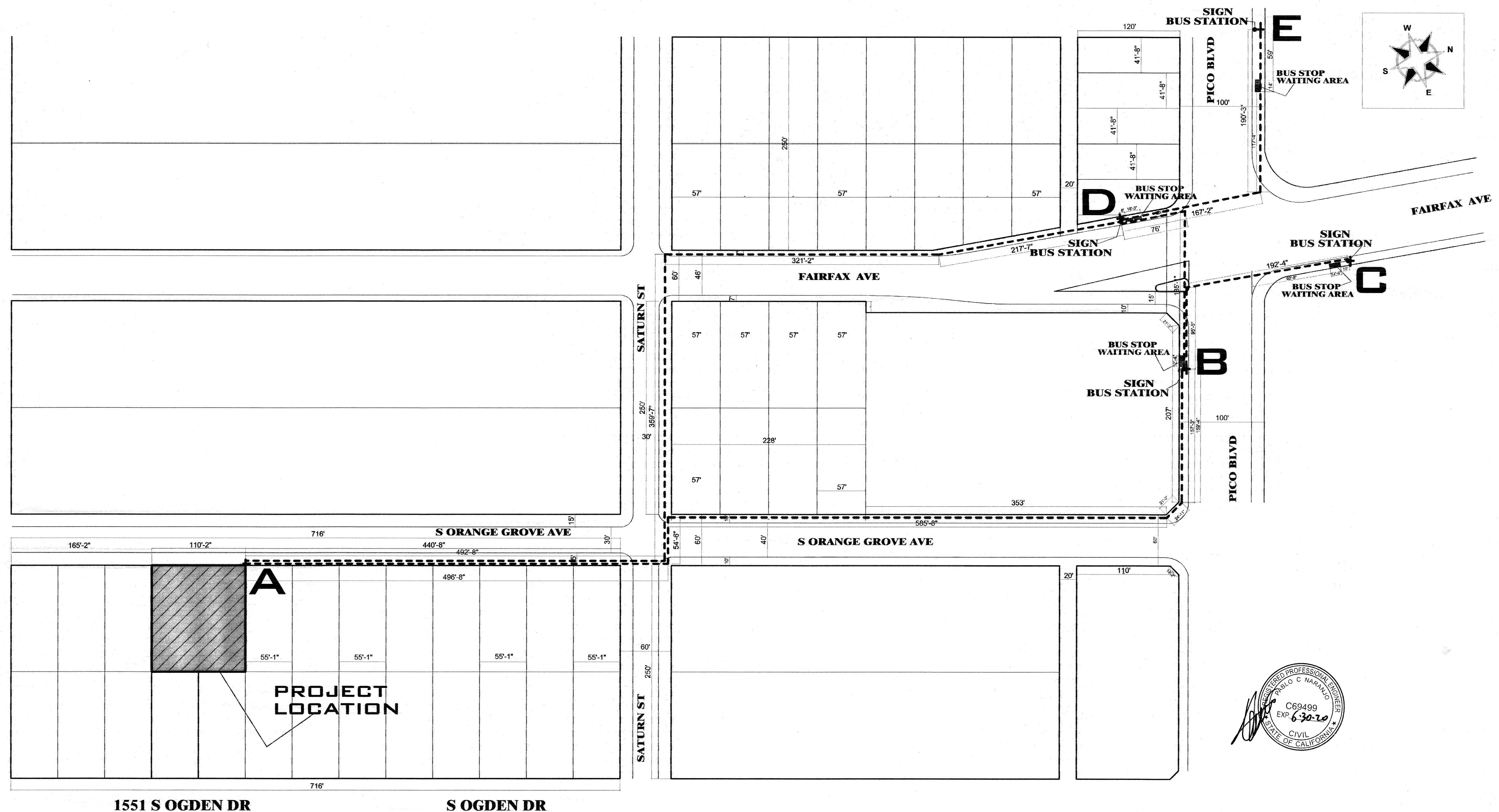
Conclusion

The appeal should be granted. I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie T. Hall', with a stylized, cursive script.

Jamie T. Hall



**MAP OF BUS STATIONS
NEXT TO BUILDING PROJECT
SCALE 1/64" = 1'-0"
FAIRFAX AVE CROSS PICO BLVD LOS ANGELES CA**

**CONTACT INFORMATION
TANIA & GEOFFREY MISSAD
1551 S OGDEN DR
LOS ANGELES CA 90019
PH (917) 657-0350**

REQUESTED ROUTES

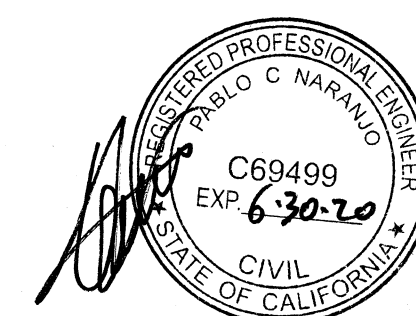
DISTANCES FROM THE PROPERTY PROJECT TO BUS STATIONS APPROXIMATE DISTANCES WALKING PEOPLE

DISTANCES FROM POINT "A" TO "B" =	1319'-0" FT.		1319'-00" FT.
DISTANCES FROM POINT "B" TO "C" =	287'-9" FT.	INTERMEDIATE DISTANCE	143'-10" FT.
			1462'-10" FT.
DISTANCES FROM POINT "A" TO "D" =	1391'-0" FT.		1391'-0" FT.
DISTANCES FROM POINT "D" TO "E" =	357'-5" FT.	INTERMEDIATE DISTANCE	178'-9" FT.
			1569'-9" FT.
DISTANCES FROM POINT "A" TO "B" =	1319'-0" FT.		1319'-0" FT.
DISTANCES FROM POINT "B" TO "D" =	261'-1" FT.	INTERMEDIATE DISTANCE	130'-6" FT.
			1449'-6" FT.

REVISIONS	BY

**NEIGHBOUR OF THE PROJECT AREA
TANIA & GEOFFREY MISSAD
1551 S OGDEN ST
LOS ANGELES CA 90019
PH (917)657-0350**

**CIVIL ENGINEER
PABLO NARANJO
LICENSE NUMBER : 64499
EXPIRATION DATE : 06-30-2020
19827 REEDVIEW DR
ROWLAND HEIGHTS CA 91748
PH (714) 726-1018**



**DRAWN
ARMANDO
1731 MITCHELL AV 83
TUSTIN CA 92780
PH (626) 862-4604**

DATE
10-12-18
SCALE
AS NOTED



Nuri Cho <nuri.cho@lacity.org>

Opposition to the 1920 Whitley Ave Apartment Development

asbarak@aol.com <asbarak@aol.com>

Wed, Sep 5, 2018 at 12:04 AM

To: councilmember.ryu@lacity.org

Cc: renee.weitzer@lacity.org, alice.roth@lacity.org, emma.howard@lacity.org, nicholas.greif@lacity.org, sarah.dusseault@lacity.org, rachel.fox@lcity.org, cd4.issues@lacity.org, nuri.cho@lacity.org, asbarak@aol.com

Dear Councilman Ryu,

I'm writing to express my opposition to the development project planned for [1920 Whitley Ave](#), which is a historic building at the gateway of the historic Whitley Heights. It should be preserved like the rest of Whitley Heights. It was built in the early 1920s along with 9 other houses in the direct vicinity. Creating a high-density building in this already over-crowded area will affect the quality of life for the whole neighborhood, creating even more congestion and stress. Not to mention the sound pollution that will be created by the roof-top deck that is planned for this building.

Please don't allow this project to move forward.

Thank you,

Andrew S. Barak, DDS
[6737 Whitley Terrace](#)
[Los Angeles, CA. 90068](#)



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Ave. CD4 IGNORED HOLLYWOOD HERITAGE, HOLLYWOOD HILLS WEST NC

Bill Miller <nyc.bill@aol.com>

Tue, Sep 4, 2018 at 1:22 PM

To: councilmember.ryu@lacity.org

Cc: meg.greenfield@lacity.org, nuri.cho@lacity.org

This is among the many e-mails sent out to CD4 to get help with the [1920 Whitley Ave.](#) debacle..
CD4 NEVER RESPONDED....until the area rep was moving to another job.
Too little too late.

Hollywood Heritage and Hollywood Hills West Neighborhood Council letter.....CD4 IGNORED

HOLLYWOOD HERITAGE LETTERS...

Councilmember Ryu established his *support, respect and appreciation* for the retention of the Historic fabric of our **National level of significance District of Whitley Heights**.
He has personally focused attention on the 'quality of life' issues we endure.
We are sincerely grateful.

*In support of the **Whitley Heights Civic Association** and in application of the **LA Conservancy's** Best Practices for Neighborhood Conservation, Hollywood Heritage has drafted the Attached request for a project Alternative to Demolition.*

[1920 Whitley Ave](#) is the type of older building stock that is an affordable price point for many Hollywood residents.

The proposed new construction apartment building will be of a price point that excludes the level of residents who occupy our beloved older housing stock.

SUMMARY: A SMALL LOT SUBDIVISION IN THE REAR OF THE PARCEL WITH RETENTION OF THE ORIGINAL STRUCTURE AS THE MOST COMPATIBLE ALTERNATIVE TO BE CONGRUENT WITH THE HIGH LEVEL OF HISTORIC INTEGRITY THAT REMAINS ON THE STREET.

Best Regards,
Hollywood Heritage, Inc.

Thursday July 6, 2017

To: Hollywood Hills West Neighborhood Council PLUM
(see attached)
(unfortunately project never got as far as HHWNC PLUM Committee)

Re: Require CEQA EIR review for '1920 Whitley Ave' project to Identify Alternatives to demolition

1. The proposed project is adjacent to National Register Historic District Whitley Heights.
2. The proposed project is adjacent to Historic Preservation Overlay Zone Whitley

Heights.

3. Neighborhood Conservation: the historic streetscape remains intact. Streetscape retains strong integrity.

- a. Allowing project demolition without providing Alternatives, sets a negative precedent

for this streetscape with strong integrity.

- b. Traffic, Parking, Intersection rated F; SAFETY (Whitley Ave/Franklin only 1 of 2

points of emergency exit for Whitley Heights)

4. Historic development patterns direct new construction to the rear of parcels.

- a. HHWNC success with 1905 Grace project – new construction S.L.S. on rear of

parcel.

- b. Properties adjacent to [1920 Whitley Ave](#) developed the rear of their parcels.

5. A Small Lot Subdivision in the rear of the [1920 Whitley Ave](#) parcel is most compatible to the surrounding environs.

SUMMARY:

An Alternative to Demo should be provided that includes new construction + retention of the original [1920 Whitley Ave](#) structure.

The historic integrity of the streetscape can thus be preserved, by allowing the construction of a Small Lot Subdivision in the available open space (parking lot) behind [1920 Whitley Ave](#).

Historically, this is how new construction/development has been addressed in Hollywood.

The neighboring building to [1920 Whitley Ave](#). did the same, developed on the parking lot in the rear of the building.

There has also been success with [1905 Grace Ave.](#), the recently designated HCM, Stokes Mansion at Grace & Franklin, retention of the original house, with new construction being limited to the rear, empty parking lot, the developer and architect worked with the community at HHWNC meetings, and the project is architecturally respectful to the Stokes Mansion and to Whitley Heights HPOZ Historic District.

This is the best match to the fabric of our community.

The destruction and loss of the beautiful, older historic building, at the entryway to and so close to Whitley Heights, a Nationally Designated Hollywood Hills Historic HPOZ, will set precedents for more older buildings being demolished, further compromising the Historic Integrity of the area.

Hollywood Heritage's position is that an Environmental Impact Report (EIR) is necessary and should be demanded by the community.

DEPT. OF PLANNING .. 'PRESERVATION POLICIES and GOALS':

Hollywood Community Plan

http://www.hhwnc.org/wp-content/uploads/2017/10/draft_hollywood_community_plan_may_2017.pdf

Policy

Page 5-1

P1.8.....Complimentary Design...

"ENCOURAGE THE DESIGN OF NEW BUILDINGS THAT RESPECT AND COMPLIMENT THE CHARACTER OF ADJACENT HISTORIC RESOURCES (P36, P37, P38)".....

[1920-22 Whitley Ave.](#) is WHITLEY HEIGHTS 'HPOZ ADJACENT'..

WHITLEY HEIGHTS HPOZ is an HISTORIC RESOURCE

P.1:

Honor Hollywood's legacy through the preservation of the built environment that reflects Hollywood's cultural, social, economic, and architectural history.

Policy P1.1 ..Significant Neighborhoods and Districts.

SUPPORT THE PRESERVATION OF CULTURALLY SIGNIFICANT NEIGHBORHOODS AND DISTRICTS. (P28, P29, P30, P31)

P1.2Adaptive reuse.

PROMOTE THE PRESERVATION AND ADAPTIVE REUSE OF EXISTING BUILDING STOCK ESPECIALLY FOR DESIGNATED OR ELIGIBLE HISTORIC RESOURCES. (P65)

P1.3 ...Designated and Potentially Significant Resources.

PRESERVE DESIGNATED HISTORIC RESOURCES AND FURTHER STUDY ELIGIBLE RESOURCES AS POTENTIALLY SIGNIFICANT RESOURCES.

P1.9... Land Use and Zoning.

PROMOTE INFILL DEVELOPMENT THAT MATCHES THE SCALE OF HISTORICAL RESOURCES WITHIN EACH DISTRICT INCLUDING HEIGHT, MASSING, SETBACKS, STEPBACKS, and DEVELOPMENT PATTERN. (P39)

*P1.10..... Height Limits.

MAINTAIN HEIGHT LIMITATIONS on commercial zones THAT BORDER DESIGNATED OR ELIGIBLE HISTORIC NEIGHBORHOODS.

ENCOURAGE THE DESIGN OF NEW BUILDINGS THAT RESPECT AND COMPLIMENT THE CHARACTER OF ADJACENT HISTORIC NEIGHBORHOODS. (P40)

HISTORY:

July 10, 2017 developer presented a project to a very well attended Hollywood Hills West Neighborhood Council Area 3 meeting.

The proposed 19 unit (possibly more), very modern, out of scale and character project would demolish and replace [1920-22 N. Whitley Ave.](#), an original 1922 building, now a three unit RSO building, it is Whitley Heights HPOZ ADJACENT, and Whitley Ave. is the main Historic District entrance to Whitley Heights 1920's era HPOZ.

There was great outpouring of community support to save the original 1922 building. Some stakeholders preferred no new project there, due to all area 'F' graded streets, huge traffic issues (Franklin, Whitley, etc.), and adding 19 (possibly more) units, that will only increase problems the community is dealing with now, and creating even more difficult access in and out via the main street, Whitley Ave., so any new project, especially one this size, was not favored by most present.

However, Hollywood Heritage's 'ALTERNATIVE TO DEMOLITION PLAN', seemed a reasonable compromise, to save the 1922 building, and, when developer returned, as was planned, for another HHWNC Area 3 meeting, there was hope that HH's 'Alternative to

Demo' plan, and the size, design, etc. of the project would be discussed further.

But the developer never returned, and instead scheduled a hearing downtown (Oct. 30th hearing notification below..since canceled), so nothing was resolved.

CD4 is aware of Hollywood Heritage's proposed 'Alternative to Demo' plan, and that this compromise will save the historic building while allowing developer to build (behind the original building), a hopefully scaled down and more respectful to the historic character of the area project.

There is no good reason for this beautiful 1922 building to be destroyed.

Hollywood Heritage 'Alternative to Demo' plan recommends developer build behind the original home, as other developers in the area have done, to preserve the original 1922 building, and to protect the remaining Historic Buildings on Whitley Ave....

...to Respect the Historic Integrity of Whitley Ave., an 'HPOZ ADJACENT' avenue of the 1920's era WHITLEY HEIGHTS Historic District HPOZ and the Main Access and Entrance to Historic WHITLEY HEIGHTS HPOZ.

See Planning Dept's. 'Preservation Policies and Goals' with regards to respecting character, etc. of 'HPOZ ADJACENT' AREAS.....

By not returning to HHWNC Area 3 meeting, and dismissing the Neighborhood Council, Hollywood Heritage, and Community Input, the NC/Community Input process was cut short by the developer, and the project never made it as far as the NC PLUM Committee, or the NC Full Board, so the community has been left with no help or support from the Neighborhood Council..

SENT TO:

Councilmember David Ryu
councilmember.ryu@lacity.org
323-957-6415..Hollywood office
213-473-7004...City Hall office

Julia Duncan
Senior Planning Deputy
julia.duncan@lacity.org
Direct: 213.473.7004

Alice Roth
Senior Field Deputy
alice.roth@lacity.org
323-851-2121

Cc...
Nuri Cho, City Planning Associate
Nuri.Cho@lacity.org
213-978-1177

-To Support Preservation of [1920-22 N. Whitley Ave.](#) and other remaining Historic buildings in the WHITLEY HEIGHTS 'HPOZ ADJACENT' Historic District.

- To SUPPORT HOLLYWOOD HERITAGE'S 'ALTERNATIVE to DEMOLITION PLAN' for WHITLEY HEIGHTS 'HPOZ ADJACENT' [1920-22 N. Whitley Ave.](#)

-To SUPPORT PROJECT DESIGN, SCALE, THAT RESPECT and COMPLIMENT HISTORIC INTEGRITY OF THE WHITLEY HEIGHTS HPOZ and ADJACENT HISTORIC DISTRICT....

-To Support Dept. of Planning's 'Preservation Policies and Goals' with regards to Respecting HPOZ Historic Districts and 'HPOZ ADJACENT' areas,that ensure new HPOZ ADJACENT projects 'COMPLIMENT' the HISTORIC INTEGRITY and CHARACTER of HPOZ's and HPOZ ADJACENT Historic Districts.

HOLLYWOOD HERITAGE RECOMMENDS COMMUNITIES DEMAND AN EIR - CEQA REVIEW..

Proposed project is in:

-A VERY HIGH FIRE SEVERITY ZONE

-AN ALQUIST PRIOLO FAULT ZONE

-A SPECIAL GRADING ZONE

-A HILLSIDE ZONE

-FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES
(Zimas)

Hollywood Heritage's FIVE POINTS (see below) are a strong case to require an EIR to make it a **Safer Project....**

To DISALLOW:

Request for Height Increase of 11ft., (possibly more)

Requests for More Than Allowed Units

Request for Density Bonus (not permitted in a Very High Fire Severity Zone)

Request for Unsafe Rear and Side Yard Reductions (no Emergency access in a Very High Fire Severity Zone),

Request for a Roof Top Deck (intrusion to other close proximity residential buildings)

(Zimas)



1920 Whitley Ave..

Bill Miller <nyc.bill@aol.com>
 To: councilmember.ryu@lacity.org
 Cc: meg.greenfield@lacity.org, nuri.cho@lacity.org

Tue, Sep 4, 2018 at 12:29 PM

To Whom it May Concern,

Under the correct title: **"Transit Oriented Communities Affordable Housing Incentive Program".**

There is no mention of the word "Ordinance".

TOCs are only "Guidelines" adopted by the Planning Department...an Ordinance must be adopted by City Council.

"Guidelines" shouldn't supercede limits/restrictive zoning in-place for our public safety as is the case with prohibitive Whitley Ave. zones (High Fire Severity, Alquist Priolo, Hillside Zone, Special Grading Zone.).. ignoring these prohibitive zones could cause 'adverse impacts on public health and safety'

For the city to grant 70% density bonus in dangerous zone areas where only 35% density bonus would be allowed is irresponsible and dangerous .

"Guidelines" also should also not prevent/exclude NC and Stakeholder input..

Regarding the original Measure JJJ adopted by the voters..
 The TOC guidelines have discrepancies with the Measure, which is law in Los Angeles.

Although there is a TOC ordinance, ***it was only approved by the City Planning Commission, not the City Council.

It is the latter legislative body that has the power to adopt laws, not a Commission, such as the City Planning Commission.

It's guidelines, like those for design and streetscape, are strictly advisory...
 Planning must have forgotten their own 'Policies and Objectives' in the Hollywood Community Plan Update with regards to 'HPOZ ADJACENT STREETS' (which Whitley Ave IS) that new projects should respect the historic integrity of the HPOZ and the historic area.

If city council has not passed it yet then why can't a councilmember get an extension?? Is it even an Ordinance yet???**

The [1920 Whitley Ave.](#) project appeal deadline date is today, Sept. 4th

Only those in abutting buildings may appeal a TOC.

However, those in the abutting buildings had NO KNOWLEDGE of the project...not even back when it was presented at the ONLY one HHWNC Area 3 meeting (that developer refused to return to and so there was no community or Neighborhood Council input whatsoever)

How can they appeal?

Word of the new project only got out to the community a few days ago..BY WORD OF MOUTH
 Why wasn't anyone officially informed??

