

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 3:00 p.m. Thursday of the week 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.

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

SECONDARY SUBMISSIONS

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All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 3:00 p.m. Thursday of the week 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.

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Department of City Planning
City of Los Angeles
c/o Richard Reaser, Planning Assistant
richard.reaser@lacity.org

RE: 6041 West Rodgerton Dr, Los Angeles
Case No. ZA-2016-3951-ZAA-ZAD-1A

Dear City Planning and Commission Members,

I am a property owner a few doors down from the aforementioned property that is requesting further variances. Rodgerton Dr is a Substandard Hillside Limited Street & I believe that any new construction must adhere to the protective building codes that are in place.

It would be a major safety issue to not widen the road & requiring off-street vehicle parking is extremely necessary. When people park on the street, Rodgerton becomes a one lane road that only small vehicles can traverse. We have witnessed several occasions where fire trucks & paramedics have had to back down our street & redirect emergency services as they were unable to get past parked vehicles.

The applicants hardships are self-imposed. There are many nearby examples that demonstrate how to develop a parcel of this size without need for exemptions and variances that would have a dangerously negative impact.

Additionally, approval of these variances would set a dangerous precedent for the development of other properties & there are 6 empty upslope lots neighboring 6041 Rodgerton Dr.

I humbly request that for the safety of my family, my home, my neighbors & for the people who will live in this new home that you enforce the Specific Plan & the city ordinances that are in place to protect our lives.

Thank you for your consideration,

Abraham Laboriel Jr.

Emma Howard, CD4 - Senior Planning Deputy

Renee Weitzer - CD4 Senior Advisor for Land Use & Development

Fwd: 6041 Rodgerton safety issues - Case no. ZA-2016-3951-ZAA-ZAD-1A, hearing June 11

George Abbott Clark <gclark8505@gmail.com>

Mon, Jun 3, 2019 at 10:05 AM

To: Emma Howard <emma.howard@lacity.org>, Richard Reaser <Richard.reaser@lacity.org>

Cc: Clark Jeanne <jmclark628@gmail.com>, Nancy Girtten <nangirtten@gmail.com>, Nate Albert <natealbert@gmail.com>, Lance Baker Fent <fentco@att.net>, Abe Laborial <abecito@mac.com>, Andrew Percival <ajpercival@me.com>, Jim & Susan Krantz <jim@jimkrantz.com>, Tj Escott <tjescott@me.com>, Christine OBrien <obrienmills@icloud.com>, sschw56079@aol.com, michaEL morrow <michaelallenmorrow@gmail.com>, mekeel Michael <mmekeel@oma-la.com>, Wrenn Chais <whchais@gmail.com>

Hi City Reps,

I hope you are well. Fire season is upon us up in the Hollywood Hills.

We would like to make you aware of a developer who wants variances to not have to widen the substandard street at 6041 Rodgerton Drive, LA, CA 90068.

Our street on Rodgerton Drive, off of Beachwood, is a narrow, substandard with many blind curves. When people park on the street it becomes difficult for larger vehicles to pass and routinely involves people backing up if on coming traffic is met at the constrained areas. See Figure 1.

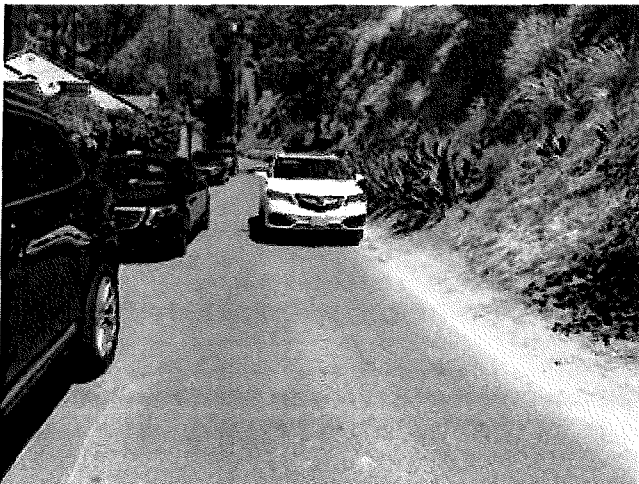


Figure 1.

Last year a fire broke out up the hill. Fire engines raced to the scene on various streets, including Rodgerton. A fire truck came up Rodgerton via Beachwood. At a turn in front of our house, the truck saw the street ahead lined with parked cars as in Figure 1.

