

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:

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If you have any questions, please contact the Commission Office at (213) 978-1300.

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:

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If you have any questions, please contact the Commission Office at (213) 978-1300.

Case No.: DIR-2017-2685-SPP-1A and CEQA: ENV-2018-2686-MND
Agenda Item No.: 5
November 8, 2018

FILE COPY

**RECEIVED
CITY OF LOS ANGELES**

NOV 08 2018

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

5150 N. Beeman Avenue, Valley Village

Appellant Summary of Neighborhood / Stakeholder Concerns & Requested Solutions

Negative Impacts of the Proposed Structure Which Are Insufficiently Mitigated

- **Size, massing and design of project is out of character with neighboring homes and negatively impacts abutting properties**
 - Size and Massing: A two-story, nearly 4,000 sq. ft. house with an attached garage is twice the size of abutting properties and will overwhelm visually and spatially.
 - Massing will create, ironically, both significant reflective light and glare from the southern elevation at certain times of the day, and a general reduction of ambient light at other times due to the tall facade.
 - Privacy of abutting properties is negatively impacted by several large windows on the 2nd floor southern elevation which overlook the neighboring home.
- **Landscape plan is unknown and includes invasive ficus hedging**
 - Project site has already been cleared of several mature trees, with additional removals to come. This will negatively impact the character of the neighborhood, and increased road noise from Magnolia and Beeman Avenue.
 - Partial landscaping already installed includes ficus hedging at the southern fence line with potentially invasive roots which may damage existing fencing, as well as the driveway, plumbing, house and garage foundations of neighboring property.
- **Potentially contaminated project site**
 - Demolition of original structure (built in 1937) has potentially contaminated the project site with asbestos, lead and/or other hazardous substances.
 - Neighboring properties include homes with small children and a 5-bed, licensed Board and Care facility for adults with special healthcare needs (abutting the property at 5149 Babcock Avenue).
 - The Applicant promised to provide a copy of hazardous materials inspection paperwork but has ignored all follow-up requests to obtain what he promised to provide.

Mitigation of Negative Impacts

Size, Massing and Design

- Setback
 - Additional setback of 2nd floor southern elevation will help to mitigate the overwhelming size and massing of structure relative to the adjacent property.
- Windows on 2nd floor southern elevation
 - The bathroom window and the two bedroom windows should be made smaller and placed higher than eye level. Alternatively, opaque glass should be used to ensure privacy to both the project and the adjacent property.
 - The wrap-around stairwell window facing the back of the property should be removed or made opaque.

Landscape Plan

- Non-invasive hedging and trees should be required to obscure window sightlines and mitigate privacy and noise concerns.
- Ficus hedging
 - Ficus is already planted as hedge material along the fence line adjacent to garage and a portion of the driveway.
 - Since filing the Appeal and after completing research, I have learned that ficus has an invasive root structure. Accordingly, I withdraw the suggestion made in my Appeal documents that ficus be installed along the entire fence line. An alternative should be identified that is non-invasive so that roots do not damage the fence line footing, the adjacent garage foundation, driveway, plumbing and house foundation.
- Any plant material with an invasive root system will compromise existing structures.

Environmental Hazards

- If proper testing for the presence of hazardous substances including lead and asbestos, and their proper removal and remediation were not performed, then the abutting property owners have already been harmed and will continue to be harmed each time that soil is disturbed during construction.
- Before any construction begins, evidence satisfactory to the Department of Building & Safety should be required to be filed with the City to demonstrate that proper health and environmental safeguards were observed in the teardown of the old house and remediation of any hazardous substances found there, including asbestos and lead paint (if any).