The HHWNC Area 3 meeting was packed to the rafters and stakeholders signed in.
 Why weren't any of them informed of this new version of this project?

The current resident IN [1920 Whitley Ave.](#) had NO KNOWLEDGE of the project
 That resident loves living there, signed a lease, and was going to do an appeal but backed out due to concerns of retribution by the owner.

Only yesterday BY WORD OF MOUTH were community stakeholders informed that TODAY is the deadline date for comments to Planning office to Nuri Cho.
 Why wasn't anyone informed about this earlier?

Why was a Sept. 4th deadline for APPEALS given when news of project only came out to everyone a few days ago and there was a long three day weekend with many out of town.... and people who COULD have Appealed had no knowledge of this project, had no idea how to do an APPEAL, and some were traveling for the THREE DAY holiday.

To Ms. Greenfield
 Once again..in response to CD4 FORM LETTER
 The FORM LETTER you have sent out to everyone opposing this project IS AN INSULT

"We also appreciate all the work neighborhood leaders contributed last year when working with the applicant to improve the proposed project to help it fit better with the existing neighborhood, compared to when it was initially proposed."

The only thing that has changed is more height and density since it's now a TOC project AND a ROOF TOP DECK that the communities voted against in the area due to being inundated with cumulative sounds from all of them on hotels and SEVENTEEN more hotels are proposed for the area..

Officer Ben Thompson will tell you what residents here are dealing with NOW with all the sounds from roof top decks below already in operation.

Communities here voted against roof top decks in our residential neighborhood and that was incorporated in HHWNC letter to the city to go into the Hollywood Community Plan Update..

NEIGHBORHOOD LEADERS and COMMUNITY STAKEHOLDERS AT A PACKED HHWNC AREA 3 MEETING HAD NO INPUT....
 NONE....ZERO....ZILCH...ZIP...NAUGHT...NADA!!!

The developer owner left and never returned as he was supposed to FOR COMMUNITY INPUT!!!

His project was VOTED DOWN..it was way too OUT OF CHARACTER AND SCALE for this historic neighborhood, Whitley Ave. and [1920 Whitley Ave.](#) being part of the ORIGINAL WHITLEY HEIGHTS OCEAN VIEW TRACT DEVELOPMENT AND [1920 Whitley Ave.](#) and NINE other buildings that will also potentially be demoed, and they are affordable buildings, and the few affordable units in TOC's will never be a fair or good trade for all the AFFORDABLE THAT WILL POTENTIALLY BE LOST HERE BY THIS TOC AND OTHERS THAT MAY FOLLOW....as reported in last week's CurbedLA article:

Are older rent-controlled buildings in trouble under LA's new transit density policy?

The new rules are being put to the test in one of Hollywood's oldest neighborhoods

YES THEY ARE IN TROUBLE!

AND WHITLEY AVE IS THE SACRIFICIAL LAMB AS THE NEW RULES ARE BEING PUT TO THE TEST!

<https://la.curbed.com/2018/8/31/17796388/preservation-density-transit-affordable-housing>

Other buildings that will also potentially be demoed on Whitley Ave., and they are affordable buildings... the few affordable units in TOCs will never be a fair or good trade for all the AFFORDABLE THAT WILL POTENTIALLY BE LOST HERE

This is why THE L.A. TENANTS UNION, who voted for Measure JJJ, have officially OPPOSED THIS PROJECT since TOC's affordable units will never balance out all the affordable lost with Whitley Ave. 'historic contributors' demoed for more TOC projects..and this owner developer owns more than one building here.

He does not care one iota about providing affordable housing or about all the affordable he will be wiping out..

He wanted more height and density out of greed and getting a larger project than he could get without being a TOC..and Planning gave him way more than allowed here.

A 70% density bonus in a dangerous development prohibitive area where only 35% is allowed..is irresponsible and dangerous.

The project as proposed at the Area 3 meeting was obscenely out of scale and character for the area, 10 out of 13 buildings are 'historic contributors' from the 1920's and 30's..

..and the unacceptable design went against the communities' wishes and against the PLANNING DEPT'S OWN 'POLICIES AND GOALS' FOR HISTORIC PRESERVATION in the Hollywood Community Plan Update:

'HPOZ ADJACENT' STREETS ARE TO BE DESIGNED AND BUILT WITH RESPECT TO THE HISTORIC INTEGRITY of the HPOZ HISTORIC COMMUNITY

That's been tossed out the window too by PLANNING.

Some in attendance voted for NO PROJECT AT ALL.

They were there to SAVE [1920 Whitley Ave.](#)

Since developer owner never returned,..as was the plan... the COMMUNITIES were left hanging, with no help or support from the neighborhood council, no community input to help create an acceptable project..

Hollywood Heritage was blown off, as was their recommendation for a full CEQA review (sent to CD4), and their 'alternative to demo' plan..to save the historic building, a historic contributor' ...

as was the neighborhood council/community/developer process as usually occurs through the NC process.

After developer owner refused to return, stakeholders reached out to CD4 for many many weeks for help, and GOT NONE.

Now CD4 claims their hands are tied.

Hard to believe

This CD4 form letter everyone has been receiving stating leaders input created a better project is bogus and is not THE TRUTH.

It's FAKE NEWS!



James Williams <james.k.williams@lacity.org>

SUPPORT APPEAL-Whitley Heights 'Historic Contributor' 1920 Whitley Ave - City Approved 'RSO' Demolition - No Neighborhood Council/Community Input

2 messages

Bill Miller <nyc.bill@aol.com>
To: nyc.bill@aol.com

Mon, Oct 22, 2018 at 2:04 PM

[1920-1922 N. Whitley Ave.](#)

Case:
DIR-2017-1073-TOC-1A
CEQA:
ENV-2011-1074-CE

To Whom It May Concern,

I SUPPORT THE COMMUNITY'S APPEAL AGAINST THE [1920 WHITLEY AVE.](#) DEMOLITION AND PROJECT.

I OPPOSE THE [1920 WHITLEY AVE.](#) PROJECT

I OPPOSE A PROJECT THAT WILL DESTROY A BEAUTIFUL 'HISTORIC CONTRIBUTOR' RSO BUILDING..CIRCA 1922

I SUPPORT HOLLYWOOD HERITAGE'S 'ALTERNATIVE TO DEMOLITION' PROPOSAL AND THEIR WHITLEY AVE. DOWNZONING PROPOSAL TO PROTECT THE TEN IDENTIFIED 'HISTORIC CONTRIBUTORS' ON [WHITLEY AVE.](#)..[1920 WHITLEY AVE.](#) IS ONE OF THE TEN.

I SUPPORT HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL SUPPORT FOR HOLLYWOOD HERITAGE'S WHITLEY AVE. DOWNZONING PROPOSAL FOR PROTECTIONS OF THE TEN WHITLEY AVE. 'HISTORIC CONTRIBUTORS'...[1920 WHITLEY](#) IS ONE OF THE TEN.

I SUPPORT THE WHITLEY AVE. CIVIC ASSOCIATION SUPPORT FOR HOLLYWOOD HERITAGE WHITLEY AVE. DOWNZONING PROPOSAL TO PROTECT THE TEN 'HISTORIC CONTRIBUTORS'...[1920 WHITLEY AVE.](#) IS ONE OF THE TEN

I SUPPORT UNITED NEIGHBORHOODS FOR LOS ANGELES (UN4LA)

AND

THE L.A. TENANT'S UNION

OPPOSITION DUE TO THE LOSS OF THE [1920 WHITLEY AVE.](#) RSO BUILDING AND ADDITIONAL AFFORDABLE HOUSING
THE [1920 WHITLEY](#) PROJECT WILL SET OFF ON WHITLEY AVE. AS THE OTHER NINE 'HISTORIC CONTRIBUTORS' THAT ARE AFFORDABLE WILL POTENTIALLY BE DESTROYED FOR THE PALTRY AFFORDABLE PROVIDED IN TOC PROJECTS

(MEASURE FOR MEASURE...MEASURE OUT THE RSO UNITS THAT WILL BE DESTROYED IN [1920 WHITLEY AVE.](#) COMPARED TO UNITS IN THE NEW TOC PROJECT..
[1920 WHITLEY AVE.](#) RSO MULTI BEDROOM UNITS WERE AMPLE ENOUGH TO HOUSE RSO FAMILIES WITH CHILDREN!)

I OPPOSE THE PLANNING DEPT. USING/ABUSING TOC PROJECTS TO OVERDENSIFY NEIGHBORHOODS.

DOESN'T UPZONING INCREASE LAND VALUE?

SO DOESN'T IT STAND TO REASON EXISTING AFFORDABLE NEIGHBORHOODS DESTROYED AND UPZONED, WILL NEVER BE AFFORDABLE AGAIN?

I OPPOSE THE CITY PLANNING DEPT. GRANTING DOUBLE DENSITY BONUSES OF 70% IN PROHIBITIVE ZONED ONLY 35% ALLOWED AREAS FOR PUBLIC HEALTH AND SAFETY WHEN MEASURE JJJ VOTERS NEVER VOTED FOR THOSE KINDS OF DENSITY BONUSES..

THE TOC GUIDELINES/DENSITY BONUSES EVIDENTLY ARE AT THE PLANNING DEPT'S DISCRETION.

70% DENSITY BONUSES IN THIS AREA ARE NOT ONLY DANGEROUS, THEY WILL DESTROY THIS VERY HIGH FIRE SEVERITY ZONE, ALQUIST PRIOLO EQ FAULT ZONE, SPECIAL GRADING AND STEEP HILLSIDE ZONE

I OPPOSE, AND AM EXTREMELY SADDENED BY CD4'S DISAPPOINTING LACK OF ANY SUPPORT FOR IMPACTED COMMUNITIES THAT BEGGED FOR HELP AS THE NEIGHBORHOOD IS ABOUT TO BE RAPED BY GREEDY DEVELOPERS POTENTIALLY CAUSING MORE DISPLACEMENT, AND SHALL NEVER SUPPORT CD4 COUNCILMEMBER AGAIN, NOR WILL MOST FROM THE IGNORED AND DISMISSED COMMUNITIES...

NO ONE HERE BELIEVES IT WAS IMPOSSIBLE FOR CD4 TO REACH OUT TO PLANNING DEPT. REGARDING 70% DANGEROUS DENSITY BONUSES IN THIS AREA. AND NO ONE BELIEVES NOTHING COULD BE DONE TO SAVE THE 'HISTORIC CONTRIBUTORS' FROM DESTRUCTION, SINCE WE HEARD MANY POSSIBLE PROTECTIONS HAD BEEN DISCUSSED WITH COMMUNITY MEMBERS.

This project will destroy the Whitley Ave. community, destroy historic buildings, destroy the historic 'HPOZ Adjacent' street Whitley Ave., cause a 'domino effect' of the other remaining 'Historic Contributor' 1920's and 1930's buildings that are AFFORDABLE being demoed for more TOC projects, more AFFORDABLE will be wiped out along Whitley Ave, than the PITTANCE that TOC projects will supply.

This will cause displacement. from the community so much so that The L.A. Tenant's Union voted to not support the project...

And the next step after DISPLACEMENT is HOMELESSNESS.

[1920 Whitley Ave.](#) was an RSO building but no one knows what happened to the RSO residents...it's a big mystery.

Mayor Garcetti created the RSO Ordinance to help keep people on their RSO homes and protect RSO housing.

CurbedLA wrote about the paltry trade off of affordable gained in a TOC project to that which will be lost on Whitley Ave. ..totally a bad trade off.
(see below)

THIS OBVIOUSLY IS A SPECIAL CASE AND SHOULD NOT BE SO CASUALLY APPROVED..THERE WILL BE MAJOR REPERCUSSIONS AND HUMAN SUFFERING

The developer refused to accept Hollywood Heritage, Neighborhood Council or Community Input...and yet CD4 continues to send out a bogus form letter lying to anyone submitting opposition comments, about how 'community leaders helped create a better project' for the area.

THIS IS TOTALLY FALSE, and beyond inexcusable that a council office will not only not support or help their constituents but would mislead constituents this way.

For all of us who attended that one Neighborhood Council meeting, where this project was opposed, due to over sized scale and boxy, overly modern design, totally out of sync with the street and the area, and will set a precedent, threatening the other NINE MAXIMUM FOUR STORY HISTORIC CONTRIBUTORS FROM THE 1920's and 1930's that were in the works of being protected, after a CD4 meeting, to either become part of the Whitley Heights HPOZ (expansion) or downzone all of Whitley Ave to protect them..... (more info. below)

..and so the communities wanted the opportunity to address their issues, through the Neighborhood Council process, as happens with all projects, at the next meeting, but never got a chance to do that, and worked feverishly to get CD4 to help back then (Fall, 2017) IN VAIN, only to be told by the CD4 rep who took months to return calls and e-mails "why isn't anyone trying to save this beautiful building??"

..oh boy, everyone was ..but CD4 was totally unresponsive...and then, after totally dropping the ball, the rep moved to another job/city dept.

We were also told over and over that OHR felt there was nothing of historic value, only to later find out that Office of Historic Resources said it was planning dept. that signed off on that opinion, but OHR always felt the building SHOULD BE NOMINATED FOR HISTORIC DESIGNATION..

Had communities known about OHR's opinion, and not been given such misinformation via the developer AND planning dept., communities would have gotten it nominated with the help of Hollywood Heritage.

The developer rejected community input, Hollywood Heritage input and the Neighborhood Council input..

He attended ONE meeting, was supposed to return but never did..

Instead he scheduled a hearing (Oct. 2017) but scrapped those plans once he discovered he could not get the (greedy) height and density he wanted in a Very High Fire Severity Zone and other restrictive danger zones..

He changed his plans to a TOC so he could build a bigger project.

The project hated and opposed by community stakeholders at the one meeting he attended was NEVER CHANGED with community leader help to create a more suitable project for the area...as CD4 letter lies about..

The ONLY CHANGES were MORE HEIGHT AND DENSITY....70% DOUBLE DENSITY BONUS where only 35% is allowed for public health and safety.....But with TOC's it looks like that can all be thrown out the window..and MORE UNITS.

The horrible design, compromising the historic integrity of the street, the main entryway to the 1920's Whitley Heights HPOZ, never changed one bit.

His original project did not have nearly enough affordable so he was not really concerned with affordable housing.

Aside from the desecration of one of the oldest historic neighborhoods in Hollywood, there are major concerns that this will cause a 'domino effect' and the other NINE 'historic contributors', and affordable, will follow, be demolished, and it will cause great loss not only of Hollywood history, but affordable housing in the area, and displacement.

He owns another 'Historic Contributor' on the street and residents there evidently have been made 'offers' to attend hearings to support demo of [1920 Whitley Ave.](#) and their building will follow.

Unfortunately, the Hollywood Heritage/Community outreach to CD4, and the possible solutions regarding protecting the ten 'Historic Contributors' that was in the works (all explained below), never came to fruition, since [1920 Whitley Ave.](#) was seemingly quickly approved (with no community input at all) so we are now witnessing the beginning of the end of Whitley Ave., the 'Whitley Heights HPOZ Adjacent' with it's now 'Historic Contributors' and affordable housing threatened (see CurbedLA article below)

The current [1920 Whitley Ave.](#) is an RSO building but the current residents are not RSO tenants and they knew nothing about this project. The RSO residents, are long gone but no one knows what happened to them.

The abutting building owners, also 'Historic Contributor' buildings have expressed how they will have to sell if this project is approved..due to it's over sized scale towering over their low rise buildings, and it's horrible out of context design, towering over them, AND AN ENTERTAINMENT ROOF TOP DECK...will prevent them from renting apartments next to all of that..

This is truly raping this historic older Hollywood Hillside street for greed.

IT WILL BRING MORE CARS, TRAFFIC AND MORE PEOPLE TO AN ALREADY 'F' GRADED AREA WRACKED WITH OUT OF CONTROL HOLLYWOOD BOWL, MOVIE PREMIER STREET CLOSURES, etc. TRAFFIC, THAT PREVENTS RESIDENTS FROM EVEN GETTING INTO THIS NEIGHBORHOOD TO GET HOME.

Hollywood Bowl has chosen the controversial closures of Camrose (into Hollywood Heights) and Milner (into Whitley Heights) off of Highland which has been paralyzing the whole Hollywood area on those nights, in case you have not heard or experienced it.

No one can into this area to get home on those nights now at all.

It is lined up cars sitting gridlocked for miles south of this area..

The recent notification of the approved project came out, hardly anyone was notified, and information was all by word of mouth.

It all seemed extremely rushed..people asked planning for more time, all in vain.

Appeals needed to be submitted right after a long Labor Day weekend, only abutting buildings could appeal, and some of those were on their way out of town... one was frantically communicating with community residents from the airport.

Only one person was able to appeal and had no idea how to appeal.

An owner of another abutting building knew nothing of the project.

Many learned how important participating in the neighborhood council process is for stakeholders, as even though developer only went to one of the area NC meetings, never to return, those that do attend the NC meetings knew about this project.

It was standing room only of stakeholders from Whitey Heights, Whitley Ave., and the surrounding area trying to save [1920 Whitley Ave](#) from destruction.

Ironically an abutting building owner tried to buy [1920 Whitley Ave.](#) and would have preserved it, but the developer who wants to destroy it wound up getting it....and now he feels he will have to sell his building that will be under the towering new project.

Other developers in this area agreed to Hollywood Heritage's 'Alternative to Demo' plan to build behind the original buildings, in order to protect them... There is ample space behind the Whitley Ave buildings. They go very far back.

The communities were handicapped by the developer walking away.

If a TOC project wipes out RSO housing and wipes out more AFFORDABLE than it creates, is it worth destroying 'Historic Contributor' buildings that were on their way to be protected, and a historic Hollywood neighborhood for them?

Is it worth granting the likes of 70% double density bonuses and ignoring prohibitive zoning that only allows 35% density, that is ultimately for the public's health and safety??

And why is the city so quick to allow destruction of a potential 'eligible' historic resource that given time and properly surveyed, could be nominated and a beautiful building, inside and out (it is totally stunning inside too) potentially saved, when their own 'Preservation Policies and Goals' (see below) state they should be protected?

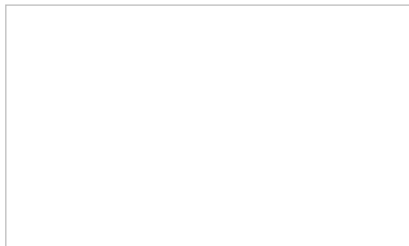
Why is the city so casually and carelessly turning over special, historic neighborhoods to developers to destroy, under the false pretenses of affordable housing, for public transit takers, when they won't supply anything near all the affordable lost, and unless there's signed contracts residents will not be allowed to own or drive cars, there will be plenty more cars in the area, on this steep hillside street, the developer knows this, and the parking he is building will never be enough.

Measure JJJ voters DID NOT VOTE FOR 70% DENSITY BONUSES for TOC projects.
The L.A. Tenants Union voted to oppose this project and THEY ARE MEASURE JJJ VOTERS
Measure JJJ voters voted for no less than 35% density bonuses.
The 70% DOUBLE DENSITY BONUS GIVEAWAYS are being doled out by the Planning Dept.

HISTORIC HOLLYWOOD... WHITLEY AVE.

The Main Entryway and 'Whitley Heights HPOZ Adjacent' original Whitley Heights Historic District...
Looking north towards Whitley Heights HPOZ (Whitley Terrace)

The City has approved DEMOLITION of [1920 Whitley Ave](#) on the right.....one of the ten 'Historic Contributors' circa 1920's and 1930's four story original historic buildings.



THE CITY HAS APPROVED DEMOLITION OF WHITLEY HEIGHTS 'HISTORIC CONTRIBUTOR' (circa 1922 building) [1920 WHITLEY AVE](#). ...WITH NO PUBLIC PARTICIPATION OR COMMUNITY INPUT.

[1920 WHITLEY AVE](#). IS ONE OF THE LAST REMAINING PROPERTIES FROM THE 'ORIGINAL WHITLEY HEIGHTS OCEAN VIEW TRACK DEVELOPMENT'.
(see photos attached)

The clock is ticking on 'Historic Contributor' [1920 Whitley Ave](#).

Whitley Ave. is a National Historic 'HPOZ Adjacent' and main entryway street, and part of an original Historic District...before the Whitley Heights HPOZ was established.

Ten buildings, including 1920 Whitley Ave. have been identified by Hollywood Heritage as 'Historic Contributors'....from the 1920's and 1930's...
1920 Whitley Ave is an RSO building and one of the last remaining homes from the Whitley Heights Original Ocean View Tract Development.

The project has been approved..... [1920 Whitley Ave](#). will be bulldozed, and new project has been granted a 70% DOUBLE Density Bonus for an oversized, out of scale and character building (see photos below in CurbedLA article) in a 'Very High Fire Severity Zone' where only a 35% Density Bonus is allowed, to prevent 'adverse impacts to public health and safety', and potential loss of way more affordable housing than any TOC's can supply, as CurbedLA article below explains.