They knew if an oncoming car came it would be stuck. The truck stopped, men jumped off and helped the truck back down the curve and street to Beachwood. Luckily, other fire trucks made it to the fire and put it out before a catastrophe occurred.

The very curve on Rodgerton, at 6041, may be built upon. see Figure 2.



Figure 2.

The street there is barely 18 feet wide \ and on this blind curve. To build the builders are required by law to widen the street to 21 feet. The developers have asked that they be granted a variance to have no street widening or set back of their proposed house from the street.

There is no hardship for the builder. Other developers with similar lots have successfully built and been able to accommodate widening of the street for safe traffic flow and emergency vehicle access. Simply designing to their lots topography, perhaps less structures on this difficult site, this developer at 6041 would need no variances. But they want to build an oversized house to maximize profit.

They had a hearing last year and asked for variances to not have to widen the street or set back the house five feet and other variances.

The neighborhood, in fear of fire and the ability of emergency vehicles to access Rodgerton and surrounding streets, fought the developer so they would have to comply with the laws.

The developers were granted some variances, such as required off street parking, but were mandated to widen the street and set back the house from the street due to safety.

Now, they are appealing the decision. They want to get full variance on codes that require street widening to a minimal 21 feet and a five foot set back that is crucial to maintaining traffic flow and safety.

If the house is built with no set back and street widening, our neighborhood will be left with more densely parked cars, traffic, etc. leading to extremely dangerous conditions limiting access and egress, especially for emergency vehicles.

Even worse, as you can see in the photo (Figure 1) this same section of Rodgerton has 4 other lots than can be built, 2 of them have already started the process.

If all these houses are built with no set back or are not required to widen the street to 21 feet can you imagine all the parked cars along the street and trying to navigate up or down Rodgerton? Allowing the

developed for 6041 to not obey safety laws and codes in order to maximize their profit would set a very dangerous precedent for all development on Rodgerton as well.

So, if 6041 is granted these variances this would be devastating. The laws and codes for set backs and street width are fundamental to our safety.

Please, help us stop this developer from getting these dangerous variances.

Thank you.

Sincerely,

Dr. George Abbott Clark
gclark8505@gmail.com
Office; (323) 466-6776
Cell: (323)383-7836
Skype: georgeabbottclark

June 1, 2019

Department of City Planning
City of Los Angeles
c/o Richard Reaser, Planning Assistant
richard.reaser@lacity.org

RE: 6041 West Rodgerton Dr, Los Angeles
Case No. ZA-2016-3951-ZAA-ZAD-1A

Dear Zoning Administrator and Committee Members,

As abutting property owners, we are AGAINST any appeal approval of Conditions 8 and 9 of the December 27, 2018 Zoning Administrators' determination to approve Adjustments pursuant to Section 12.28 of the Los Angeles Municipal Code.

1. Substandard street width hampers Fire Department access to the neighborhood. Further development on substandard street width poses a potential hazard for all adjacent neighbors.
2. A proposed one-story detached accessory structure for garage purposes located within the front half of the property, otherwise prohibited by LAMC 12.21 C.5b, would require excessive excavation and retaining walls likely exceeding City standards. We do not believe the submitted drawings adequately represent the extent of the required excavation and retaining walls on this steep hillside site of exposed vertical decomposed granite rock. If built, a garage would put cars backing out onto a blind hairpin curve in either direction of the substandard street.
3. The proposed one-story detached accessory structure for garage purposes with zero foot side yard setback would compromise and potentially devalue the adjacent property, including the zero foot setback construction of retaining walls per #2 above.
4. Attaching an elevator tower to the proposed garage would de facto make the front yard, zero side yard garage into a tower structure of several stories, inappropriate to the intention of Planning setbacks and neighborhood scale.
5. This project has to date shown little or no regard for Zoning regulations, neighborhood scale, or existing topography. As noted above, the site is an exposed rock formation on a hairpin curve on a substandard street. Any

development on this site should require great sensitivity, none of which has been exhibited with the proposed project.

Again, we strongly oppose the approval of requested appeals.

Sincerely,

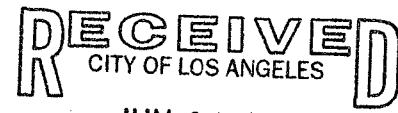
A handwritten signature in black ink, appearing to read "Gumpfman".