5138 Beeman Avenue



5150 Beeman Ave.





Feb 9, 2017



Feb 10, 2017



Feb 14, 2017



March 1, 2017



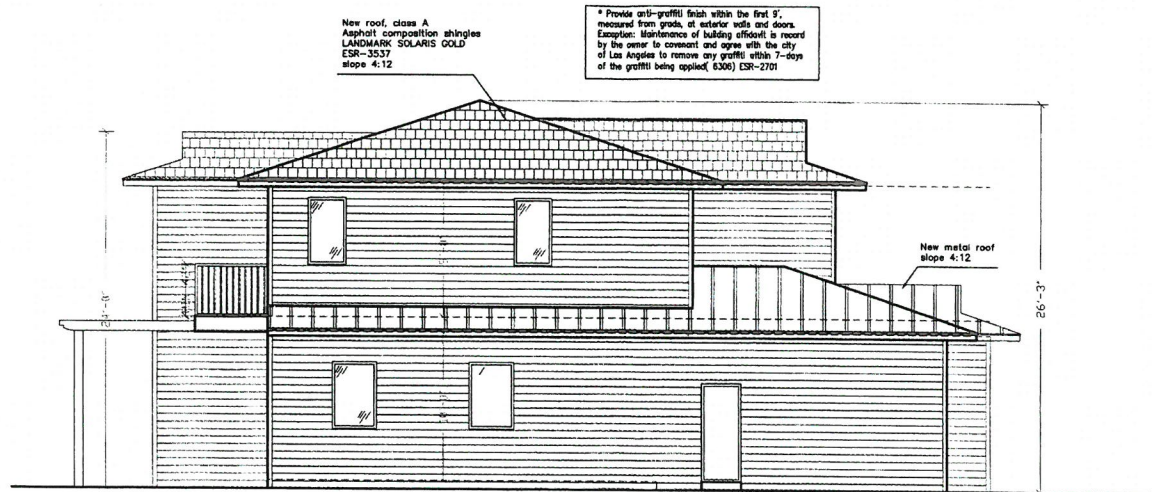
March 11, 2017



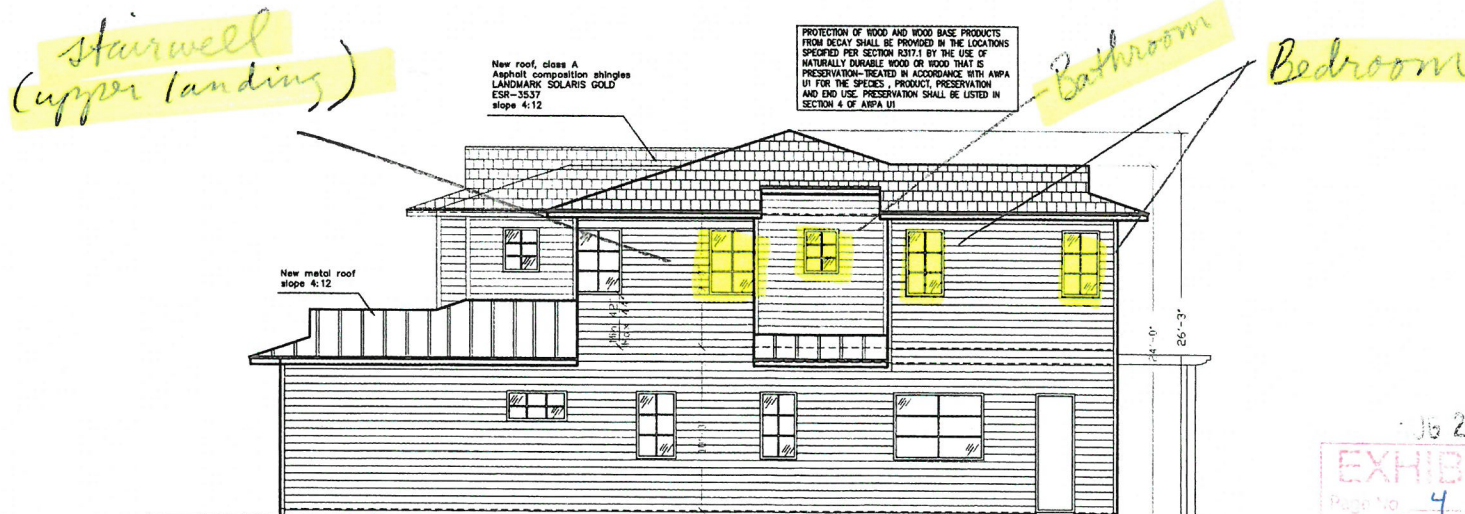
March 11, 2017

5159 Varna @ Magnolia
Sherman Oaks
3,386 sq. ft. per Assessor





North Elevation Scale: 1/18" = 1'-0"



South Elevation Scale: 1/18" = 1'-0"

Dafna Lahav Designs
Tel: 818-929542 Cell: 310-8835515
Fax: 1-800-8813694, Dafnalahav@yahoo.com