Whitley Heights 'HPOZ Adjacent' Whitley Ave. appears to be quite a special and unusual case, and sadly, possibly a TOC sacrificial lamb, in the very early stages of the new TOC developments.
It appears problems that were not predictable, are now arising.

Should the planning dept. just rubber stamp all TOC projects, and ignore problems that come up?

Such as:

-THIS IS AN 'HPOZ ADJACENT' STREET (See Planning Policies and Goals for developing on 'HPOZ Adjacent' streets below)

-THIS IS AN HISTORIC AREA THAT WAS IN THE MIDST OF DECIDING, WITH THE COUNCIL DISTRICT OFFICE, ON SOLUTIONS TO EXPAND THE HPOZ, OR CREATE CONSISTENT ZONING MORE COMPATIBLE WITH THE HPOZ ZONING, TO PROTECT HOLLYWOOD HERITAGE'S TEN 'HISTORIC CONTRIBUTOR' BUILDINGS?

-MORE AFFORDABLE POTENTIALLY WILL BE LOST THAN GAINED IN THIS PARTICULAR AREA, AS THIS PROJECT WILL SET THAT PRECEDENT?

Isn't this all worth pausing and figuring out if destroying historic, affordable communities is worth the paltry trade off of affordable lost to the affordable TOC's will supply?

HOLLYWOOD HERITAGE'S (UNSUCCESSFUL) EFFORTS TO SAVE [1920 WHITLEY AVE](#). FROM DEVELOPER DEMOLITION

-Hollywood Heritage 'Alternative to Demo' Proposal..recommended developer build project behind original historic building as other developers in the area have done.

-HOLLYWOOD HERITAGE RECOMMENDED THAT AN EIR - CEQA REVIEW BE REQUIRED and The COMMUNITIES should DEMAND it....Since Proposed [1920 Whitley Ave](#). Project is in:

-A VERY HIGH FIRE HAZARD SEVERITY ZONE

-AN ALQUIST PRIOLO FAULT ZONE

-A SPECIAL GRADING ZONE

-A HILLSIDE ZONE

-A FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES

Hollywood Heritage's FIVE POINTS were a strong case to require an EIR....to make [1920 Whitley Ave](#). a **Safer Project**....

DISALLOW:

-Request for Height Increase of 11ft. (possibly more)

-Requests for More Than Allowed Units

-Request for Density Bonus (not permitted in a Very High Fire Severity Zone)

-Request for Unsafe Rear and Side Yard Reductions (no Emergency access in a Very High Fire Severity Zone)

-Request for a Roof Top Deck (intrusion to other close proximity residential buildings)

-ALL IGNORED.....

HOLLYWOOD HERITAGE LETTERS.....

---TO COUNCILMEMBER RYU---

Councilmember Ryu established his *support, respect and appreciation* for the retention of the Historic fabric of our **National level of significance District of Whitley Heights**.

He has personally focused attention on the 'quality of life' issues we endure.

We are sincerely grateful.

In support of the Whitley Heights Civic Association and in application of the LA Conservancy's

Best Practices for Neighborhood Conservation, Hollywood Heritage has drafted a request for a project 'ALTERNATIVE TO DEMOLITION'

1920 Whitley Ave is the type of older building stock that is an AFFORDABLE price point for many Hollywood residents.

The proposed new construction apartment building will be of a price point that excludes the level of residents who occupy our beloved older housing stock.

SUMMARY:

A SMALL LOT SUBDIVISION IN THE REAR OF THE PARCEL WITH RETENTION OF THE ORIGINAL STRUCTURE AS THE MOST COMPATIBLE ALTERNATIVE TO BE CONGRUENT WITH THE HIGH LEVEL OF HISTORIC INTEGRITY THAT REMAINS ON THE STREET.

Best Regards,
Hollywood Heritage, Inc.

---To Hollywood Hills West Neighborhood Council

Thursday July 6, 2017

To *Hollywood Hills West Neighborhood Council PLUM Committee:

Re: Require CEQA EIR review for '[1920 Whitley Ave](#)' project to Identify 'Alternatives to Demolition'

1. The proposed project is Adjacent to National Register Historic District Whitley Heights.

2. The proposed project is Adjacent to Historic Preservation Overlay Zone Whitley Heights.
3. Neighborhood Conservation: The historic streetscape remains intact. Streetscape retains strong integrity.
 - a. Allowing project demolition without providing Alternatives, sets a negative precedent for this streetscape with strong integrity.
 - b. Traffic, Parking, Intersection rated F; SAFETY (Whitley Ave/Franklin only 1 of 2 points of emergency exit for Whitley Heights)
4. Historic development patterns direct new construction to the rear of parcels.
 - a. HHWNC success with 1905 Grace project – new construction S.L.S. on rear of parcel.
 - b. Properties adjacent to [1920 Whitley Ave](#) developed the rear of their parcels.
5. A Small Lot Subdivision in the rear of the [1920 Whitley Ave](#) parcel is most compatible to the surrounding environs.

(*Project never got as far as HHWNC PLUM Committee, since developer refused to return to HHWNC....Refused Community Stakeholder/Neighborhood Council/Hollywood Heritage input)

---HOLLYWOOD HERITAGE PRESERVATION PROPOSAL SUMMARY---

The historic integrity of the streetscape can thus be preserved, by allowing the construction of a Small Lot Subdivision in the available open space (parking lot) behind [1920 Whitley Ave](#).'Alternative to Demo' Plan.

Historically, this is how new construction/development has been addressed in Hollywood.

The neighboring building to [1920 Whitley Ave](#). did the same, developed on the parking lot in the rear of the building.

There has also been success with [1905 Grace Ave.](#), the recently designated HCM, Stokes Mansion at Grace & Franklin, retention of the original house, with new construction being limited to the rear, empty parking lot, the developer and architect worked with the community at HHWNC meetings, and the project is architecturally respectful to the Stokes Mansion and to Whitley Heights HPOZ Historic District.

This is the best match to the fabric of our community.

The destruction and loss of the beautiful, older historic building, at the entryway to and so close to Whitley Heights, a Nationally Designated Hollywood Hills Historic HPOZ, will set precedents for other older Whitley Ave. 'HISTORIC CONTRIBUTOR' buildings being demolished, further compromising the Historic Integrity of the area and destroying buildings that are an affordable price point, displacing current residents, transforming an affordable community and causing displacement.

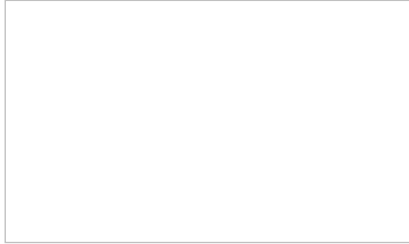
Hollywood Heritage's position is that an Environmental Impact Report (EIR) is necessary and should be demanded by the community.

ALL IGNORED

SUPPORT TO OPPOSE THIS PROJECT, AND/OR TO SAVE (RSO) [1920 WHITLEY AVE](#). FROM DEMOLITION, AND/OR TO ESTABLISH PROTECTIONS FOR THE 10 WHITLEY AVE. 'HISTORIC CONTRIBUTORS' HAVE COME FROM:

- HOLLYWOOD HERITAGE
- HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL
- THE L.A. TENANTS UNION
- UNITED NEIGHBORHOODS FOR LOS ANGELES
- THE WHITLEY AVE. COMMUNITY
- THE WHITLEY HEIGHTS HPOZ COMMUNITY
- THE WHITLEY HEIGHTS CIVIC ASSOCIATION..
- THE SURROUNDING HOLLYWOOD COMMUNITIES

Hollywood Heritage Conservation Project



Hollywood Heritage received outreach from neighborhood stakeholders to investigate the zoning for 10 original Hollywood Grand View tract parcels (building construction dates ranging from 1919 - 1928). Having determined the zoning is incompatible, Hollywood Heritage drafted a proposal for inclusion in the new Hollywood Community Plan to match the zoning of the Whitley Heights Historic District.

In support of Hollywood Heritage's proposal, Anastasia Mann, Hollywood Hills West NC President (HHWNC), wrote the following letter to Councilmember Ryu.

[Click here to read.](#)

CD4 and Hollywood Heritage Conservation Project Team met, discussed solutions for protections of the TEN Whitley Ave. 'Historic Contributors', including [1920 Whitley Ave.](#)

It was agreed there were a number of solutions that would give the 10 'Historic Contributors' better protections.

Among possible solutions were Downzoning Whitley Ave. or expanding the HPOZ to include Whitley Ave.

Before solution for protections were put in motion, the City APPROVED Demolition plans for 'Historic Contributor' [1920 Whitley Ave.](#) hit the fan ...with no Community or Neighborhood Council participation.

No solutions or plans for 'Historic Contributor' protections materialized.

The TEN Whitley Ave. properties, North of Franklin Ave., identified by Hollywood Heritage as 'Historic Contributors' of the original 'Whitley Heights Ocean View Tract' development.:

(Whitley Ave. was always part of Whitley Heights)

1930 Whitley Ave:	1923
1929-1933 Whitley Ave	1928 - Ojai Apartments, Historic Cultural Monument #842
1926 Whitley Ave:	1923
1921 Whitley Ave:	1925
1920-1924 Whitley Ave:	1921
1916-1918 Whitley Ave:	1921
1907 Whitley Ave:	1924
6561 Franklin Ave:	1919
6555 Franklin Ave:	1919
6551 Franklin Ave:	1919

There are only three non-contributing parcels on [Whitley Ave.](#):

1. [1912 Whitley](#): original structure from 1921 demolished, new building in 1987
2. [1936 Whitley](#): original structure from 1914 demolished, new building in 1965
3. [1944 Whitley](#): original structure from 1919 demolished, new building in 1964

Whitley Ave., north of Franklin Ave. was never 'surveyed'..

Whitley Ave. North of Franklin Ave. is Three different Zones..

The Zone at the TOP of Whitley Ave. is more compatible to the HPOZ zone and would give the 10 'Historic Contributors' more protections...

The Hollywood Heritage - Whitley Ave. 'Down-zone Proposal' requested:

1) DOWN-ZONING

–'Whitley Heights HPOZ Adjacent' Whitley Ave. 'Historic Contributor' zoning, be brought into more compatibility with the Whitley Heights HPOZ zoning at the top of Whitley Ave..... which is the lesser usage zone and closest to the HPOZto implement protections of the 'Historic District Contributors'

2) IMPLEMENTATION OF AN INTERIM CONTROL ORDINANCE (ICO).....

–To protect the identified parcels and allow proper analysis.

3) HPOZ COMPATIBLE ZONE CHANGE.....

– For Whitley Ave. and zoning change to be included in the Hollywood Community Plan Update.

CITY PLANNING HAS APPROVED project and [1920 WHITLEY AVE. DEMOLITION PLANS](#) with no Community,

Neighborhood Council, Hollywood Heritage or Public Participation... this has prevented possible solutions for protections of [1920 Whitley Ave.](#) and the nine other 'Historic Contributors' to ever materialize.

Historic Affordable Neighborhood Threatened By TOC Development..

"The New Rules Are Being Put To The Test In One Of Hollywood's Oldest Neighborhoods..

Are Older Rent Controlled Buildings In Trouble under LA's New Transit Density Policy?

CurbedLA

By [Elijah Chiland](#) Aug 31, 2018,

This 1920s (RSO) triplex is slated to be replaced with a new 24-unit complex.... in one of Hollywood's oldest neighborhoods is raising concerns among historic preservationists ..over a new policy designed to bring more affordable housing to areas near transit stops.

The project would require the demolition of a 1920s complex that sits across the street from the Whitley Heights [historic district](#).

"A historic neighborhood with those missing structures is like a broken smile," says John Girodo, vice president of preservation issues at [Hollywood Heritage](#).

Not only that, the new project will dwarf the low-slung multifamily buildings that have stood on the block for nearly 100 years, says Girodo, who lives across the street from the project site.

(Rendering of original project before the 70% double density bonus ..It is now five-seven stories, on a maximum four story street, plus a roof top deck....in a Very High Fire Severity Zone and other prohibitive zones area where only 35% density bonuses are allowed)

Girodo plans to appeal the development, but that won't be easy. Because the project was filed under the city's new transit oriented communities program, it qualifies for a simplified approval process.

Plans for the development were filed in March and have already been given the stamp of approval by the city's planning director.

"Usually I'm working with the developer on preservation issues," says Girodo.....
 "But with the TOC policy, there's no entry point to get to the table."

Girodo says the Whitley Heights project proves that the program's incentives will lead developers to replace apartments protected by the city's Rent Stabilization Ordinance —like the three units now slated for demolition—with pricey new housing complexes.

He points out that the developer is including the minimum number of affordable units required by California's Density Bonus Law...

TOC incentives that allow it to be taller by more than 20 feet and nearly twice as dense as what the neighborhood's zoning typically allows

"You're losing the historic fabric of the neighborhood, but there's no gain of affordable housing," says Girodo.

Girodo, says it's been a headache just to figure out how the new program works.

"The projects that get through when everything's not ready yet, are always the most devastating," he says.

The L.A. Tenants Union Opposes [1920 Whitley Ave.](#) Project.. Loss of [1920 Whitley Ave.](#) RSO building..

Precedent - setting TOC project causing potential 'Domino Effect' and loss of other 'historic contributor' affordable buildings on Whitley Ave. to more higher

density TOC projects that will not even closely supply the amount of affordable that will be lost.

To:

Councilmember Ryu

From:

The Los Angeles Tenants Union Hollywood Local

[6500 Sunset Blvd.](#)

Los Angeles, CA 90028

RE: [1920 Whitley Avenue](#)/ADM-2018-662-TOC

Councilman Ryu,

It has come to the attention that more RSO housing is endangered in the Hollywood area.

More buildings are threatened with demolition and new construction of yet more market rate housing.

Our local comprised of 200 members and friends have organized to push back against this type of displacement.

We took a unanimous vote to support UN4LA and their appeal against the proposed TOD project for this location.

Quite frankly councilman, we are tired of seeing our neighbors thrown out of their homes and market rate units sitting empty in their place.

We can no longer pretend that transit-oriented communities work.

We also have to stop ignoring the link between the push for transit-oriented development and homelessness.

If we are going to get serious about our homeless crisis, we have to stop ignoring the root cause.

We have lost over 22,000 RSO units while our homeless in the city have increased to over 30,000 in the same time frame.

Our communities have been gutted while our ridership on Metro is down across the board, so what exactly is all of this sacrifice for?

Our vacancy rates are now soaring to 12%-16% in Hollywood.

There is no reason to continue to push people of their homes for a system we hope will eventually work. This isn't real planning.

I hope that you and your staff will do the right thing and put the needs of the citizens over the needs of the private developers.

We can't continue to make bad decisions in the hopes that someday it will work out.

Thank you for your time,

Los Angeles Tenants Union

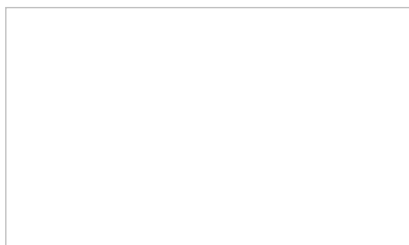
Hollywood Local

Whitley Ave ... Historic Hillside Zone

Looking north towards Whitley Terrace

The Main Entryway and 'Whitley Heights HPOZ Adjacent' original Historic District...

Whitley Heights HPOZ streets Padre Terrace and Emmett Terrace are on the left intersecting with Whitley Ave. and at the top of the Hill...at Whitley Terrace.



10/23/2018

City of Los Angeles Mail - SUPPORT APPEAL-Whitley Heights 'Historic Contributor' 1920 Whitley Ave - City Approved 'RSO' Demolition - No N...

THE TRAFFIC IN THIS AREA, IS SO BAD, AND WHITLEY AVE./WHITLEY HEIGHTS HAS BECOME SO INUNDATED WITH THROUGH TRAFFIC TO GET OVER TO THE 101 ON HIGHLAND, HOLLYWOOD BOWL STARTED A 'PILOT PROGRAM' AND HAS CLOSED OFF HIGHLAND ACCESS STREETS TO TRAFFIC, TO RESIDENTS TOO!!....

CAMROSE (WEST SIDE..HOLLYWOOD HEIGHTS SIDE OF HIGHLAND) AND MILNER (EAST SIDE WHITLEY HEIGHTS SIDE OF HIGHLAND)

UNFORTUNATELY, IT HAS MADE THINGS WORSE, AND PARALYZES THE WHOLE HOLLYWOOD AREA ON THESE NIGHTS AND RESIDENTS CANNOT GET TO THEIR HOMES DUE TO WHITLEY AVE., HIGHLAND, CAHUENGA, WILCOX, ETC ETC ETC AND FRANKLIN GRIDLOCK AND JAM UPS.

THE PILOT PROGRAM HAS FAILED..

THOSE STREETS CANNOT BE CLOSED OFF...

AND MOST OF HOLLYWOOD IS MAKING THIS KNOWN VIA E-MAILS AND PHONE CALLS TO COUNCIL DISTRICT OFFICES AND HOLLYWOOD BOWL..

ANGRY, FRUSTRATED DRIVERS ARE IGNORING RULES AND DRIVING IN ONCOMING TRAFFIC LANES ALL OVER ON THESE NIGHTS.

SOMEONE WILL GET HURT OR KILLED OR POSSIBLY DIE OF A HEART ATTACK IN THEIR CARS SITTING IN GRIDLOCK, WITH NO EMERGENCY VEHICLES ABLE TO GET TO THEM...

THIS NIGHTMARE IS ALL OVER THE 'NEXT DOOR' SITE..IT MUST BE EXPERIENCED TO BE BELIEVED.

HOW CAN WHITLEY AVE., A VERY STEEP HILLSIDE ZONE, VERY HIGH FIRE SEVERITY ZONE, SPECIAL GRADING ZONE, AND ALQUIST PRIOLO EQ FAULT ZONE, WITHSTAND ANY MORE CARS, DENSE DEVELOPMENTS AND WORSE, MORE DANGEROUS AND CHAOTIC TRAFFIC THAN ALREADY IS THE CASE HERE?

A HOLLYWOOD BOWL TRAFFIC PERSON NEARLY GOT KILLED STEPPING INTO THE FRANKLIN/WHITLEY AVE. TRAFFIC JAMMED UP INTERSECTION LAST WEEK. THIS IS SERIOUS.

BEFORE CITY DEPARTMENTS VOTE ON PROJECTS, THEY SHOULD BE REQUIRED TO GET IN CARS, YES CARS, BECAUSE THAT'S WHAT COMES THROUGH HERE, OR TRIES TO, ON JAMMED UP HOLLYWOOD BOWL NIGHTS, AND OTHER TIMES TOO, AND TRY TO DRIVE THROUGH THE NEIGHBORHOODS BEFORE THEY APPROVE PROJECTS THAT WILL MAKE THIS ALL DANGEROUSLY WORSE..

WHITLEY AVE. IS THE MAIN EMERGENCY ACCESS ENTRANCE AND EXIT INTO AND OUT OF WHITLEY HEIGHTS!

L.A. CITY PLANNING 'PRESERVATION POLICIES AND GOALS' FOR 'HPOZ ADJACENT' AVENUES AND STREETS....

L.A. City Planning Dept.'PRESERVATION POLICIES and GOALS':

Hollywood Community Plan Update

http://www.hhwnc.org/wp-content/uploads/2017/10/draft_hollywood_community_plan_may_2017.pdf

Policy

Page 5-1

P1.8.....Complimentary Design...

"ENCOURAGE THE DESIGN OF NEW BUILDINGS THAT RESPECT AND COMPLIMENT THE CHARACTER OF ADJACENT HISTORIC RESOURCES (P36, P37, P38)".....

[1920-22 Whitley Ave.](#) is WHITLEY HEIGHTS 'HPOZ ADJACENT'..

WHITLEY HEIGHTS HPOZ is an HISTORIC RESOURCE

Policy P1.1 ..Significant Neighborhoods and Districts.

SUPPORT THE PRESERVATION OF CULTURALLY SIGNIFICANT NEIGHBORHOODS AND DISTRICTS. (P28, P29, P30, P31)

P1.2Adaptive reuse.

PROMOTE THE PRESERVATION AND ADAPTIVE REUSE OF EXISTING BUILDING STOCK ESPECIALLY FOR DESIGNATED OR 'ELIGIBLE HISTORIC RESOURCES'. (P65)

1920 Whitley Ave. and the 9 other 'Historic Contributors' are 'ELIGIBLE HISTORIC RESOURCES'Since a Whitley Ave.-Hollywood Heritage Conservation Team, supported by HHWNC and WHCA, met with Councilmember Ryu regarding possible expansion of the Whitley Heights HPOZ or bringing Whitley Ave all into the less usage ZONE at the top of Whitley Ave. hill, into a consistent, more complimentary to the HPOZ Zone..to protect the TEN 'Historic Contributors' from demolition.