FAIA Architect
Partner, agps architecture

A handwritten signature in black ink, appearing to read "MARC ANGELO".

Partner, agps architecture
6009 Rodgerton Dr.
Tract #6450 Lot 27 Block 13
Tract #6450 Lot 28 Block 13

Department of City Planning
 City of Los Angeles
 c/o Richard Reaser, Planning Assistant
richard.reaser@lacity.org



JUN 04 2019

CITY PLANNING
 PROJECT PLANNING

RE: 6041 West Rodgerton Dr, Los Angeles
 Case No. ZA-2016-3951-ZAA-ZAD-1A

Dear City Planning and Commission Members,

As an abutting property owner, I am AGAINST any appeal approval of conditions denied in the December 27, 2018 Zoning Administrators' determination to approve Adjustments pursuant to Section 12.28 of the Los Angeles Municipal Code. The 6041 site is zoned RE9-1 and is subject to the Baseline Hillside Ordinance (BHO) and the Hollywood Specific Plan (HSP). The project seeks variances because it cannot meet the requirements of either the BHO or the HSP.

Rodgerton Dr. is a Substandard Hillside Limited Street that is 18 ft or less in the majority frontage of the project location. Parking is allowed on the downhill side of the street. The project area sits in a Cal Fire designated very high fire hazard severity zone, is situated between undeveloped parcels and in close proximity to a total of six steep slope undeveloped lots. This is an unrealistic project for a challenging lot which has created the need for the requested exemptions. There is no hardship other than self imposed by design, as several similar sites (i.e. 6231 Rodgerton) have been developed within code and ordinance.

Of most concern are the long lasting impacts to community welfare and safety. The BHO and the HSP requirements were developed specifically to improve fire protection and safety equipment access in this fragile Hillside community. Many sections of Rodgerton have been improved to a min. of 20 ft. or greater to comply with not only LAMC and the Hollywoodland Specific Plan but also the California Code of Regulations for fire apparatus road access and egress. The 6041 site forms a peninsula creating a blind curve, the road has another blind curve near where the garage is placed at the rear of the property. These curves and the narrow roadway create ongoing issues with traffic safety and service access. Often garbage trucks, emergency vehicles and even cars must ride upon the property to facilitate passing on this section of Rodgerton. Approving an appeal of the ZA's correct denial of construction on a roadway width less than 20 ft required by LAMC 12.21C would create adverse impacts to circulation impacting to all adjacent neighbors and the community.

The project proposes a double height garage to accommodate a car lift for required off street parking which they are asking for a zero foot set back rather than the 8 ft sideyard setback required as well as to allow attachment of an even higher elevator tower. The purposes of the both the BHO and the HSP seek to address out of scale development and adverse impacts unique to hillside development-- setbacks and roadway improvements are critical requirements that support the General Plan objectives for insuring public safety and emergency access on substandard hillside streets with blind curves, steep grades that are devoid of sidewalks and parkways (HSP Sec 2-d,e,f) In addition they support the general plan and HSP

purpose Sec 2 E. H which seek to protect against overly massive buildings while facilitate new development that enhances the character and quality of the existing community. Given the challenging topography of this site (blind curves, steep upslope, peninsular shape) a more conservative design would not only enable successful development within code but also ensure community safety and integrity.

The hardships encountered by the applicant are self-imposed due to the project's disproportionate design. As similar lots demonstrate, there is nothing preventing development of the parcel without the need for exceptions and variances that would negatively impact both community character and safety. There a no findings for approval for exemption from LAMC 12.21 C.10 (i)(2),(3); LAMC 12.21 C.5(b)(f).

Lastly, it is worth noting that there are 6 undeveloped upslope lots in direct proximity to this site. Approval of these variances would set a dangerous precedent for the development of those properties.

I strongly oppose the approval of requested appeals and urge you to support enforcement of the ordinances and Specific Plans developed for responsible hillside development that not only fosters growth but enhances community safety, character and welfare.