Elevations

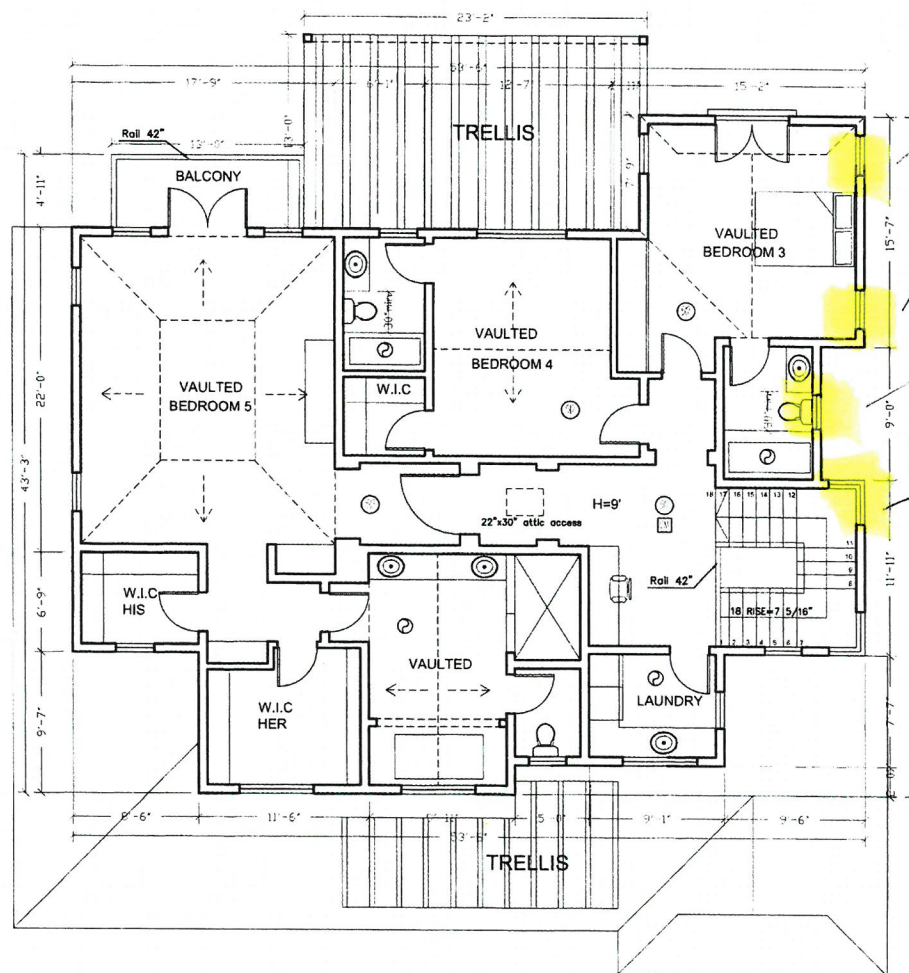
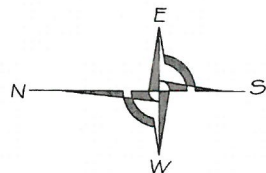
Owner: 5150 Beeman Ave, LLC
Remodel S.F.D
5156 N Beeman St.
Valley Village, CA 91607

REVISIONS	BY

DATE	12/13/17
SCALE	As Noted

A-3

JG 22 2018
EXHIBIT "A"
Page No. 4 of 7
Case No. DR2017-2685-SPP



Bedroom

Bathroom

Stairwell
(upper landing)

AUG 22 2018

EXHIBIT "A"
Page No. 3 of 7
Case No. D1K2017-2685-SRP

2nd Floor Plan Scale: 1/8" = 1'-0"

Dafna Lahav Designs
Tel: 818-9285542 Cell: 310-8835515
Fax: 1-800-883694, Dafnalahav@yahoo.com

2nd Floor Plan

Owner: 5150 Beeman Ave, LLC
Remodel S.F.D
5156 N Beeman St.
Valley Village, CA 91607

REVISIONS	BY

DATE	12/13/17
SCALE	As Noted

A-2

WIN INVESTMENTS, LLC.
1812 W. Burbank Blvd #989
Burbank, CA 91506
323-501-2416

November 8, 2018

Attn: South Valley Area Planning Commission
Sarah Hounsell, City Planner
Marvin Braude Building
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401



RECEIVED
CITY OF LOS ANGELES

NOV 08 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Re: Case No. DIR-2018-2616-SPP-1A
(11752 Kling St. Valley Village, CA 91607)