Since Whitley Ave. was never 'surveyed' it's zoning is inconsistent and it comprises THREE ZONES from north of Franklin Ave. to the top of the Whitley Ave. Hill where the part of the HPOZ is at Whitley Terrace.

Another possible option was expanding the HPOZ..

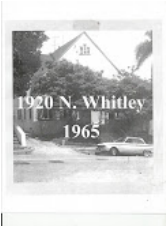
For these reasons 1920 Whitley Ave. and the other NINE 'Historic Contributors' would be considered 'Eligible Resources'

THE CITY APPROVED DEMOLITION FOR [1920 WHITLEY AVE.](#) BEFORE ANY OF THESE POSSIBLE PRESERVATION SOLUTIONS MATERIALIZED.

3 attachments



Whitley Heights view south.jpeg
77K



1920 Whitley Ave - (1965).jpg
817K



Whitley Heights view south.jpeg
77K

Bill Miller <nyc.bill@aol.com>
To: nyc.bill@aol.com

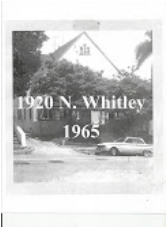
Mon, Oct 22, 2018 at 2:09 PM

[Quoted text hidden]

3 attachments



Whitley Heights view south.jpeg
77K



1920 Whitley Ave - (1965).jpg
817K



Whitley Heights view south.jpeg

77K



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Avenue

Brian Dyer <bwdyer@hotmail.com>

Tue, Sep 4, 2018 at 12:14 PM

To: "nuri.cho@lacity.org" <nuri.cho@lacity.org>

Ms. Cho,

Although a member of the Hollywood Hills West Neighborhood Council Board, specifically Area 3 in which the project will be built, I do not believe the design of the building lends itself positively to an historic area of the City. Although I like the Architects other designs, he will use the historic structures to frame his modern vision disrupting the street scape. Also, ironically, one of the renderings does a bicyclist traveling up Whitley terrace, something of which I have never seen in my more than 25 year residency of the area, for it is one of the steepest in the City and could not be built at its grade in this day and age.

Please reconsider the project.

Sincerely

Brian Dyer



Nuri Cho <nuri.cho@lacity.org>

Request for 1920 Comment Period Extension ADM-2018-662-TOC

Brian Dyer <area3chair@hhwnc.org>

Thu, Sep 6, 2018 at 1:09 AM

To: Nuri Cho <nuri.cho@lacity.org>

Cc: Brian Dyer <area3chair@hhwnc.org>, Mindy Nguyen <mindy.nguyen@lacity.org>, Anastasia Mann <president@hhwnc.org>, David Ryu <councilmember.ryu@lacity.org>, Alice Roth <alice.roth@lacity.org>, Nicholas Greif <nicholas.greif@lacity.org>, Emma Howard <emma.howard@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, "Orrin Feldman (ofeldman@pacbell.net)" <ofeldman@pacbell.net>

Thank you, Nuri,

This process is all very new to everyone. I know you are only responding with Planning's interpretation of JJJ's TOC.

However, I do not know if the writers/adopters of the Municipal code understood mail delivery in Los Angeles within a 14 day window. Or even electronic posting, which I mentioned, in the case of 1920 Whitley, is still nowhere evident on Planning's webpages, an official City webpage.

To "mail" to the HHWNC the LOD relies on the US Postal office (which, in my neck of the woods, 90028, described as a "training route,") may take at least seven business days, which would require HHWNC, or any neighborhood council to voluntarily, 1.) daily retrieve their email for any correspondences from Planning, after seven days, 2.) sit down and write to their stakeholders a singular email (only one of many) on the decision, which 3.) gives stakeholders about three days to respond in a comprehensive legal manner not known to their understanding, before the deadline Municipal deadline.

In other words, the deck is stacked against the neighborhood council and the residents it represents (not the businesses) with an impossible timeline which favors the developer and its' case load of Planning.

In the case of 1920 Whitley, our neighborhood gets nothing with this TOC decision which is supposed to supply affordable housing. How can 1920 Whitley, which is an RSO building, only retain three "affordable units," which may or may not equal the same rate as all the residents in an RSO building (how many RSO units will be lost? All units now are RSO, and what is left is three?. The developer gets to more than double his take on rents, disrupt the design of the neighborhood, and claim he is helping market rate affordability with his project when it clearly does not. This goes against the understanding of the voters who backed the purpose of JJJ.

Please include these comments in the file.

Best,

Brian Dyer.

From: Nuri Cho [mailto:nuri.cho@lacity.org]

Sent: Tuesday, September 4, 2018 2:08 PM

To: Orrin Feldman <vicepresident@hhwnc.org>

Cc: Brian Dyer <area3chair@hhwnc.org>; Mindy Nguyen <mindy.nguyen@lacity.org>; Anastasia Mann <president@hhwnc.org>; David Ryu <councilmember.ryu@lacity.org>; Alice Roth <alice.roth@lacity.org>; Nicholas Greif <nicholas.greif@lacity.org>; Emma Howard <emma.howard@lacity.org>; Christina Toy <christina.toy-lee@lacity.org>

[Quoted text hidden]

[Quoted text hidden]



Nuri Cho <nuri.cho@lacity.org>

DIR-2017-1073-TOC 1920 Whitley

Brian Dyer <bwdyer@hotmail.com>

Thu, Oct 4, 2018 at 2:10 PM

To: Nuri Cho <nuri.cho@lacity.org>, Mindy Nguyen <mindy.nguyen@lacity.org>

Dear Ms. Nguyen and Ms. Cho,

I hope you had a pleasant Labor Day,

I previously sent you an email as the Area 3 Chair of Hollywood Hills West Neighborhood Council. I am sending this as a private citizen.

It is my understanding that CRA/LA has recently posted a memo stating " While there are ongoing discussions with the Department of City Planning and the Office of City Attorney, CRA/LA has determined that the density limits contained in the redevelopment plans are not superseded by Measure JJJ and the implementing TOC Ordinance." http://www.crala.org/internet-site/upload/TOC_Density_Bonuses.pdf.

I am not sure if this applies to the project DIR-2017-1073-TOC at 1920 Whitley. Whether or not it does, my objection is to the design. While I do like the architect's work, it does go against what is currently in the neighborhood. With many homes in the area on the National Historic Registry, when many areas were considered for Historical Relevance, this design is abrupt, disrupting inappropriate to the area. In fact, it uses the neighborhood to "stand out" or be framed by what is historically in place. Also, the renderings are inadequate to the slope of the hill. In my 30 years as a resident, I have never seen a bicyclist go up Whitley, which could never be built today because it is too steep.

In short, the design the Planning Department put its stamp upon is at great disregard to the neighborhood and residents currently living there.

Respectfully,

Brian Dyer

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

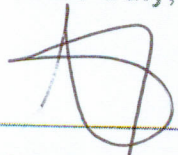
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Ana Garces

Address:

1921 Whitley Ave
#16 LA CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name: Michael Paul

Address: 1921 Whitley Ave #5
LA CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

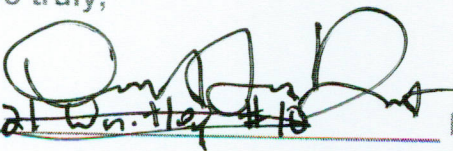
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

 Anthony Ducret

Address: 1921 Whitley #10
Los Angeles, CA
90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

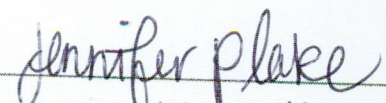
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,

 _____ Print Name: Jennifer Plake
Address: 1921 Whitley Ave #4, LA CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

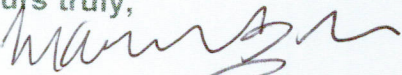
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Mary Brown

Print Name: William Brown

Address:

1921 Whitley Ave #6
Los Angeles CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

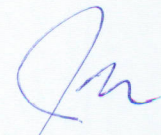
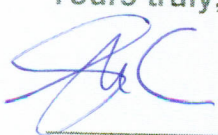
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Sarah Calixto
Jose Ramon Calixto

Address:

1921 Whitley Ave
Apt. 8
Los Angeles, CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,

Michael Fassault Print Name:

Address:

1921 Whitley Ave. #12
Los Angeles, CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

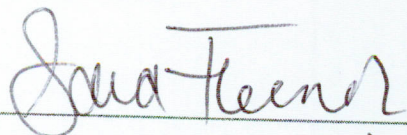
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Sara Fleener

Address:

1921 Whitley Ave #13

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

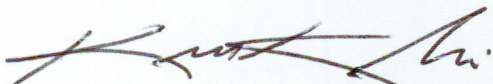
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name: KEITH KLEIN

Address: 1921 WHITLEY AVE #14

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

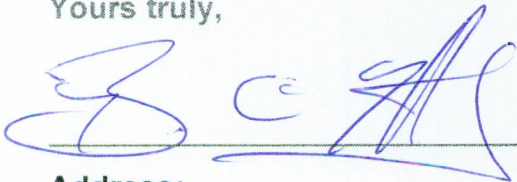
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Bruce Hood

10/18/18

Address:

I AM THE TENANT LIVES AT 1920 WHITLEY AVE. I AM IN SUPPORT OF THE PROJECT AND UPON COMPLETION I WOULD LIKE TO MOVE BACK IN TO THE RESIDENCE,

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

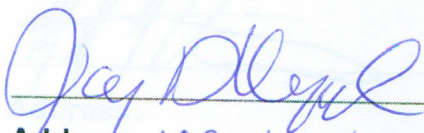
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Jay Muggli

Address:

1921 Whitley Ave #20
Los Angeles, CA 90068

October 18, 2018

Ms. Nuri Cho

City of Los Angeles

Central Project Planning Division

Department of City Planning

200 N Spring Street Room 621

Los Angeles, CA 90012

Re: 1920 Whitley Apartments 1920 Whitley Ave LA 90068

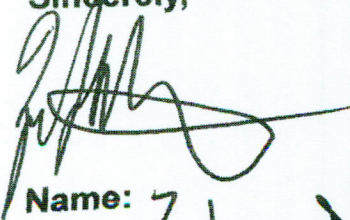
Proposed 24 unit Multi Family Development

I would like to confirm my support for the proposed 24-unit multi-family development at 1920 Whitley Ave LA 90068. The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and surrounding area.

I am in full support of the proposed WTARCH Warren Techentin architecture and design. The project conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and specific plans. The proposed project will improve the quality of life for new residents and add additional rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Deutsch', with a stylized, flowing script.

Name: Zachary Deutsch.

October 18, 2018

Ms. Nuri Cho

City of Los Angeles

Central Project Planning Division

Department of City Planning

200 N Spring Street Room 621

Los Angeles, CA 90012

Re: 1920 Whitley Apartments 1920 Whitley Ave LA 90068

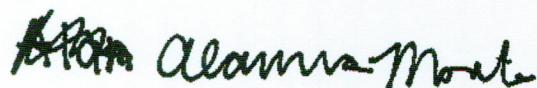
Proposed 24 unit Multi Family Development

I would like to confirm my support for the proposed 24-unit multi-family development at 1920 Whitley Ave LA 90068. The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and surrounding area.

I am in full support of the proposed WTARCH Warren Techentin architecture and design. The project conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and specific plans. The proposed project will improve the quality of life for new residents and add additional rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Alanna Montero". The signature is written in a cursive, flowing style.

Name: Alanna Montero

October 18, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N Spring Street Room 621
Los Angeles, CA 90012

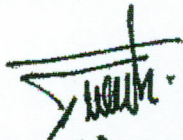
Re: 1920 Whitley Apartments 1920 Whitley Ave LA 90068
Proposed 24 unit Multi Family Development

I would like to confirm my support for the proposed 24-unit multi-family development at 1920 Whitley Ave LA 90068. The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and surrounding area.

I am in full support of the proposed WTARCH Warren Techentin architecture and design. The project conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and specific plans. The proposed project will improve the quality of life for new residents and add additional rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission.

Sincerely,



Name: *Ricardo Theriazi*

October 18, 2018

Ms. Nuri Cho

City of Los Angeles

Central Project Planning Division

Department of City Planning

200 N Spring Street Room 621

Los Angeles, CA 90012

Re: 1920 Whitley Apartments 1920 Whitley Ave LA 90068

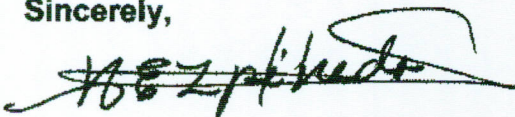
Proposed 24 unit Multi Family Development

I would like to confirm my support for the proposed 24-unit multi-family development at 1920 Whitley Ave LA 90068. The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and surrounding area.

I am in full support of the proposed WTARCH Warren Techentin architecture and design. The project conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and specific plans. The proposed project will improve the quality of life for new residents and add additional rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission.

Sincerely,



Name: Nieves Edit Zelaya de Pineda.

October 18, 2018

Ms. Nuri Cho

City of Los Angeles

Central Project Planning Division

Department of City Planning

200 N Spring Street Room 621

Los Angeles, CA 90012

Re: 1920 Whitley Apartments 1920 Whitley Ave LA 90068

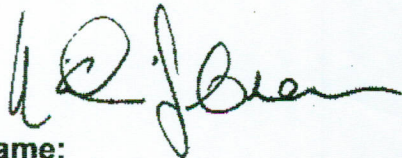
Proposed 24 unit Multi Family Development

I would like to confirm my support for the proposed 24-unit multi-family development at 1920 Whitley Ave LA 90068. The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and surrounding area.

I am in full support of the proposed WTARCH Warren Techentin architecture and design. The project conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and specific plans. The proposed project will improve the quality of life for new residents and add additional rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission.

Sincerely,



Name:

Maria E. Zinler

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

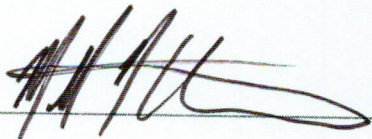
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name: MATTHEW HOERL

Address:

1921 WHITLEY AVE., APT. 18
LOS ANGELES, CA 90068

P.S. THIS WILL BE A BEAUTIFUL ADDITION TO WHITLEY HEIGHTS. VERY MUCH NEEDED.



Nuri Cho <nuri.cho@lacity.org>

Request for 1920 Comment Period Extension ADM-2018-662-TOC

Brian Dyer <area3chair@hhwnc.org>

Mon, Sep 3, 2018 at 6:52 PM

To: Nuri Cho <nuri.cho@lacity.org>, Mindy Nguyen <mindy.nguyen@lacity.org>

Cc: Orrin Feldman <vicepresident@hhwnc.org>, Anastasia Mann <president@hhwnc.org>, David Ryu <councilmember.ryu@lacity.org>, Alice Roth <alice.roth@lacity.org>, Nicholas Greif <nicholas.greif@lacity.org>, Emma Howard <emma.howard@lacity.org>

Hi Ms. Nguyen and Ms. Cho,

I hope that you had a pleasant Labor Day Holiday.

I would like to request a two week extension for public comment on ADM-2018-662-TOC. As the Letter of Determination has not populated since it's writing yet on Planning's Website on August 16, 2018 : <https://planning.lacity.org/pdiscaseinfo/Caseld/MjE4Nzkz0>. And especially, since the month of August left many out of town. This leaves my stakeholders, citizens in the Area, without official notification of the resulting determination. It is understood that, as JJJ moves forward, there are communication bugs to be worked out. Let us say that this is a Beta test case for the new process in how the City can adequately post within the new JJJ timeline.

I am copying in Anastasia Mann, President of Hollywood Hills West Neighborhood Council; Orrin Feldman, PLUM Chair, Neighborhood Council, and the respective parties of Councilmember David Ryu's office.

Thank you.

Best,

Brian Dyer
Area 3 Chair
Hollywood Hills West Neighborhood Council



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Ave

Berosini, Fonda <Fonda.Berosini@abc.com>
To: "nuri.cho@lacity.org" <nuri.cho@lacity.org>

Tue, Sep 4, 2018 at 4:26 PM

Dear Councilman Ryu,

I'm writing to express my opposition to the development project planned for [1920 Whitley Ave](#), which is a historic building at the gateway of the historic Whitley Heights. It should be preserved like the rest of Whitley Heights. It was built in the early 1920s along with 9 other houses in the direct vicinity. Creating a high-density building in this already over-crowded area will affect the quality of life for the whole neighborhood, creating even more congestion and stress. Not to mention the sound pollution that will be created by the roof-top deck that is planned for this building.

Please don't allow this project to move forward.

Thank you,

Fonda Berosini

Executive Director

Digital Media Communications



500 S. Buena Vista St. Burbank CA 91521-4585

p: 818.460-7207 | m: 818.441.4983

Fonda.Berosini@disney.com



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley HISTORIC HOUSE

Greg Orson <greg.orson@gocasting.com>

Thu, Sep 6, 2018 at 2:59 PM

To: nuri.cho@lacity.org

Cc: Greg Orson <gocasting@aol.com>

Please do not allow our history in Whitley Heights to be destroyed.
the building at 1920 Whitley is historic. What a shame to rip it down right before it turns 100.
Our community can not handle more parking. There is not ample parking for more people.

The building proposed is too modern and out of scale to our neighborhood.

I encourage you to stop this historic house from being torn down.

Thank you to your attention to this matter.

Best,

Greg Orson

2000 Grace Ave.

LA, CA 90068



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Ave - WE MUST HAVE AN EXTENSION

Jeff McDonough Music <music4picture@gmail.com>

Tue, Sep 4, 2018 at 4:06 PM

To: Nuri.cho@lacity.org

Hello,

I live on the same block as this building. I am a 35 year resident of Hollywood and active in Area 3 and the Hollywood Hills West Neighborhood Council.

The dealings on this project are very sleazy and possibly illegal. We were informed ***last Thursday*** of a deadline ***of today*** for getting an extension to object.

We have found out that the double density bonus give away than allowed in this very high fire severity zone that only allows a 35% density bonus and they're getting a 70% bonus!!!

Is NOT what voters voted for..

It's the development on steroids Planning Dept. deciding to give that much density bonus!!!

Which is dangerous in all the prohibitive zones we're in

There are many of us and we are not happy with how this and we are being treated. We will not go quietly into the night on this. You must do something to address this.

Sincerely,

Jeff McDonough

90068 zip code. Whitley Ave.



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Avenue

Jim Geoghan <bangzoomer@aol.com>
To: nuri.cho@lacity.org

Tue, Sep 4, 2018 at 2:22 PM

The planned building on 1920 Whitley Ave will not only serve to begin the end of vintage neighborhoods but add more traffic to streets that are at a standstill much of the time. As a former traffic chair, Whitley Heights Homeowners Association member and 30 year resident I urge you to put a stop to this. There are so many other things Major Garcetti's friends can do with their money.

Best regards,
Jim Geoghan, 6603 Whitley terr

Sent from my iPhone



Nuri Cho <nuri.cho@lacity.org>

SAVE 1920 WHITLEY AVE

Julian Goza <goza.julian@gmail.com>

Thu, Sep 6, 2018 at 1:20 PM

To: councilmember.ryu@lacity.org

Cc: cd4.issues@lacity.org, nuri.cho@lacity.org

To Council Member Ryu and colleagues/associates,

It was recently brought to my attention that a developer has proposed demolishing a building located at [1920 Whitley Ave.](#) This address is one of the last remaining homes from the Whitley Heights original Ocean View Tract Development (nearly 100 years old!), and one of 10 buildings identified by Hollywood Heritage as "Historic Contributors."

In demolishing the building and replacing it with a larger structure, this new development will not only affect the remaining architectural & spatial integrity of the neighborhood, but will further exacerbate traffic in an area (specifically on Franklin Ave., from Highland Ave. to Cahuenga Ave.) that is already well beyond capacity for a two-lane street.

Please help maintain what's left to maintain of Whitley Ave. The space itself cannot accommodate such density.

Thanks for your time, and for listening.

I trust you'll make the right decision.

All the best,
Julian Goza
[1936 Whitley Ave.](#)
[Los Angeles, CA 90068](#)



Nuri Cho <nuri.cho@lacity.org>

Opposition to redevelopment of 1920 Whitley Ave.

Linda Berman <lindab22@me.com>

Tue, Sep 4, 2018 at 2:14 PM

To: nuri.cho@lacity.org

As a resident on Emmet Terrace, which abuts the building at 1920 Whitley Ave., I must express my deep disapproval of allowing a 67 foot building in this historic neighborhood.

Not only will this be an eyesore, but it is dangerous and will add too many residents and vehicles to an already crowded street.