Thanks you for your consideration,

Jeanne Clark

CC:

Emma Howard, CD4 - Senior Planning Deputy

Renee Weitzer – CD4 Senior Advisor for Land Use & Development

Bianca Gonzalez <bianca.gonzalez@lacity.org>

Fwd: Case No. ZA-2016-3951-ZAA-ZAD-1A 6041 West Rodgerton Dr, Los Angeles

Suzanne Baker <hootiebebe@mac.com>
To: bianca.gonzalez@lacity.org

Thu, Jun 6, 2019 at 4:12 PM

Begin forwarded message:

From: Richard Reaser <richard.reaser@lacity.org>
Subject: Re: Case No. **ZA-2016-3951-ZAA-ZAD-1A 6041 West Rodgerton Dr, Los Angeles**
Date: June 6, 2019 at 2:55:24 PM PDT
To: Suzanne Baker <hootiebebe@mac.com>

Thank you for your correspondence. I will add it to the case file.

On Thu, Jun 6, 2019 at 2:18 PM Suzanne Baker <hootiebebe@mac.com> wrote:

Dear City Planning & Commission Members,

We own the home at [6070 Rodgerton Dr.](#)

We are AGAINST any appeal approval of conditions denied in the 12/27/18 Zoning Administrators' determination.

We strongly urge you to deny all requested exemptions and actions for the [6041 Rodgerton Dr](#) project. The street access exemptions would no doubt have detrimental adverse impacts to safety on the extremely substandard hillside street of Rodgerton and the surrounding community.

The street is less than 18' wide at this site. Emergency vehicles cannot navigate this narrow pass. We are extremely concerned given the high fire danger with all of the recent rains and new growth of vegetation.

Additionally, when vehicles are parked in front of the proposed site pedestrians and cars have to be extremely cautious navigating the blind curve. We have had many "close calls" at this location involving pedestrians walking with children and pets as well as large delivery trucks and other vehicles.

It would not be a hardship for the developer of [6041 Rodgerton](#) as the actions requested of the ZA can easily be accommodated without code exemptions thru a more appropriate scaled design. This is evidenced by other projects within Hollywoodland that have similar lot size and characteristics.

Thank you for your consideration,

Suzanne Baker
[6070 Rodgerton Dr.](#)



Ricky Reaser

Central Project Planning Division

City of Los Angeles | Department of City Planning

[200 N Spring Street, Rm 621](#) (public entrance on Main St.)

Los Angeles, CA 90012

E: richard.reaser@lacity.org T: [213.978.1326](tel:213.978.1326)



Bianca Gonzalez <bianca.gonzalez@lacity.org>

6041 West Rodgerton Dr, Los Angeles Case No. ZA-2016-3951-ZAA-ZAD-1A

Susan Krantz <susankrantz@me.com>

Thu, Jun 6, 2019 at 4:07 PM

To: Richard.Reaser@lacity.org

Cc: emma.howard@lacity.org, renee.weitzer@lacity.org, bianca.gonzalez@lacity.org

Department of City Planning

City of Los Angeles

c/o Richard Reaser, Planning Assistant

richard.reaser@lacity.org

RE: [6041 West Rodgerton Dr, Los Angeles](#)

Case No. ZA-2016-3951-ZAA-ZAD-1A

Dear City Planning and Commission Members,

As an abutting property owner, I am AGAINST any appeal approval of conditions denied in the December 27, 2018

Zoning Administrators' determination to approve Adjustments pursuant to Section 12.28 of the Los Angeles

Municipal Code. The 6041 site is zoned RE9-1 and is subject to the Baseline Hillside Ordinance (BHO) and the

Hollywood Specific Plan (HSP). The project seeks variances because it cannot meet the requirements of either the

BHO or the HSP.

This is an unrealistic project for a challenging lot which has created the need for the requested exemptions. There is

no hardship other than self imposed by design, as several similar sites (i.e. [6231 Rodgerton](#)) have been developed

within code and ordinance.

We purchased our home knowing critical requirements of building codes would be enforced for the safety of the

community and maintain our privacy which the proposed double height garage elevator would destroy. Approving an

appeal of the ZA's correct denial of construction on a roadway width less than 20 ft required by LAMC 12.21C would

create adverse impacts to circulation impacting to all adjacent neighbors and the community.

The 6041 property is the gateway to the wilderness area, home to the many animals in Beachwood. To disregard

their safety is disgusting and simply underscores what is at the heart of this proposed structure - greed at any cost

to community and wildlife safety.

I strongly oppose the approval of requested appeals and urge you to support enforcement of the ordinances and

Specific Plans developed for responsible hillside development that not only fosters growth but enhances community

safety, character and welfare.