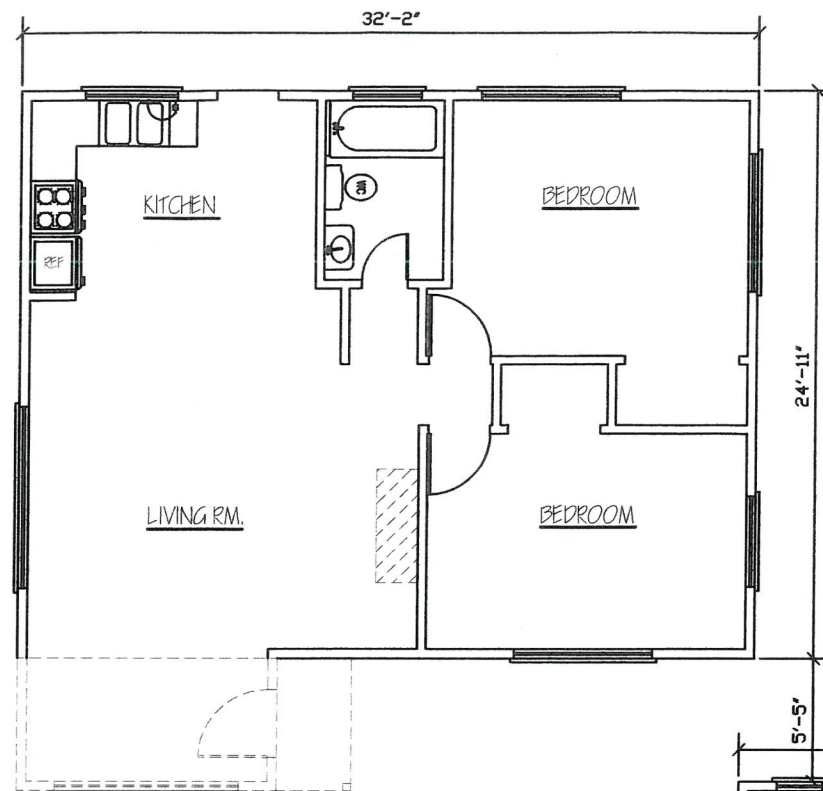
Dear South Valley Area Planning Commission,

Please let this letter serve as a request to a minor modification to the approved proposed project in Exhibit A. Attached are copies of the plans showing the modification of reducing the size of the existing garage conversion from 389 sq ft to 356 sq ft. Everything else proposed and approved to remain the same.

If you have any questions or concerns please do not hesitate to contact me at the above referenced number.