I bought my house in Whitley Heights because it was full of beautiful homes and not populated with apartment buildings and condos. To allow this type of structure is to lower the value of all of our homes for the benefit of one owner. There is not one neighbor I've spoken to who is in favor of this monstrosity going up in our area and it should NOT be allowed.

Sincerely,

Linda Berman
6676 Emmet Terrace



Nuri Cho <nuri.cho@lacity.org>

Opposition to the new 1920 Whitley Apartment Development

Michael Munoz <michaelmunozsocal@yahoo.com>

Tue, Sep 4, 2018 at 5:29 PM

To: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Cc: "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>, "alice.roth@lacity.org" <alice.roth@lacity.org>, "emma.howard@lacity.org" <emma.howard@lacity.org>, "nicholas.greif@lacity.org" <nicholas.greif@lacity.org>, "sarah.dusseault@lacity.org" <sarah.dusseault@lacity.org>, "rachel.fox@lacity.org" <rachel.fox@lacity.org>, "nuri.cho@lacity.org" <nuri.cho@lacity.org>, "cd4.issues@lacity.org" <cd4.issues@lacity.org>, Michael Munoz <michaelmunozsocal@yahoo.com>

Dear Councilman Ryu,

I'm writing to express my opposition to the development project planned for [1920 Whitley Ave](#), which is a historic building at the gateway of the historic Whitley Heights. It should be preserved like the rest of Whitley Heights. It was built in the early 1920s along with 9 other houses in the direct vicinity. Creating a high-density building in this already over-crowded area will affect the quality of life for the whole neighborhood, creating even more congestion and stress. Not to mention the sound pollution that will be created by the roof-top deck that is planned for this building.

Please don't allow this project to move forward.

Thank you,

Michael A. Munoz
[6737 Whitley Terrace](#)
Los Angeles, CA.90068



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Avenue

Schelley Kiah <sch.kiah@pacbell.net>

Tue, Sep 4, 2018 at 5:06 PM

Reply-To: Schelley Kiah <sch.kiah@pacbell.net>

To: "nuri.cho@lacity.org" <nuri.cho@lacity.org>

I am a Whitley Heights homeowner for 20 years who lives less than 100 yds from 1920 Whitley Ave and I am vehemently opposed to the increase in density, congestion and the loss of RSO units that will result if this project goes through. LA is not experiencing a housing shortage. It's an affordable housing **crisis** that needs urgent attention. And this development does nothing to address that.

Aside from the fact that it ignores the architectural integrity of the adjacent historically preserved Whitley Heights community, it will result in undo stress on an already overburdened infrastructure. There have been two water main breaks on Grace and Franklin Avenues. The first was a block away on Franklin Ave within the last year – and the most recent one on Grace Ave at Franklin just 6 weeks ago. And has consideration been given to the approved building of 3 townhomes, the refurbishment and occupation of a 4000sf house also a block away and the approved new hotel to be built at [1920 Wilcox Avenue](#) 2 blocks away??? Not to mention that this address is located in a high fire severity zone and is part of the Hillside Community zone.

The developers for 1920 Whitley Ave met with the Area 3 committee in the last 10 months. They left it that they would consider stakeholder comments (which were vociferously against though some were in favor of modifications) and would return for further discussion incorporating community input. That did NOT happen. The next we heard of the project it had been reclassified under the TOC Guidelines – thus eliminating the need for an EIR and further community voice. I believe if you further examine the acceptance of JJJ, it is obvious that voters did not agree to giving up the opportunity to maintain a quality of life for their communities!!!

We just found out yesterday that today is the deadline for comments. This project should not be considered until more time for community response is granted. Really, what do you have to lose?!?!

Regards

Schelley Kiahj



Nuri Cho <nuri.cho@lacity.org>

1920 Whitley Ave.

Susan Winsberg <susanwinsberg@sbcglobal.net>
Reply-To: Susan Winsberg <susanwinsberg@sbcglobal.net>
To: "nuri.cho@lacity.org" <nuri.cho@lacity.org>

Mon, Sep 3, 2018 at 10:53 PM

Dear Ms. Cho,

I just learned that the plans for demolition of an original Whitley Heights tri-plex at [1920 Whitley Avenue](#) are to be carried through, and an over-sized 66'7" structure with a noise pollution generating roof-top deck is to be built in its place. This is dramatically incongruent with the fabric of the neighborhood, and will over-strain the infrastructure as well.

To destroy a beautiful, charming example of multi-family housing, constructed in 1921 in the French Normandie style, and still in excellent condition, is a travesty. Its proposed replacement project contains identified components that lower the quality of life for the surrounding neighborhood, and actually *displaces* affordable housing, instead of adding it. That is a move in the wrong direction.

Because this project is under the veil of the "TOC ordinance," it is precedent setting. It creates a possible domino effect of all these lovely old Hollywood houses on Franklin and Whitley Avenues being demolished and their tenants displaced. What a tragedy that would be, to erase the history and charm of this original Hollywood neighborhood, a neighborhood recognized at the national level of significance, as a National Register Historic District. Please do not let us become a generic, cookie-cutter Anytown, USA. I shudder at the thought.

I also fear that if this precedent is set, all of us who live here now might be displaced when our buildings are knocked down to build luxury apartments that we won't be able to afford, and we'll lose our home forever. I have lived here for 27 years and am frightened and deeply saddened at the thought.

Ms. Cho, you are in a position to do something about this. Please, please don't let this happen. This one demolition could set a precedent that we will NEVER recover from.

Thank you for your time,

Susan Winsberg
6536 Franklin Ave., apt. 1
Los Angeles, CA 90028
[213-446-0362](tel:213-446-0362)

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

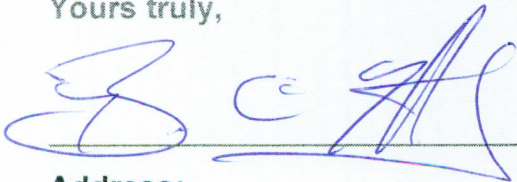
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Bruce Hood

10/18/18

Address:

I AM THE TENANT LIVES AT 1920 WHITLEY AVE. I AM IN SUPPORT OF THE PROJECT AND UPON COMPLETION I WOULD LIKE TO MOVE BACK IN TO THE RESIDENCE,

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

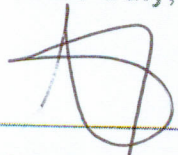
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Ana Garces

Address:

1921 Whitley Ave
#16 LA CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name: Michael Paul

Address: 1921 Whitley Ave #5
LA CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

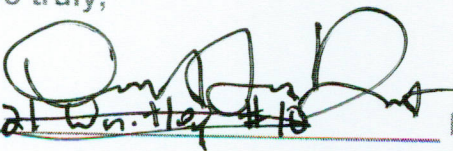
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

 Anthony Ducret

Address: 1921 Whitley #10
Los Angeles, CA
90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

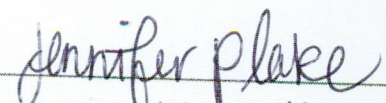
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,

 _____ Print Name: Jennifer Plake
Address: 1921 Whitley Ave #4, LA CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

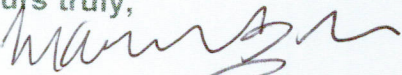
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Mary Brown

Print Name: William Brown

Address:

1921 Whitley Ave #6
Los Angeles CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

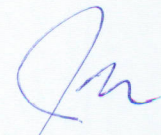
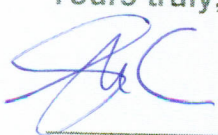
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Sarah Calixto
Jose Ramon Calixto

Address:

1921 Whitley Ave
Apt. 8
Los Angeles, CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,

Michael Fassault Print Name:

Address:

1921 Whitley Ave. #12
Los Angeles, CA 90068

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

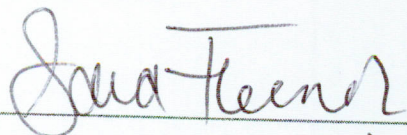
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name:

Sara Fleener

Address:

1921 Whitley Ave #13

October 4, 2018

Ms. Nuri Cho
City of Los Angeles
Central Project Planning Division
Department of City Planning
200 N. Spring St., Room 621
Los Angeles, CA. 90012
T: (213) 978-1177

Re: 1920 Whitley Avenue, Los Angeles, CA 90068

Proposed 24 unit Multi-Family Development

DIR-2017-1073-TOC

Dear Ms. Cho,

I would like to support the 24 unit multi-family development located at 1920 Whitley Avenue Los Angeles, CA 90068.

The proposed project will beautify the entire block into the gateway of Whitley Heights along with enhancing the community and the surrounding area and neighborhood.

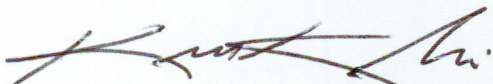
I am in full support of the Architecture and design by WTARCH Warren Techentin, AIA.

The project conforms to the purpose, intent and provisions of The General Plan, the applicable community plan and specific plans.

The proposed project will improve the quality of life for the new residents and add additional new rental units with much needed parking.

We look forward to the approval of the proposed project as presented to the Planning Commission. We are in full support of the project.

Yours truly,



Print Name: KEITH KLEIN

Address: 1921 WHITLEY AVE #14

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. 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.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need 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.

Channel Law Group, LLP

8200 Wilshire Blvd.
Suite 300
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III *
JAMIE T. HALL **
CHARLES J. McLURKIN

*ALSO Admitted in Colorado
**ALSO Admitted in Texas

October 25, 2018

VIA PERSONAL DELIVERY

Members of the City Planning Commission
and, Mr. Oliver Netburn, City Planner
Mr. Nichols Hendricks, Senior City Planner
Ms. Joann Lim, City Planning Associate
City of Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, CA 90012
oliver.netburn@lacity.org

Re: 1546-1550 S. Orange Grove Avenue, DIR-2018-894-TOC; ENV-2018-895-CE

Dear Members of the Planning Commission and Mr. Netburn, Mr. Hendricks, and Ms. Lim:

This firm represents the Picfair Neighbors for Responsible Development. This letter is drafted to further respond to the Staff Report issued for the appeal of the proposed development project at 1546-1550 S. Orange Grove Avenue ("Project").

A. The Q Conditions for the Subject Property Are Not Overridden by the City's Transit Oriented Development Guidelines and/or Measure JJJ

For the following reasons, the Q Conditions adopted by the City for the subject property are not moot:

1. When City Council meant to override Q conditions they knew how to do it. For example, see downtown adaptive reuse ordinance which specifically overrides the downtown zone's Q conditions which can be found at <http://ladbs.org/docs/default-source/publications/ordinances/adaptive-reuse-ordinance---l-a-downtown-incentive-areas.pdf?sfvrsn=7>. They did not explicitly preempt such conditions in this instance.

RECEIVED
CITY OF LOS ANGELES

OCT 25 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

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

FILE COPY

ORIGINAL

Basic tenants of statutory construction militate a reading of the ordinance that preserves the Q conditions in the absence of specific language preempting them.

2. Similarly, nothing in Measure JJJ authorizes the overriding of any specific ordinance or plan.
3. The City Charter section 558 prohibits the amendment or repeal of ordinances concerning the change of any zones or districts for the purpose of regulating the use of land or for any zoning or land use ordinances concerning permissible uses, height, density, bulk, etc. without the appropriate CPC and Council findings (as required by City Charter 556 and 558) including specific findings regarding "substantial conformance with the purposes, intent and provisions of the General Plan". This was intended to ensure that upzoning, particularly to carefully detailed neighborhood specific zones, could not be done EXCEPT in the context of the General Plan. So, the overriding of Q or any other specific zoning could NOT be mandated by Guidelines from Planning or by "interpretation" of Measure JJJ or its accompanying ordinance. Overriding any specific zoning requires far more under the Charter in terms of specificity and transparency and the City will have exceeded its legal authority if it accepts the interpretation of the Planning Department that the TOC Guidelines override all City zoning.

B. Measure JJJ Does Not Authorize Density Requested by Applicant; TOC Guidelines are Inconsistent with Measure JJJ

The City's Transited Oriented Community Guidelines go beyond what Measure JJJ authorized. The ONLY incentive in the voter approved Measure JJJ is "residential density at rates that shall meet or exceed a 35% incentive." The TOC Guidelines are not consistent with the statute adopted by the voters. See <http://planning.lacity.org/StaffRpt/InitialRpts/DIR-2017-1914.pdf>.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

FILE COPY

RECEIVED
CITY OF LOS ANGELES

#8

OCT 25 2018

ORIGINAL

CITY PLANNING DEPT.
AREA PLANNING COMMISSION



VANOS ARCHITECTS INC.

ORANGE GROVE
LOFTS

1733 S. La Cienega Blvd. L.A. CA 90035
(310) 260-0183 (310) 260-0196
www.vanosarchitects.com

PROJECT INFORMATION: OWNER:
Lanai Development
1550 Wilshire Blvd. #100
Los Angeles, CA 90024
Contact: Fred Larios
(310) 370-0892

PROPERTY INFORMATION:
1545-1555 S. Orange Grove Ave.
Los Angeles, CA 90019
APN: 5068-025-015 A16
Zoning: C2-2 (C2-1.5)
Lot Area: 13,774 sq ft

PROJECT TEAM:
SURVEY:
Ronald Corrales, P.E.
2049 Reed Ave.
Culver City, CA 90232
Contact: Ronald Corrales
rccor@earthlink.net
(310) 558-3508

GEOTECHNICAL:
Geo-Consult, Inc.
14428 Hampton St. #200
Van Nuys, CA 91411
Contact: Scott J. Uehler
suehler@geotechnical.com
(818) 994-8999

CIVIL:
Civilland Engineering, Inc.
2180 Foothill Way
Burbank, CA 91501
Contact: Juan Chiu
jchiu@earthlink.net
(818) 748-2828
(818) 798-5544

STRUCTURAL:
MFE
17547 Ventura Blvd. Ste 302
Encino, CA 91436
Contact: Kurt Fischer
kfischer@earthlink.net
(818) 874-1445

LANDSCAPE:
Studio 1602
11520 W. Washington Blvd.
Los Angeles, CA 90048
Contact: Payam Bati
pbat@studio1602.com
(310) 885-1884
(310) 825-2959

MEP / TITLE 24:
Lewis Ross Architects
9451 Reseda Blvd., Ste 200
Northridge, CA 91324
Contact: Travis Pimento
travis@lewisross.com
(818) 886-2190
(818) 886-2131

METHANE:
Chenier Analytical, Inc.
608 Halsey St.
San Mateo, CA 94405
Contact: Luann
luann@chenier.com
(650) 528-8532
(650) 585-8081

WATERPROOFING:
SHORING:

No.	Description	Date

RENDERING

Project number
Date
Drawn by
Checked by
Author
Checker
PL0.4.1
Scale

10/24/2018 11:56:17 AM



VANOS ARCHITECTS INC.

ORANGE GROVE LOFTS

1733 S. La Grange Blvd. L.A. CA. 90035
(310) 260-0183 (310) 260-0184
www.vanosarchitects.com

PROJECT INFORMATION: **OWNER:**
Larkin Development
1550 Wilshire Blvd. #105
Los Angeles, CA 90024
Contact: Paul Larkin
(310) 270-8892

PROPERTY INFORMATION:
1546-1550 S. Orange Grove Ave.
Los Angeles, CA 90019
APN: 5986-028-015-016
Zoning: C2-3.5-O
Lot Area: 13,774 sf

PROJECT TEAM:
SURVEY:
Richard Garcia, P.E.
2345 Reed Ave.
Culver City, CA 90232
Contact: Richard Garcia
rgarcia@gmail.com
(310) 559-3008

GEOTECHNICAL:
Geo Concepts Inc.
14428 Harlem St. #200
Van Nuys, CA 91411
Contact: Scott J. Walker
swalker@geconcepts.com
(818) 584-8895
(818) 584-8599

CIVIL:
Civico Engineering Inc.
2160 Placent Way
Alhambra, CA 91801
Contact: Ivan Chu
icchu@civicoeng.com
(626) 768-2828
(626) 768-8044

STRUCTURAL:
JFSE
17547 Vanuxem Blvd. Ste 302
Brea, CA 92603
Contact: Kurt Fischer
kfischer@jefse.com
(949) 874-1445

LANDSCAPE:
Studio 1600
11520 W. Washington Blvd.
Los Angeles, CA 90060
Contact: Payam Barjis
pbarjis@studio1600.com
(310) 865-1054
(310) 825-2501

ARBORIST:

MEP / TITLE 24:
Lewis Ross Architects
3451 Riverside Blvd., Ste 200
Northridge, CA 91324
Contact: Travis Pham
travis@lewisross.com
(818) 896-2190
(818) 896-2131

METHANE:
Creative Analytical, Inc.
608 Haley Ct.
San Valley, CA 93085
Contact: Luau
luau@creativeanalytical.com
(805) 528-8532
(805) 583-8031

WATERPROOFING: **SHORING:**

No.	Description	Date

RENDERING

Project number
Date
Drawn by
Checked by
Author
Checker
PL0.4.2
Scale

10/24/2018 11:56:19 AM



VANOS ARCHITECTS INC.

ORANGE GROVE LOFTS

1733 S. La Cienega Blvd. L.A. CA 90035
(310) 380-0185 (F) 310 280-0194
www.vanosarchitects.com

PROJECT INFORMATION:	OWNER:
PROPERTY INFORMATION: 1544 - 1550 S. Orange Grove Ave. Los Angeles, CA 90019 APN: 5968-025-015 A16 Zoning: LQ 10-1-C-1 Lot Area: 13,774 sf	Levin Development 1550 Wilshire Blvd. #1050 Los Angeles, CA 90024 Contact: Paul Levin (P) 310-270-0392

PROJECT TEAM:	GEOTECHNICAL:
SURVEY: Rohrer Surveys, P.E. 2345 Reed Ave. Culver City, CA 90232 Contact: Richard Garcia rgarcia@rohrs.com (P) 310 555 3008	Eric Converse Inc. 14428 Hagen St. #200 Van Nuys, CA 91411 Contact: Scott A. Walker swalker@ericonverse.com (P) 818 994 8895 (F) 818 994 8999

CIVIL:	STRUCTURAL:
Calvin Engineering, Inc. 2150 Plumb Way Alhambra, CA 91801 Contact: Ivan Chu ichu@calvineng.com (P) 626 798 2828 (F) 626 798 8844	MTSE 17547 Vanuys Blvd. Ste 302 Burbank, CA 91502 Contact: Kurt F. Kohn kfkohn@mtse.com (P) 818 874 1445

LANDSCAPE:	ARBORIST:
Stucki LLC 11520 W. Washington Blvd. Los Angeles, CA 90045 Contact: Payman Bay's p@stucki20.com (P) 310 868 9854 (F) 310 829 2999	

MEP / TITLE 24:	METHANE
Levin Ross Associates 8451 Reseda Blvd. Ste 200 Northridge, CA 91321 Contact: Travis Pimento tpimento@levinross.com (P) 818 886 2196 (F) 818 886 2131	Continental Analytical, Inc. 808 Halsey Ct. San Valley, CA 93065 Contact: Louisa lpinto@continental.com (P) 805 526 8532 (F) 805 543 8031

WATERPROOFING	SHORING

No.	Description	Date

RENDERING

Project number	
Date	
Drawn by	Author
Checked by	Checker
Scale	

PL0.4.3



VANOS ARCHITECTS INC.