Thank you for your consideration,

Susan Krantz



Richard Reaser <richard.reaser@lacity.org>

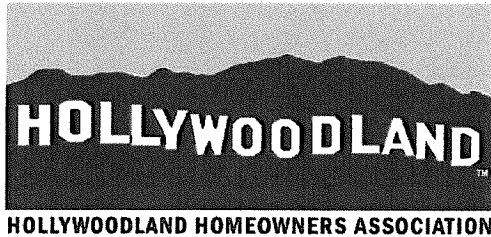
Case No. ZA-2016-3951-ZAA-ZAD-1A

1 message

HHA <info@hollywoodland.org>

Tue, Jun 4, 2019 at 3:40 PM

To: richard.reaser@lacity.org



Department of City Planning
City of Los Angeles
c/o Richard Reaser, Planning Assistant
richard.reaser@lacity.org

RE: 6041 West Rodgerton Dr, Los Angeles
Case No. ZA-2016-3951-ZAA-ZAD-1A

Dear City Planning and Commission Members,

The Hollywoodland Homeowners Association is writing to state on the public record that we are against the approval of the appeal by the owners of the proposed home at 6041 W. Rodgerton Dr. The conditions denied in the December 27, 2018 Zoning Administrators' determination should remain in place. This proposed home is within the boundaries of Hollywoodland, Tract 6450, and Rodgerton Dr, like all the 1923 streets in the tract, is a substandard street with sharp, blind curves and no sidewalks or parkways. The project's location, size, height, and other significant features do not meet the requirements of the Hollywoodland Specific Plan and the Baseline Hillside Ordinance.

The applicant knowingly purchased a difficult lot to build on. He is purposely over-building on the property to maximize profit and is now asking for an appeal to reinstate exemptions already denied to him to obtain project approval. All of this was done without respect to the detrimental impacts on the safety and welfare of the surrounding neighborhood. Many new homes have been built in Hollywoodland over the past several years on lots that share the same characteristics and were successfully developed without requiring these types of exemptions. Furthermore, if Planning requires roadway improvements, setbacks, and height restrictions be followed on one project but exempts adherence to these codes on other projects of similar lot characteristics, it brings into question planning consistency and fairness.

In addition, Cal-Fire has designated Hollywoodland as a High Fire Hazard Severity Zone. With the roadway on either side of this lot measuring a substandard 18 feet or less, LAFD and other emergency vehicles already have difficulty accessing this section of the tract. Approval of this appeal would endanger the lives of the surrounding neighbors as well as the entire community by making a bad situation much, much worse.

We look forward to clear thinking on the part of the Planning Department and Commission by protecting an historic neighborhood and not pandering to development greed.

Thank you for your time.

Alexa A. Williams
Vice-President
Hollywoodland Homeowners Association



Bianca Gonzalez <bianca.gonzalez@lacity.org>

I thoroughly object to the proposed building on Rodgerton which is across the street from our property at 3055 N Beachwood Drive

jim@jimkrantz.com <jim@jimkrantz.com>

Thu, Jun 6, 2019 at 3:52 PM

To: Richard.Reaser@lacity.org

Cc: emma.howard@lacity.org, renee.weitzer@lacity.org, bianca.gonzalez@lacity.org

Dear Mr Reaser, et al

I am a resident of the Beachwood Canyon and our property backs up to the proposed investment property proposal that is being considered behind our home. There is no way with the current zoning administration without widening the road would be impossible to access residents in case of fire. The road is so narrow now its barely able to handle 2 cars from opposite directions and there is no room to expand this. The structure proposed being 45 feet high is massive and with a zero setback the road violates both BHO and HSP codes. Zero setback? The proposed garage as approved by ZA allowed for a 0 foot sideyard as opposed to the 8 foot required. How do these developers overlook the regulations and think this is even barely OK? This hillside is the passage to wildlife, by even thinking of destructing the natural environment these bobcats, mountain lions and coyotes is inhumane and thoughtless just as a side note but very significant as well. I just makes me ill to see how developers without any consideration for established codes feel they can even influence or tempt the city to approve proposals that just are simply not within the established codes of a neighborhood. Having a monstrosity built and sold, simply for profit to the developers and NOT abiding by the zoning administrator previous rulings is not acceptable.

Thank you,

Jim Krantz

**JIM
KRANTZ**
JIMKRANTZ.COM



DAY OF HEARING SUBMISSIONS

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