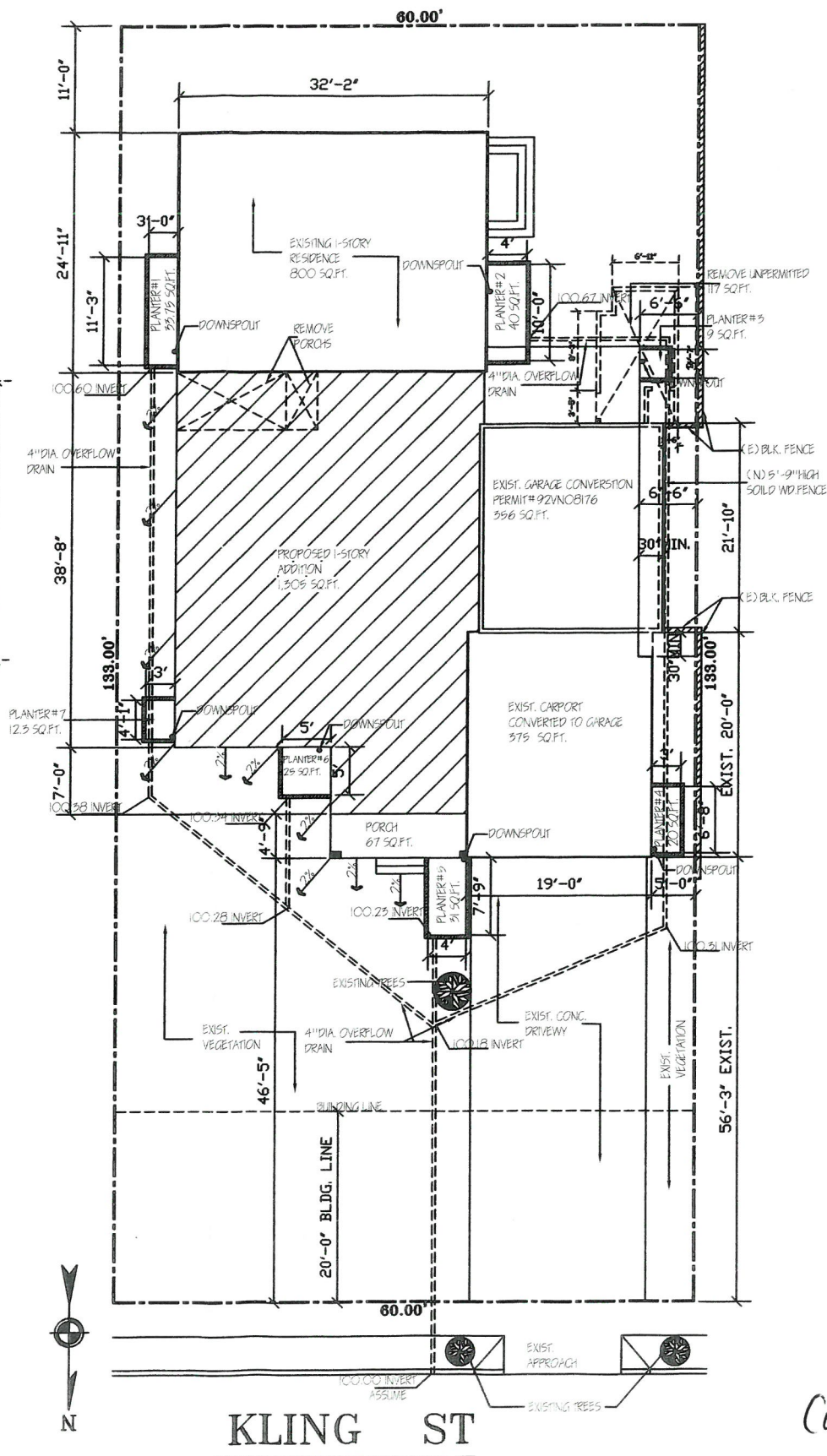
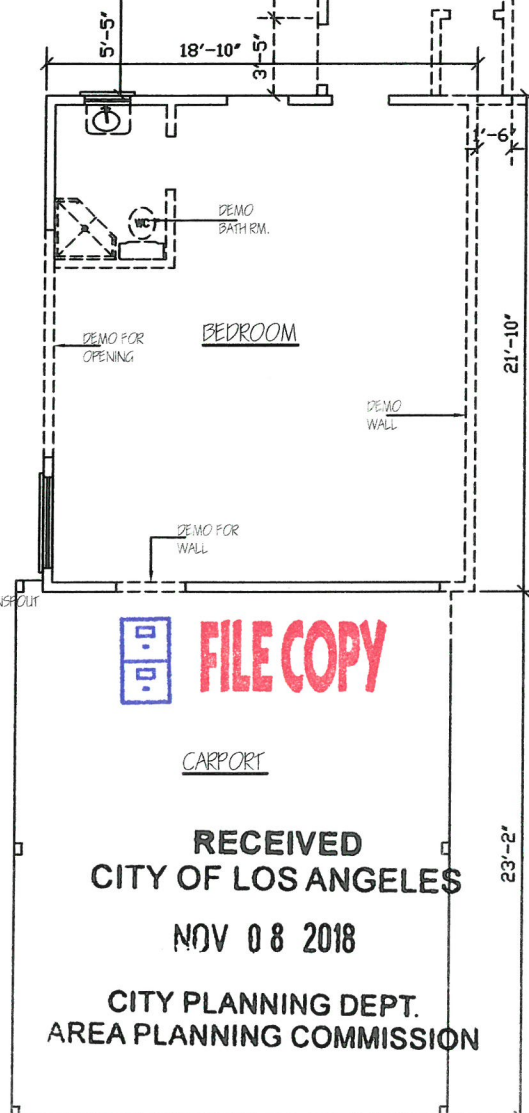
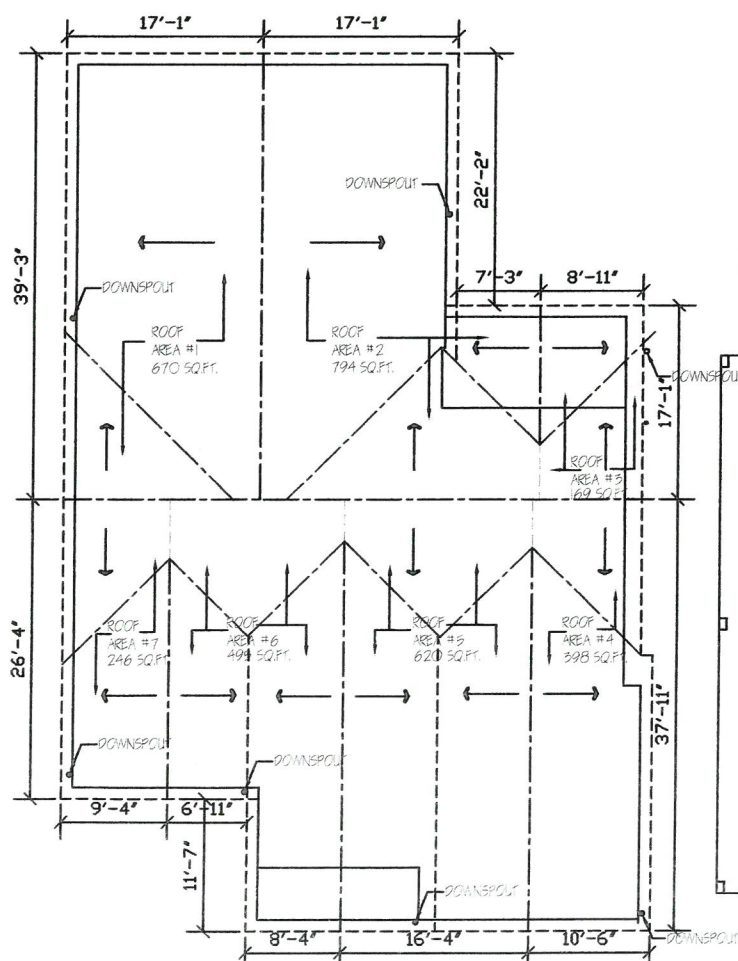
Thank you,