ORANGE GROVE LOFTS

1733 S. La Cienega Blvd. L.A. CA. 90035
(310) 280-0183 (F) 310-280-0184
www.vanosarchitects.com

PROJECT INFORMATION:	OWNER:
PROPERTY INFORMATION: 1545-1550 S. Orange Grove Ave. Los Angeles, CA 90019 APN: 5068-029-015 & 16 Zoning: LDR 10-1-C-1 Lot Area: 12,774 sf	Lenex Development 10350 Wilshire Blvd. #1050 Los Angeles, CA 90024 Contact: Fred Lohm (P) 310-270-8892

PROJECT TEAM:	GEOTECHNICAL:
SURVEY: Richard Garcia, P.E. 2048 Reed Ave. Culver City, CA 90232 Contact: Richard Garcia rgarcia@earthlink.net (P) 310-555-3008	Eric Converse Inc. 14428 Hayden St. #200 Van Nuys, CA 91411 Contact: Scott J. Walker scwalker@vanosarchitects.com (P) 818-954-8855 (F) 818-954-8959

CIVIL:	STRUCTURAL:
Cadmus Engineering, Inc. 2160 Plumb Rd. Alhambra, CA 91801 Contact: Ivan Chu icchu@cadmusinc.com (P) 626-798-2829 (F) 626-798-8044	WFE 17547 Ventura Blvd. Ste 302 Brentwood, CA 91504 Contact: Kurt Fuchter kfuchter@wfeinc.com (P) 818-874-1645

LANDSCAPE:	ARBORIST:
St. Louis 11520 W. Washington Blvd. Los Angeles, CA 90045 Contact: Pagan Barja pbarja@stlouis.com (P) 310-565-9854 (F) 310-527-2999	

MEP / TITLE 24:	METHANE
Lewis Ross Associates 8451 Reseda Blvd., Ste 200 Northridge, CA 91324 Contact: Travis Pardo travis@lewisross.com (P) 818-886-2186 (F) 818-886-2131	Consensus Analytical, Inc. 808 Halvey Ct. Brea, CA 92605 Contact: Leann leann@caanaly.com (P) 951-528-8532 (F) 951-583-8191

WATERPROOFING	SHORING

No.	Description	Date

RENDERING

Project number	
Date	
Drawn by	Author
Checked by	Checker
Scale	

PL0.4.4

WATER MAIN BREAK 10/20/18

OCT 25 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION





WATER MAIN BREAK CAUSED BY SINKHOLE 2/13/18





CURRENT NEIGHBORHOOD DEVELOPMENTS

RECEIVED
CITY OF LOS ANGELES
OCT 25 2018
CITY PL

24 CITY PLANNING DEPT.
AREA PLANNING COMMISSION.

Proposed Development

1. ***1546 S. Orange Grove Blvd. - 28 UNITS**
2. **6001 Pico Blvd. - 48 UNITS**
3. **1323 S. Orange Grove Blvd. - 61 UNITS**
4. **1536 S. Orange Grove Blvd. - 17 UNITS**
5. **5935 Pico Blvd. - 123 UNITS**
6. **1541 S. Orange Grove Blvd. - 8 UNITS**
7. **5560 Pico Blvd. - 5 UNITS**
8. **1545 S. Fairfax Ave. - 10 UNITS**
9. **1501 S. Fairfax Ave. - 8 UNITS**
10. **5955 Saturn St. - 29 UNITS**
11. **1556 Hi Point St. - 45 UNITS**
12. **1500 Hi Point St. - 45 UNITS**
13. **1459 Hi Point St. - 15 UNITS**
14. **1444 Hi Point St. - 4 UNITS**
15. **1056 La Cienega Blvd. - 90 UNITS**
16. **1563 Hi Point St. - 14 UNITS**
17. **6132 Pico Blvd. - 49 UNITS**
18. **5907 Pico Blvd. - DEMO NEARLY COMPLETE
OF UNITS UNKNOWN**
19. **1568 S. Orange Grove Blvd. - 14 UNITS**
20. **1426 S. Hayworth Ave. - 8 UNITS**
21. **1507 Hi Point St. - 40 UNITS**
22. **6075 Pico Blvd. - 110 ROOM HOTEL + 45 UNITS**
23. **5046 Pico Blvd. - 65 UNITS**
24. **5835 Pico Blvd. - 28 UNITS**
25. **1127 S. Spaulding Ave. - 13 UNITS**

***PROPOSED DEVELOPMENT**

CPC MEETING OF 10-25-2018

ITEM 08 DIR-2018-894-TOC-1A



#10

FILE COPY
ORIGINAL

DENNIS R. LUNA
(1946-2016)

FILE COPY

LUNA & GLUSHON

A Professional Corporation

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

Century City Office

1801 Century Park East, Suite 2400*
Los Angeles, CA 90067

Non-Complying Submission

*(Only 1 copy
provided for
the file,
Not distributed)*

October 25, 2018

RECEIVED
CITY OF LOS ANGELES

OCT 25 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

VIA PERSONAL DELIVERY

City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: AA-2017-397-PMEX/12575 Beatrice Street (12553-12575 West
Beatrice Street; 5410-5454 S. Jandy Place)

Honorable Commissioners:

Please find attached elevation/plan photographs of a project proposed at 5405 Jandy Place, immediately across the cul de sac from the proposed project.

This Commission should be aware that the impacts of this proposal, which were known to the developer, were not and have not been considered in the environmental documents for the Project.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation



ROBERT L. GLUSHON

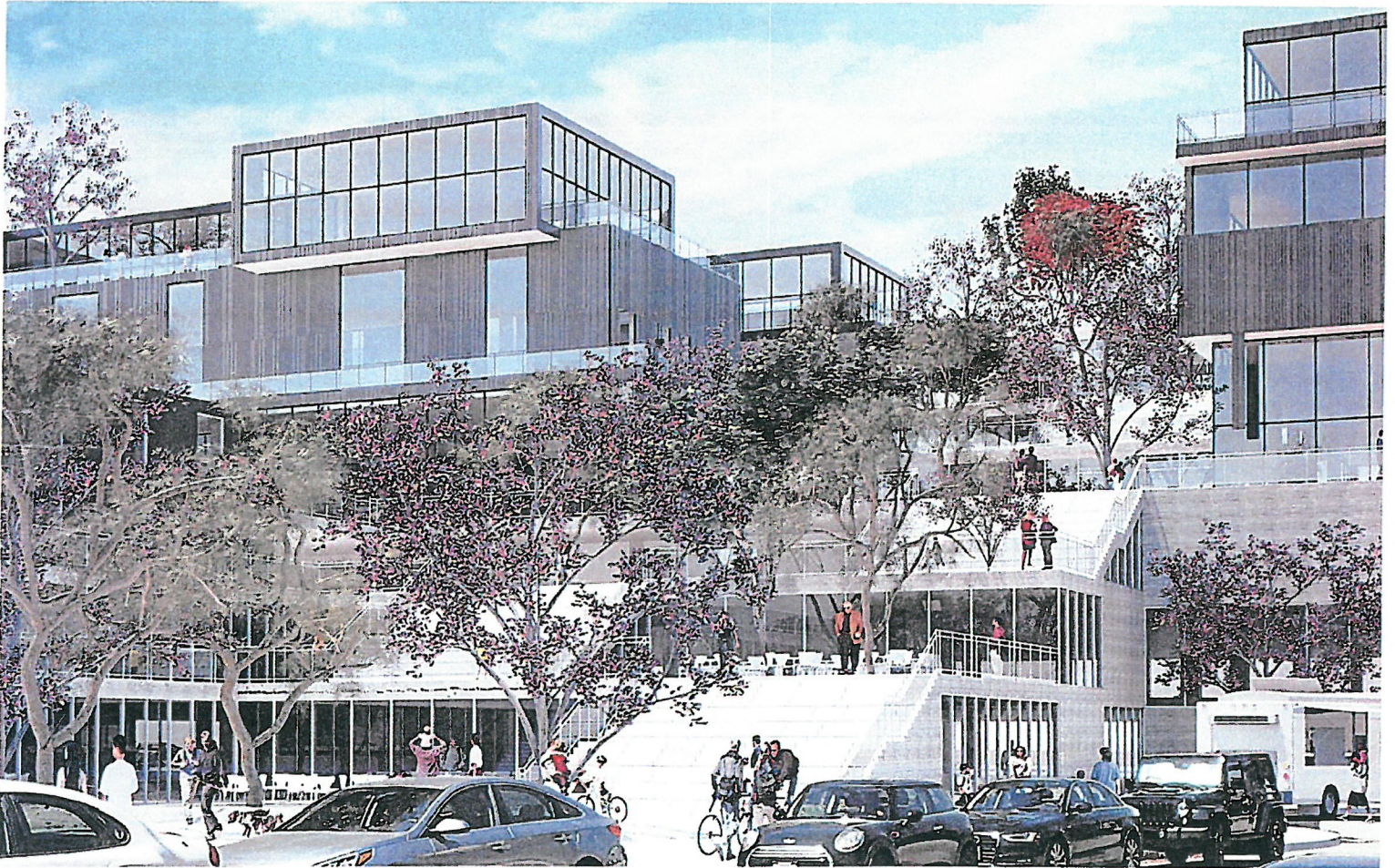


VIEW FROM JANDY PLACE

KARNEY PROPERTIES
5405 Jandy Pl Marketing Package June 18, 2016

/Γ/ ABRAMSON_TEIGER
ARCHITECTS

Culver City, CA tel 310 838 8998
abramsonteiger.com



VIEW OF STAIRS FROM JANDY PLACE

KARNEY PROPERTIES
5405 Jandy Pl Marketing Package June 18, 2016

/T/ ABRAMSON-TEIGER
ARCHITECTS

Culver City, CA tel 310 838 8998
abramson-teiger.com



AERIAL VIEW

KARNEY PROPERTIES
5405 Jandy Pl Marketing Package June 18, 2016

/T/ ABRAMSON_TEIGER
ARCHITECTS

Culver City, CA tel 310 838 8998
abramsonteiger.com

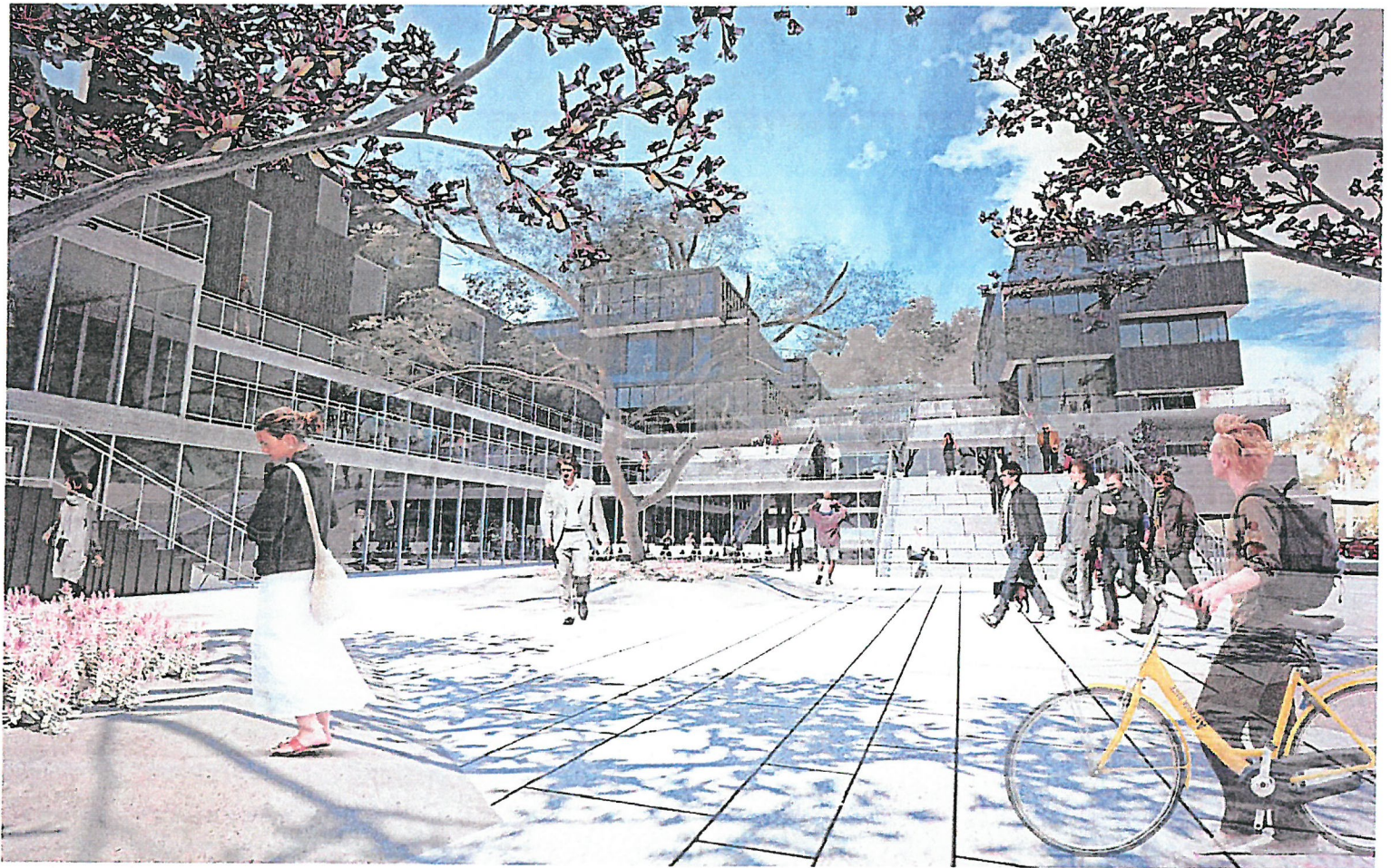


RENDERED SITE PLAN

KARNEY PROPERTIES
5405 Jandy Pl Marketing Package June 18, 2016

ABRAMSON TEIGER
ARCHITECTS

Culver City, CA tel 310 838 8998
abramsonteiger.com

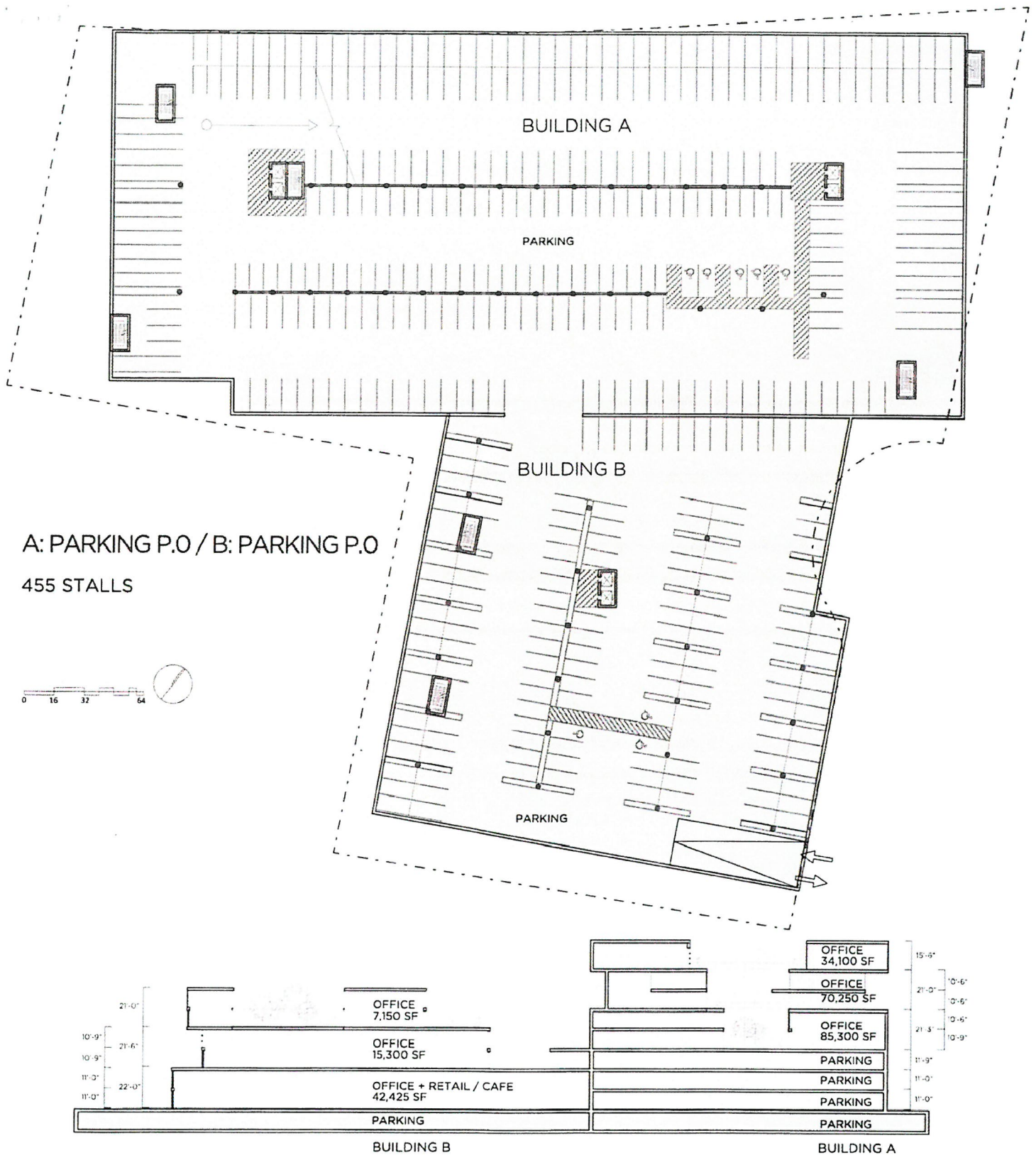


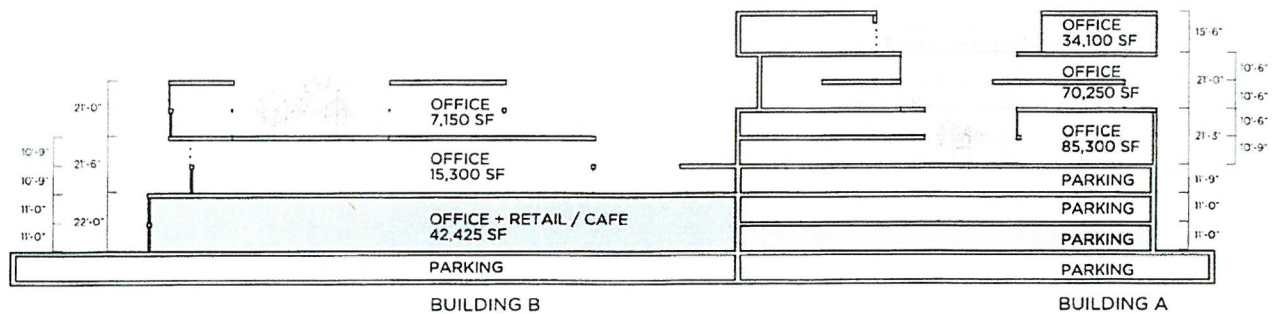
VIEW UP STAIR

KARNEY PROPERTIES
5405 Jandy Pl Marketing Package June 18, 2016

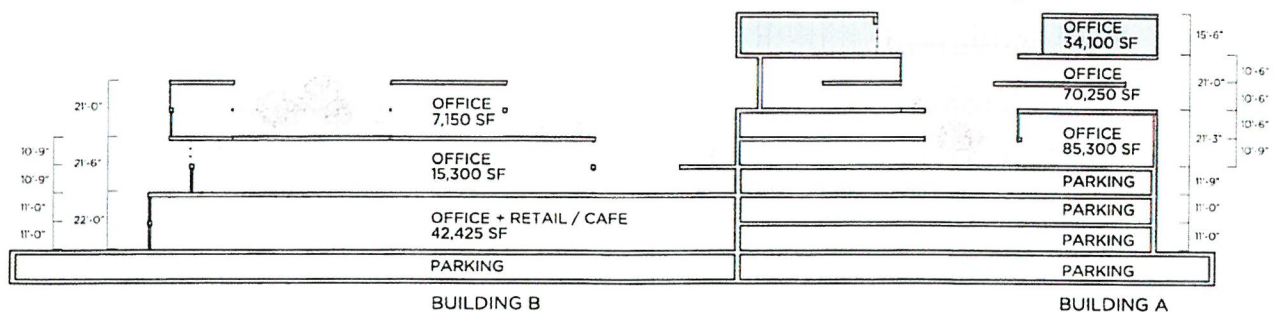
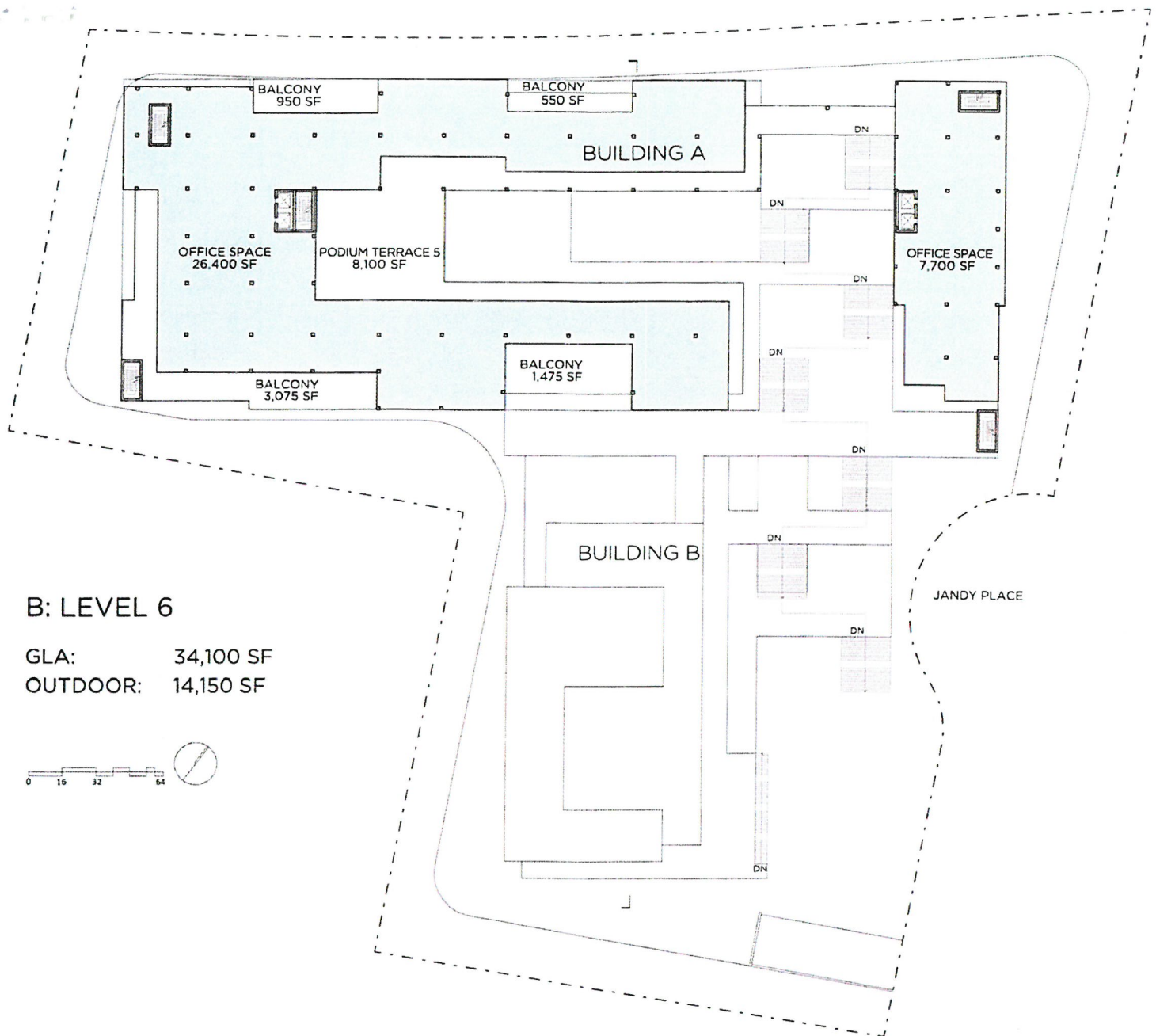
/Γ/ ABRAMSON_TEIGER
ARCHITECTS