William Zegarra,
Managing member
WIN Investments, LLC.



PLANTER CALCULATION:

ROOF AREA
 AREA #1=670 RA2 X 0.05= 33.5 SQ.FT. PLANTER #1 - 33.75 PROVIDED
 AREA #2=794 RA2 X 0.05= 39.7 SQ.FT. PLANTER #2 - 40 PROVIDED
 AREA #3=169 RA2 X 0.05= 8.5 SQ.FT. PLANTER #3 - 9 PROVIDED
 AREA #4=398 RA2 X 0.05= 19.9 SQ.FT. PLANTER #4 - 20 PROVIDED
 AREA #5=620 RA2 X 0.05= 31 SQ.FT. PLANTER #5 - 31 PROVIDED
 AREA #6=495 RA2 X 0.05= 24.75 SQ.FT. PLANTER #6 - 25 PROVIDED
 AREA #7=246 RA2 X 0.05= 12.3 SQ.FT. PLANTER #7 - 12.5 PROVIDED



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	PLOT PLAN & EXIST. FLR. PLAN
2	FLOOR PLAN
3	ELEVATIONS
4	FOUNDATION PLAN
5	FRAMING PLAN
6	SECTIONS
7	DETAILS
8	DETAILS
9	GENERAL NOTES
10	GREEN BUILDING NOTES & DETAILS
HFX1	HARDY FRAME DETAILS
HFX2	HARDY FRAME DETAILS
HFX3	HARDY FRAME DETAILS
T24	TITLE-24 ENERGY
L	LID NOTES & DETAIL
PROJECT DATA:	
ONE STORY ADDITION	
FLOOR AREA:	SCHOOL FLOOR AREA:
ADDITION - 1,305 SQ.FT.	1,305 SQ.FT.
EXIST. RESIDENCE - 800 SQ.FT.	
EXIST. GAR. CONV. - 356 SQ.FT.	ZONING FLOOR AREA:
TOTAL - 2,461 SQ.FT.	1,272 SQ.FT.
	TOTAL RFA: 2,461 SQ.FT.
GARAGE AREA:	
CARPORT CONVERTED TO GARAGE - 375 SQ.FT.	
CONSTRUCTION:	LOT COVERAGE
TYPE V CONSTRUCTION	LOT SIZE - 60'X135' = 7,980 SQ.FT.
STUCCO EXT. FINISH	EXIST. RES - 800 SQ.FT.
WOOD FRAME	EXIST. GAR. CONVERSION - 356 SQ.FT.
BUILDING HEIGHT - 17'-10"	EXIST. CARPORT / GARAGE - 375 SQ.FT.
	ADDITION - 1,305 SQ.FT.
	PORCH - 67 SQ.FT.
	TOTAL - 2,903 SQ.FT.
	2,903 / 7,980 = 36.37%
	RFA CREDIT FOR GARAGE: 375
LEGAL DESCRIPTION	
APN# 2355-016-035	
TRACT# 7356	
LOT - 44	

SET BACKS FOR S.F.D.		
	EXIST.	NEW
REAR	11'-0"	11'-0"
SIDE (EAST)	7'-6"	7'-6"
SIDE (WEST)	21'-6"	5'-0"
FRONT		56'-3"

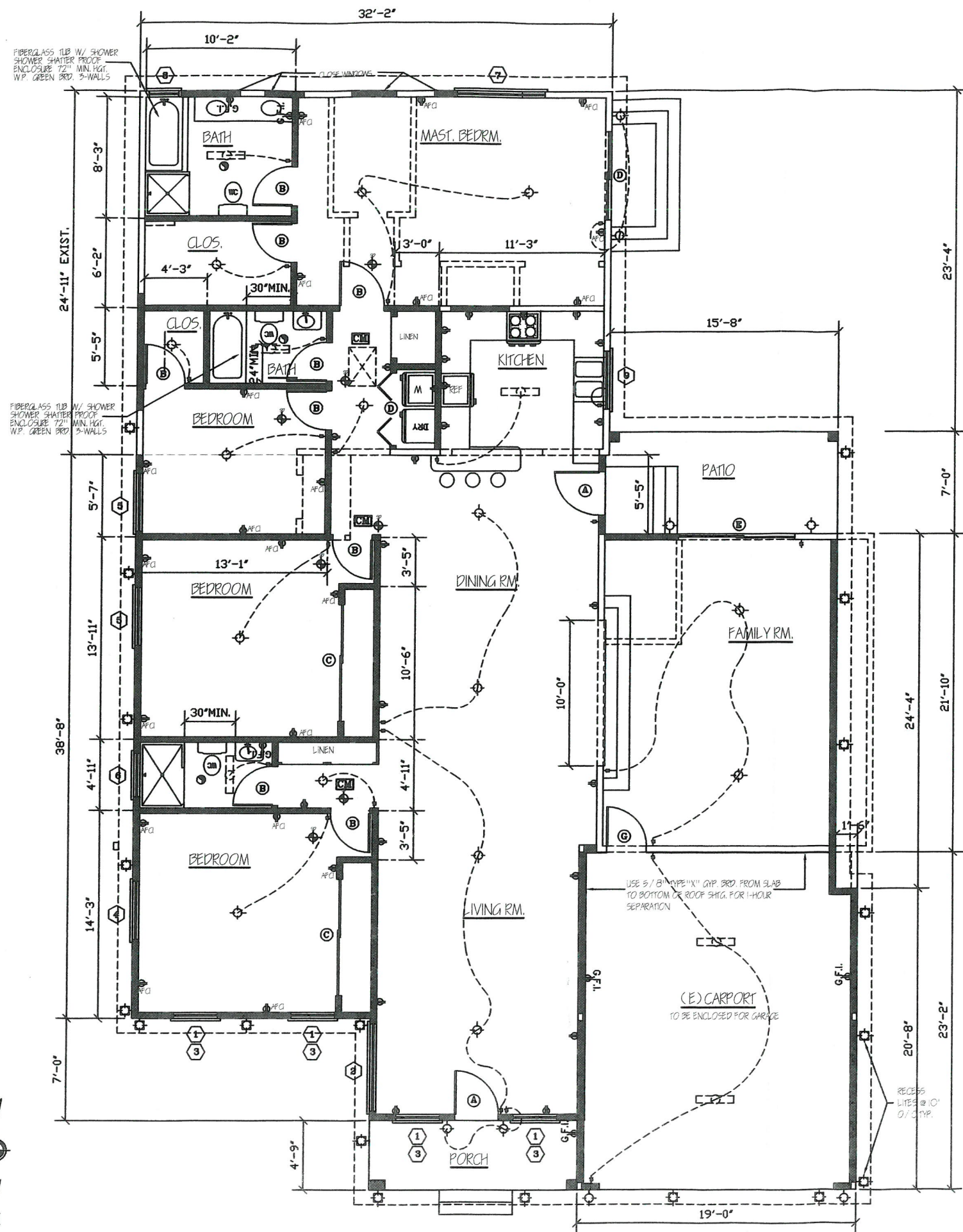
Case #DIR-2018-2616-SPP-1A
 Agenda Item #6