Culver City, CA tel 310 838 8998
abramsonteiger.com





BUILDING CROSS SECTION



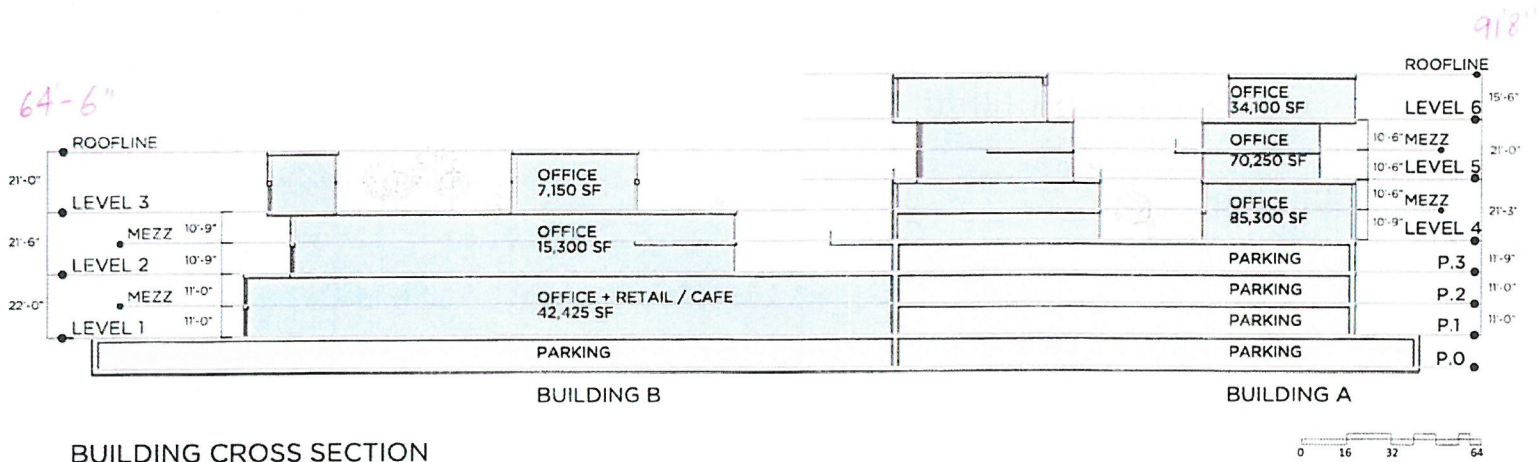
BUILDING CROSS SECTION

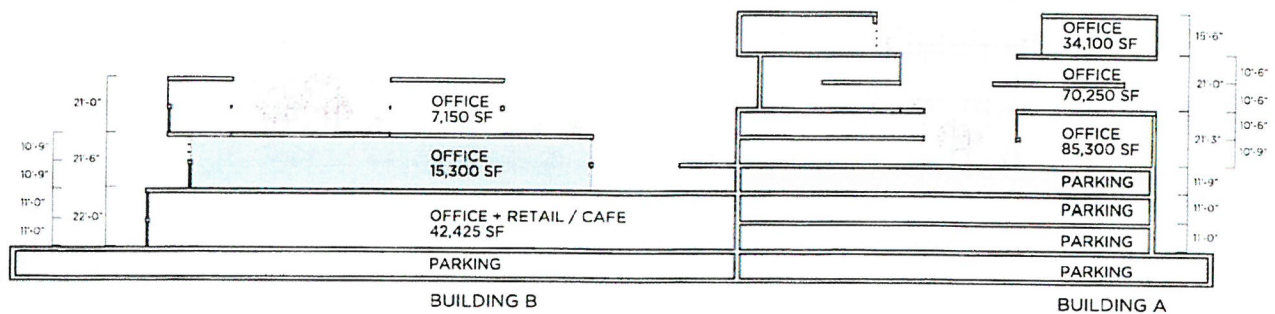
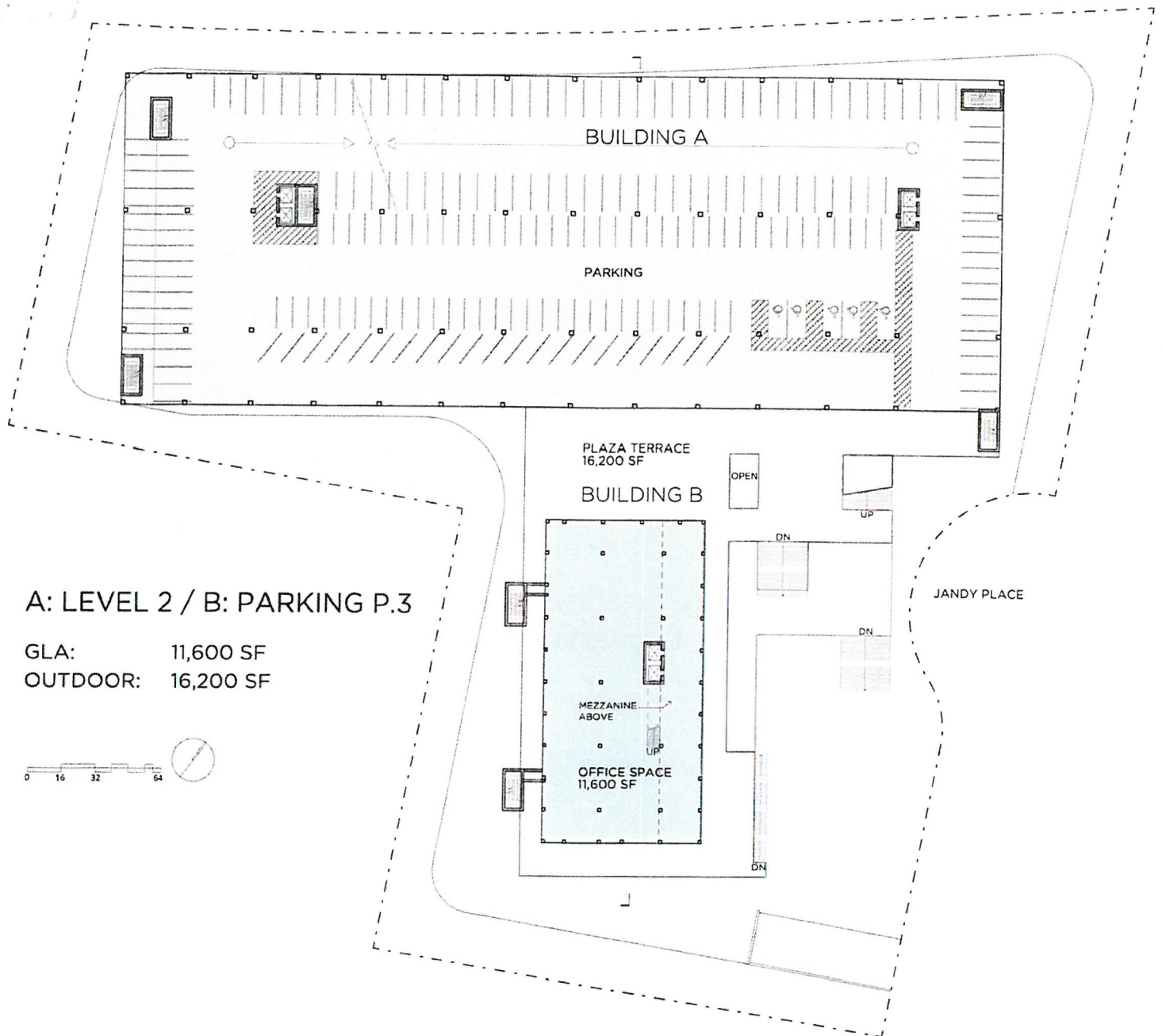
TOTAL SQUARE FOOTAGE

BUILDING A			BUILDING B		TOTAL GLA	PRIVATE OUTDOOR	PUBLIC TERRACE
PARKING			PARKING P.0	455 STALLS			
LEVEL 1	TOTAL	MAIN 32,950 SF	PARKING P.1	186 STALLS	32,950 SF		
	MAIN + MEZZ	MEZZ 9,475 SF	PARKING P.2	202 STALLS	9,475 SF		4,500 SF
LEVEL 2	TOTAL	MAIN 11,600 SF	PARKING P.3	202 STALLS	11,600 SF		16,200 SF
	MAIN + MEZZ	MEZZ 3,000 SF					
LEVEL 3	TOTAL	MAIN 7,150 SF	LEVEL 4	TOTAL MAIN 60,150 SF	63,150 SF	5,100 SF	7,350 SF
			MAIN + MEZZ	MEZZANINE 25,150 SF	32,300 SF	2,800 SF	1,650 SF
LEVEL 4	TOTAL		LEVEL 5	TOTAL MAIN 46,550 SF	46,550 SF		7,200 SF
			MAIN + MEZZ	MEZZANINE 23,700 SF	23,700 SF		3,000 SF
LEVEL 5	TOTAL		LEVEL 6	MAIN 34,100 SF	34,100 SF	6,050 SF	8,100 SF
TOTAL			TOTAL		253,825 SF	13,950 SF	48,000 SF

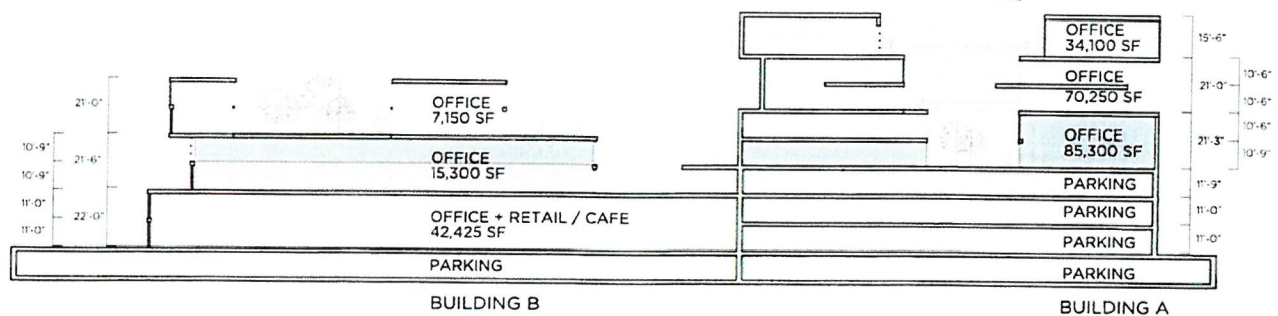
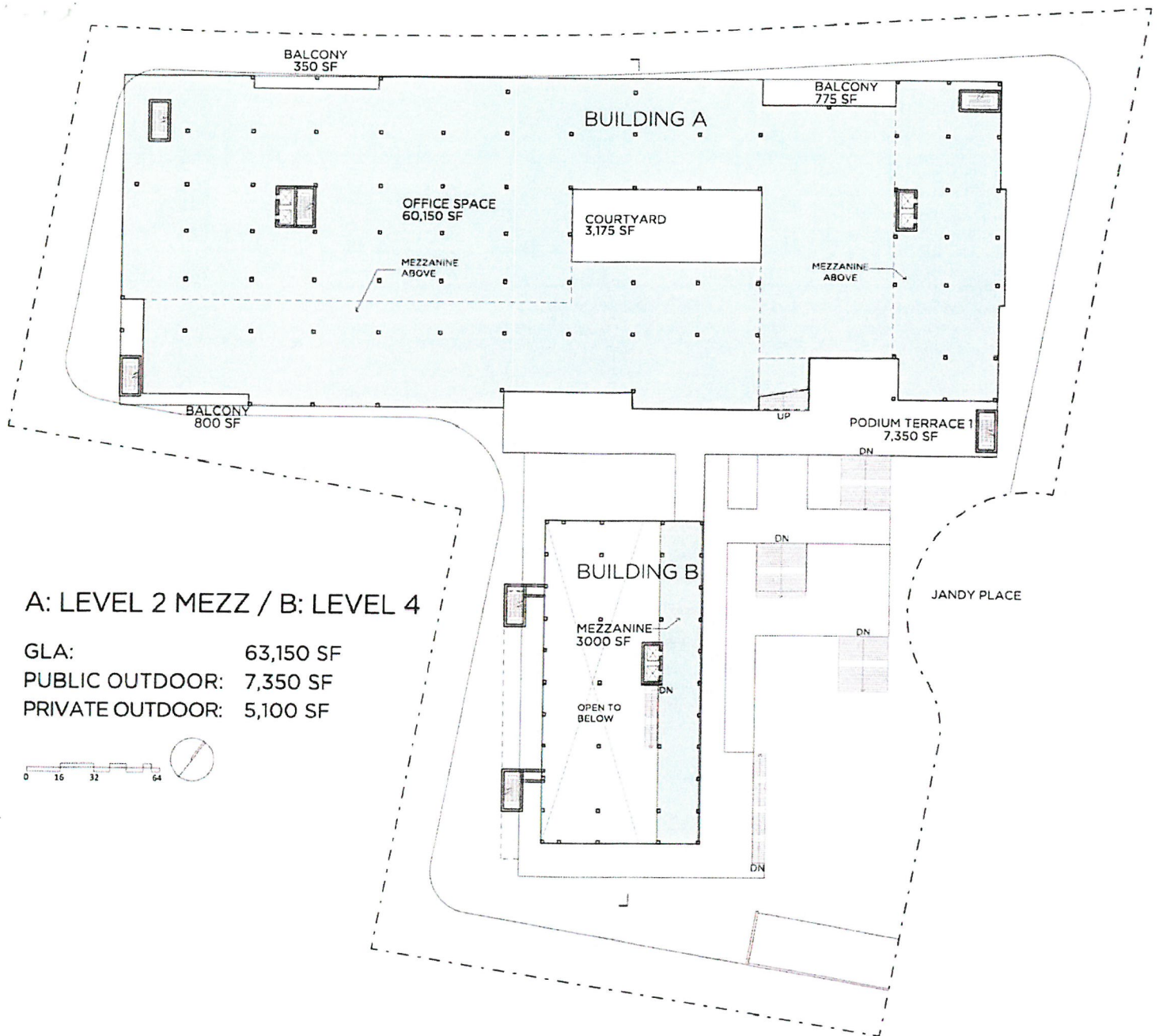
TOTAL PARKING