WILLIAM FLORES
 DRAFTING & DESIGN
 2513 1/2 CALIFORNIA ST. HUNTINGTON PARK CA 90255
 (323) 581-1515 OFFICE
 (323) 449-6298 CELL
 (362) 949-0885 MESSAGE



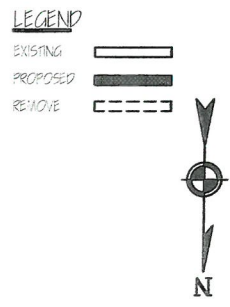
PROJECT: PROPOSED ADDITION
 OWNER: WIN INVESTMENTS LLC
 JOB ADDRESS: 11762 KLING ST. LOS ANGELES, CA. (VALLEY VILLAGE)

TITLE
REVISIONS
CHECKED
JOB NO.
DRAWN
DATE 2-19-18
SHEET
OF
SHEETS



FLOOR PLAN

SCALE 1/4" = 1'-0"



- ELECTRICAL LEGEND**
- RECESSED LIGHT FIXTURE
 - LIGHT FIXTURE
 - FLUORESCENT LIGHT FIXTURE
 - ELECTRICAL OUTLET
 - LIGHT SWITCH
 - HARDWIRED W/ BATTERY BACK-UP SMOKE DETEC. TYP.
 - "ENERGY STAR" EXHAUST FAN MIN. 50 CFM. HUMIDISTAT CONTROLLED
 - CARBON MONOXIDE ALARMS: SHALL BE LOCATED NEAR EACH SLEEPING RMS. CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED AND SHALL BE UL 2034 / 2075 RATED INTERCONNECTED / HARDWIRED @ NEW

NOTE: ALL WINDOWS TO BE DUAL GLAZED AND LOW E GLAZING.

WINDOW SCHEDULE				
SYM.	SIZE	TYPE	U FACTOR	SHGC
1	5'-0" X 5'-0"	VINYL SINGLE HUNG	0.32	0.23
2	6'-0" X 5'-0"	VINYL SINGLE HUNG	0.32	0.23
3	5'-0" X 1'-6"	FIXED VINYL	0.32	0.23
4	4'-0" X 2'-0"	VINYL SLIDING	0.32	0.23
5	4'-0" X 4'-0"	VINYL SLIDING	0.32	0.23
6	5'-0" X 1'-0"	VINYL SLIDING OBSC. GLASS	0.32	0.23
7	6'-0" X 4'-0"	VINYL SLIDING	0.32	0.23
8	2'-0" X 2'-0"	VINYL SLIDING OBSC. GLASS	0.32	0.23
9	4'-0" X 5'-0"	VINYL SLIDING	0.32	0.23
10				

DOOR SCHEDULE		
SYM.	SIZE	TYPE
A	5'-0" X 8'-0" X 1 3/4"	SOLID CORE
B	2'-8" X 8'-0" X 1 3/8"	HOLLOW CORE
C	8'-0" X 8'-0"	SLID. WOOD DBL. DOORS
D	6'-0" X 8'-0"	SLID. GLASS TEMP. GLASS
E	8'-0" X 8'-0"	SLID. GLASS TEMP. GLASS
F	5'-0" X 8'-0"	BI-FOLD DR.
G	2'-8" X 8'-0" X 1 3/4"	1-LR SELF CLOSING TIGHT FITTING

Case # DIR-2018-2616-SPP-1A

WILLIAM FLORES
DRAFTING & DESIGN

2513 1/2 CALIFORNIA ST. HUNTINGTON PARK CA 90255
(323)581-1515 OFFICE
(323)449-6298 CELL
(562)949-0885 MESSAGE

DRAFTING

DESIGN

PROJECT: PROPOSED ADDITION

OWNER: WIN INVESTMENTS LLC

JOB ADDRESS: 11752 KLING ST. LOS ANGELES, CA. (VALLEY VILLAGE)

TITLE

REVISIONS

CHECKED

JOB NO.

DRAWN

DATE 2-19-18

SHEET OF 2 SHEETS