TOTAL	1045 STALLS
-------	-------------

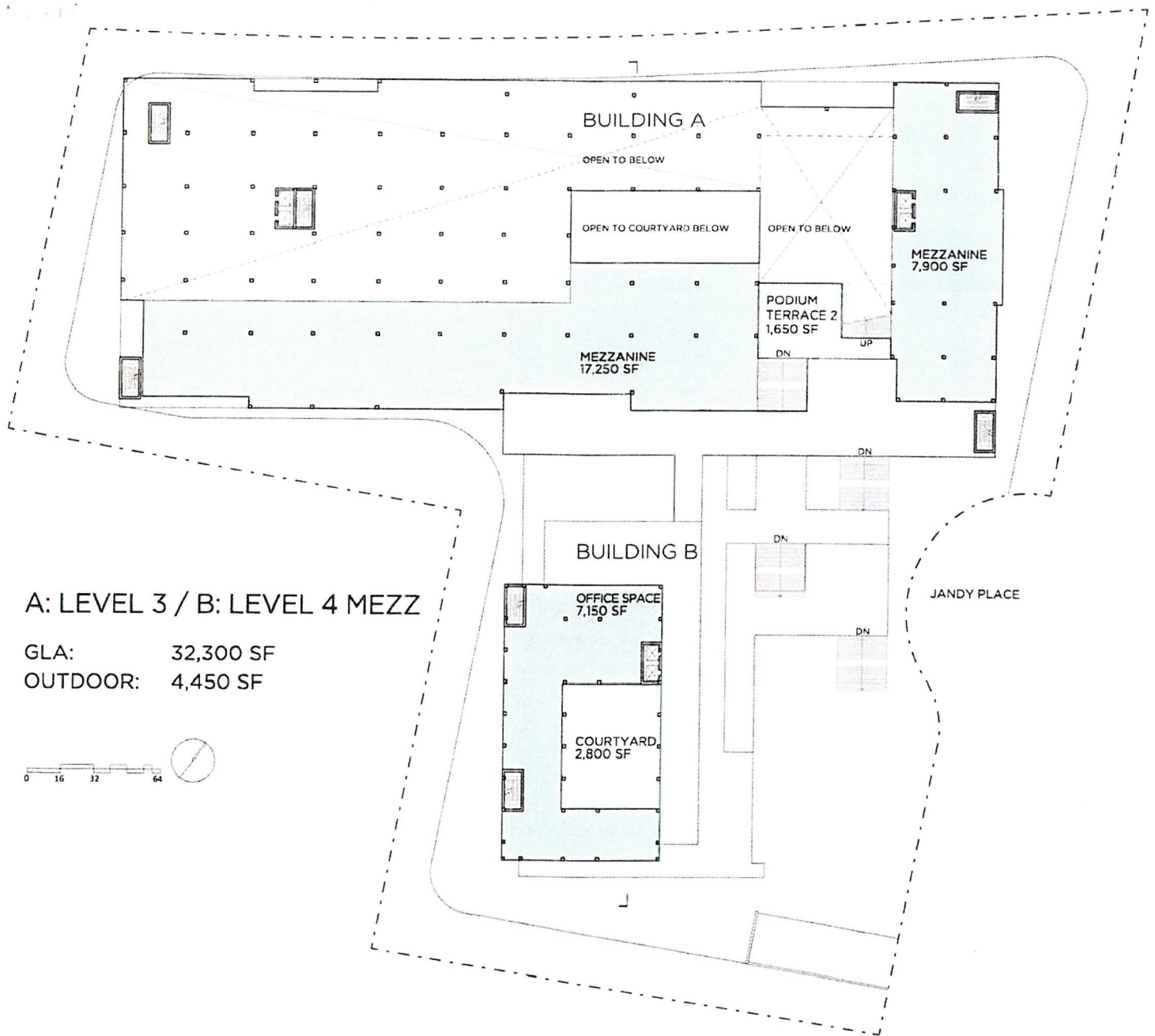




BUILDING CROSS SECTION



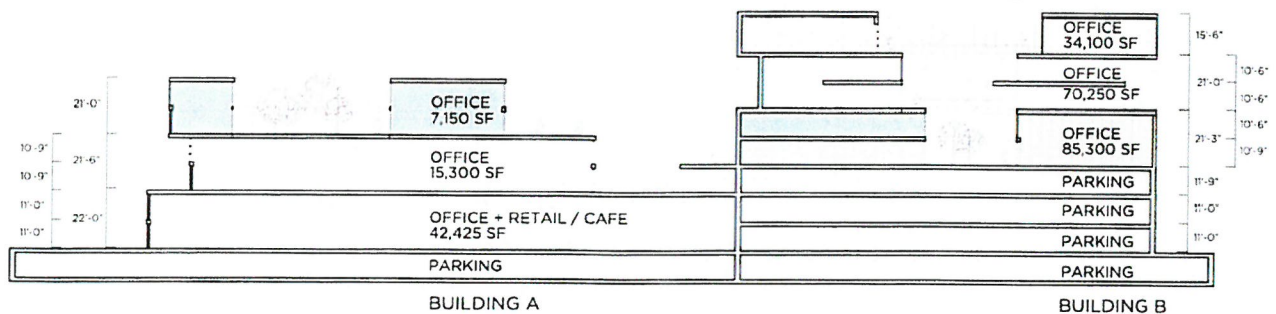
BUILDING CROSS SECTION



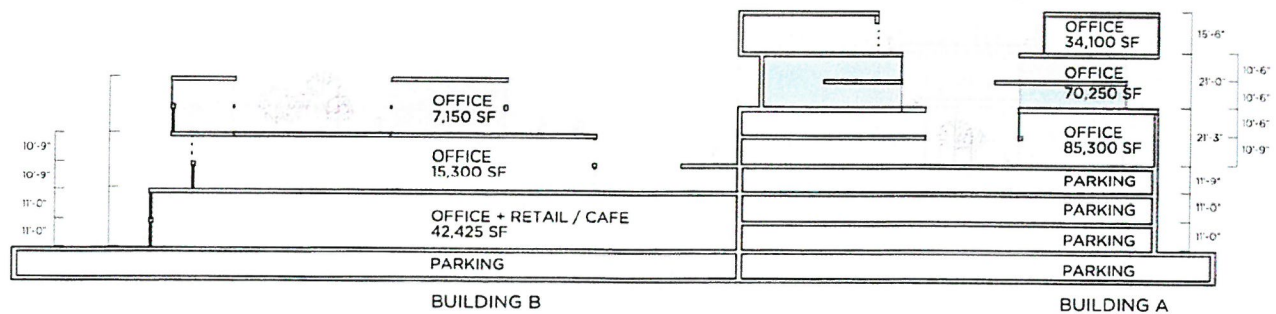
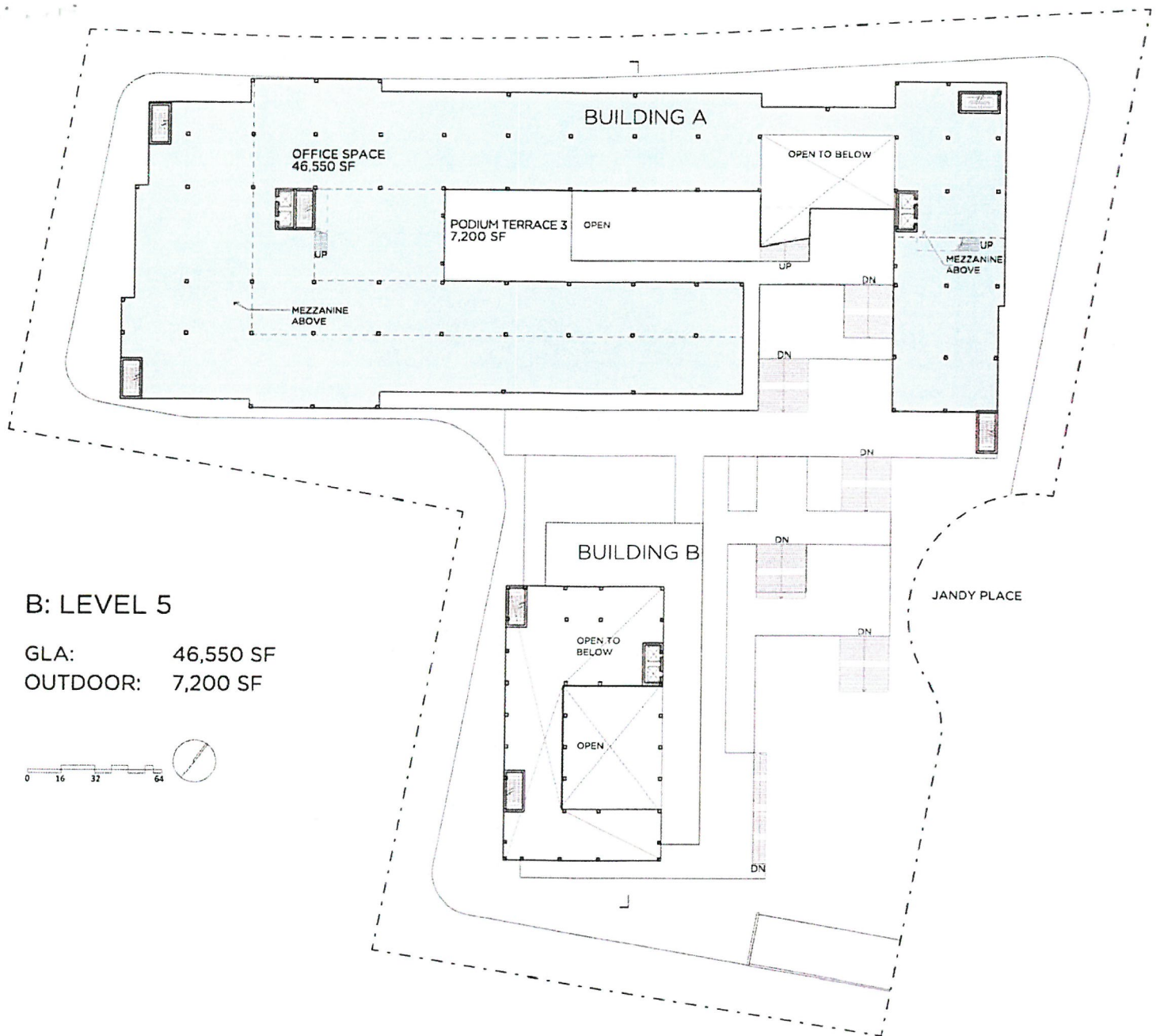
A: LEVEL 3 / B: LEVEL 4 MEZZ

GLA: 32,300 SF

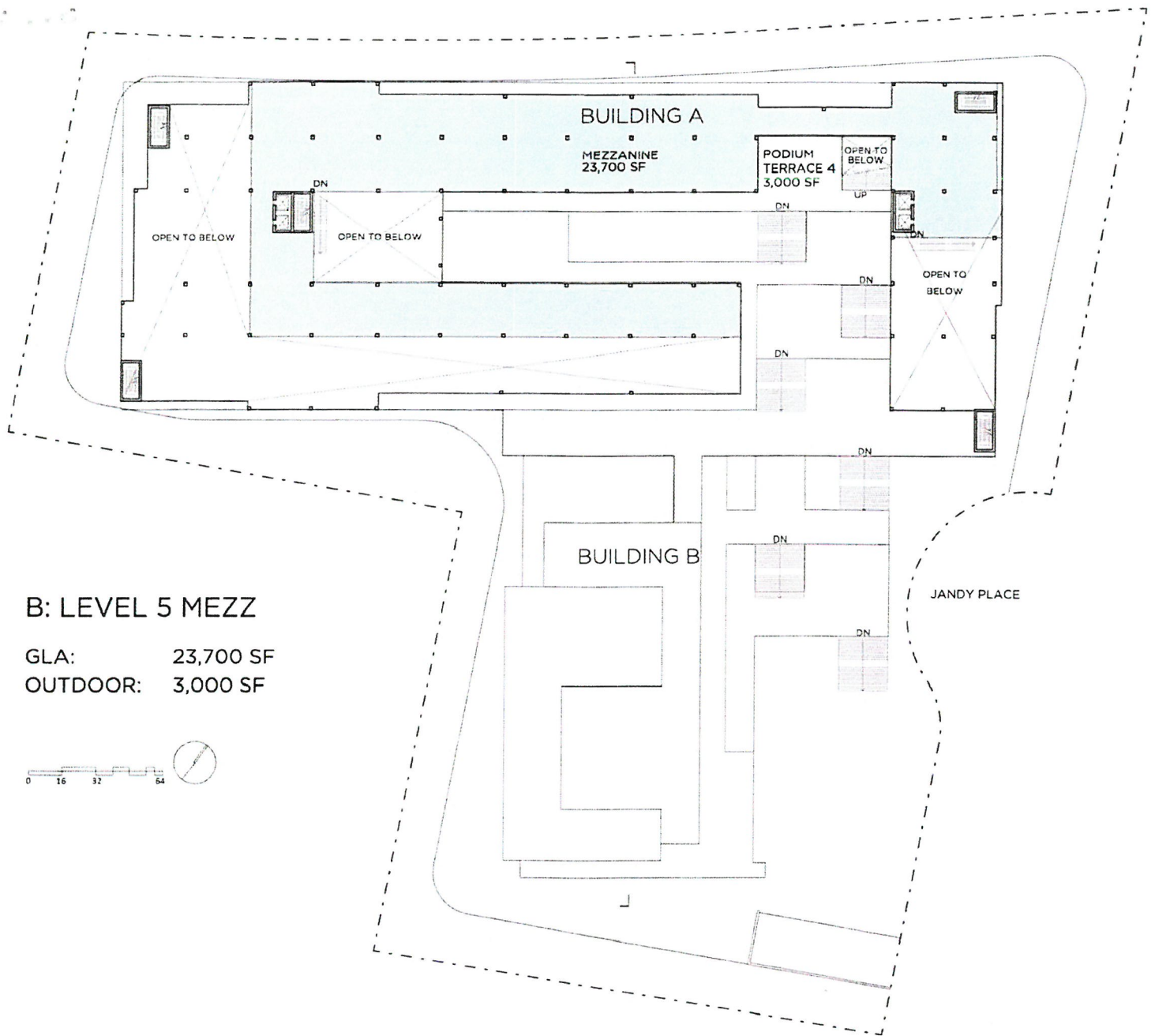
OUTDOOR: 4,450 SF



BUILDING CROSS SECTION

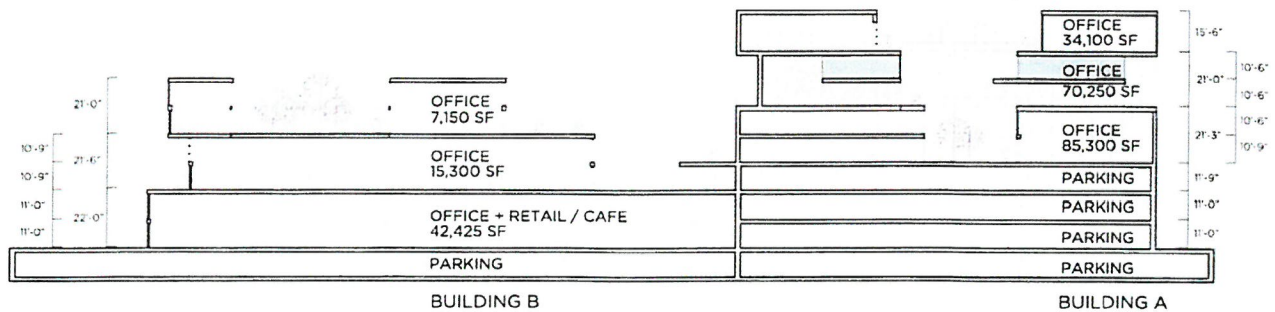


BUILDING CROSS SECTION



B: LEVEL 5 MEZZ

GLA: 23,700 SF
OUTDOOR: 3,000 SF



BUILDING CROSS SECTION

LUNA & GLUSHON

A Professional Corporation

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

Century City Office
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

ORIGINAL

#10

FILE COPY

DENNIS R. LUNA
(1946-2016)

October 15, 2018

VIA EMAIL (cpc@lacity.org; james.k.williams@lacity.org)

City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: AA-2017-397-PMEX/12575 Beatrice Street (12553-12575 West
Beatrice Street; 5410-5454 S. Jandy Place)

Honorable Commissioners:

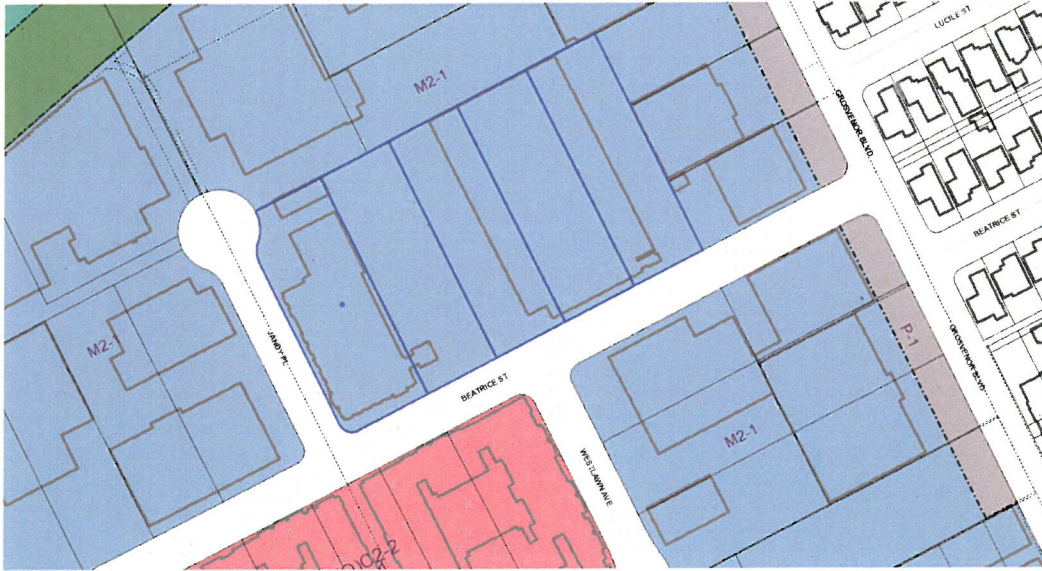
Our law firm represents Karney Management Company ("Appellant"), the manager and owners' representative of the parcels located immediately to the west and south of the proposed construction of a new 155-foot high office building and associated parking, landscaping, and hardscape at 12553-2575 West Beatrice Street; 5410-5454 S. Jandy Place ("the Project").

As a quick introduction, this Project was approved by the Planning Commission on July 27, 2017. As part of the Project, however, the Applicant must receive a lot line adjustment from the City. At least as presented by the City's Planning Department, without the lot line adjustment, the Project is subject to a 45-foot height limit under the Los Angeles Municipal Code ("LAMC"). In other words, the within lot line adjustment is specifically sought to *evade* the height protections of the LAMC, as set forth in more detail herein below.

The lot line adjustment and its environmental clearance is the subject of the within appeal.

I. The Applicant Proposes the Lot Line Adjustment to Evade Zoning Code Height Requirements

The Project site is made up of the five parcels highlighted:



Because it is situated directly across Beatrice Street from the Avalon Playa Vista residential apartments (shown in pink on the above map), it is considered a "Commercial Corner" under LAMC § 12.03. Under the City's Commercial Corner regulations, development thereon is limited to a height of 45 feet. LAMC § 12.22.A.23.

However, the Applicant does not want a project which is 45 feet, the applicant wants a project which is *135 feet*. Therefore, by adjusting the line of the lot on the corner of Jandy Place and Beatrice Street, the Applicant is proposing to create an approximately 20 x 20, 317 square foot "lot" and, somehow, asserting that this newly created tiny lot is "not a part" of the Project.

As previously brought to this Commission by Appellant, however, the Applicant's created 317 square foot "lot" proposed by the Applicant is a created anomaly for which there is no authority in the law. One cannot just decide that an inconvenient portion of their property is "not a part" of a development when, in fact, it clearly is.¹

¹ The Project description specifically includes demolition *on this lot* and the introduction of landscaping *on this lot* as part of the Project.

In essence, the Applicant is proposing to create a tiny sliver of land which upon which nothing can ever be built simply there for the purpose of evading the requirements of LAMC § 12.22.A.23. If this Commission were to allow this type of gamesmanship on the part of Applicants, it would set a distressing precedent. No Applicant should be allowed to subvert and circumvent the protections of the City's Ordinances by creating land "slivers" and calling them "lots" simply to avoid zoning restrictions.

The Commercial Corner development standards, including the 45 foot height restriction is in place to protect the residential development surrounding it. It specifically seeks to ensure that residential buildings are not subsumed by massive commercial buildings without adequate transition – thus the 45 height limit. In this case, the Applicant's gamesmanship is specifically nullifying this protection. The 317 square foot parcel is of such insignificant size that Applicant will be able to build its 135 square foot towering Project immediately across the street from the residential development which is exactly what LAMC §12.22.A.23 was written to protect against.

II. The Lot Line Adjustment Violates the Subdivision Map Act

The Subdivision Map Act limits lot line adjustments to those existing between four or fewer existing adjoining parcels. *Government Code* §66412(d).

This Commission should be aware that this maximum limit on the number of parcels which could be subject to a lot line adjustment was specifically added by the Legislature in 2001 via Senate Bill 497. The revision was necessary to close a loophole in the lot line adjustment process by which unscrupulous developers and land speculators were using lot line adjustments to evade local, general planning review and requirements. *Sierra Club v. Napa County Bd. of Sup'rs* (2012) 205 Cal.App.4th 162, 175.

In other words, prior to 2001, developers like the within Applicant, would simply adjust the lines (or "re-subdivide") between project parcels for the purpose of accommodating their Project without review of adequate infrastructure (e.g., sewers, lighting, roads) or conformance with general plans, all of which are otherwise required under the Subdivision Map Act. They would create parcels, like the within 317 square foot parcel, claiming such "parcel" was not subject to the agency's regulations (here, LAMC §12.22.A.23).

But this loophole was closed in 2001. Lot line adjustments are now only available between four or fewer existing adjoining parcels, which is not the

condition here. The City's actions to approve a lot line adjustment to the contrary is a violation of state law.

The City's position (in the staff report) that while the Project site is comprised of five lots, the lot line adjustment is only between two, is untenable. Almost all lot line adjustments involve only two lots when viewed in a vacuum. But the Legislature did not add the four lot maximum in 2001 to limit the far-fetched, theoretical ability of a property owner to a "pentagon-like" series of lots with one common line among them which would be the only one which could not be adjusted under the City's reasoning. To the contrary, the Legislature limited lot line adjustments to four or fewer lots to restrict the ability of applicants to adjust the lot lines between parcels of large development projects (four or more lots) to evade adequate review under the law.

For all of these reasons, the City's grant of the lot line adjustment would be a violation of the Subdivision Map Act.

III. The Lot Line Adjustment is not Exempt from CEQA

In granting the lot line adjustment, the Advisory Agency found that their action was exempt from the requirements of the California Environmental Quality Act ("CEQA"). City staff claims that this "exemption" is appropriate because the lot line adjustment is not a part of the Project, but rather, simply a subsequent approval.

Staff's position is nothing more than a post-hoc rationalization of their erroneous exemption grant. The lot line adjustment is clearly a *part of the Project* (the office building and associated parking, landscaping, and hardscape described above) as admitted in the Project description of the Mitigated Negative Declaration ("MND") ENV-2016-1209-MND for the Project itself.² In fact, it is an

² The MND for the Project provides: Discretionary actions include those local approvals or entitlements necessary in order to implement a project. Under CEQA, there are several types of discretionary actions that could be required for the eventual certification or adoption of the environmental document and approval of a project. The proposed project *requires* the following entitlement actions:

- Site Plan Review;
- Conditional Use Permit (CUP) for "Major" development project (Section 12.24.U.14);
- Parcel Map Exemption (PMEX) – Lot Line Adjustment;

essential part of the Project since without it, the 135 foot Project would not have been approved by the City.

The problem with staff's approach on this issue is that it constitutes disallowed segmentation. Under CEQA, interrelated actions may not be chopped into bite-size pieces to avoid CEQA review; CEQA requires that all activities of a single, coordinated endeavor be considered part of a "project." *Association for a Cleaner Environment v. Yosemite Community College Dist.* (2003) 116 Cal.App.4th 629, 637-40.

Here, the environmental effect of the lot line adjustment in the creation of the 317 square foot "lot" was not assessed in the MND, and, similarly, now, the City's lot line adjustment determination refuses to do any environmental review for the creation of the 317 square foot "lot," claiming that such is exempt from CEQA. Thereby, the parcel map and its effects have evaded CEQA review.

Accordingly, the finding of exemption is error.

IV. Conclusion

For all of these reasons, we ask that the Commission grant the within appeal and deny the lot line adjustment.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation



ROBERT L. GLUSHON

-
- A haul route, if required, by the Los Angeles Department of Building and Safety (LADBS); and
 - Additional actions as may be determined necessary.