

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.

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.

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 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.

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Etta Armstrong <etta.armstrong@lacity.org>

ZA-2016-3951-ZAA-ZAD-1A June 25 APC Hearing Agenda Item #5

1 message

HHA <info@hollywoodland.org>

Thu, Jun 20, 2019 at 11:04 AM

To: richard.reaser@lacity.org, apccentral@lacity.org

Cc: emma.howard@lacity.org, renee.weitzer@lacity.org, jane.choi@lacity.org, etta.armstrong@lacity.org, bianca.gonzalez@lacity.org

Department of City Planning
City of Los Angeles
c/o
Etta Armstrong APC Exec
Richard Reaser Planning Assistant

RE: [6041 West Rodgerton Dr, Los Angeles](#)
Case No. ZA-2016-3951-ZAA-ZAD-1A
Rescheduled June 25, 2019 agenda item #5

Dear Central Area Planning Commission Members,

This letter is a follow up to the dismissed June 11, 2019 hearing for the above project. While the citizens of Los Angeles greatly appreciate those in City government who give their time freely to volunteer in positions such as the APC, we also would like to remind them that time is immensely valuable to all of us.

For the record, on June 11, 15 members of the Hollywoodland Community made the trek downtown during the evening traffic crush, arrived on time and waited patiently to have their opposition to the appeal heard. Apparently due to unforeseen conditions, three of the Central Area Planning Commissioners could not make the meeting and were unable to give advance notice. Approximately 30 minutes after the 4:30 pm start, the Executive Assistant dismissed the meeting due to a lack of a quorum.

The Hollywoodland Homeowners Association is on record as being opposed to 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 project is within the boundaries of Hollywoodland, Tract [6450. Rodgerton Dr](#), is a substandard street with sharp, blind curves and no sidewalks or parkways; all within a high fire hazard severity zone. Without entitlements, the project does not meet the requirements of the Hollywoodland Specific Plan or the Baseline Hillside Ordinance.

Approving this appeal would create permanent adverse impacts to community welfare and safety. Much of those details have been discussed the in ZA's determination.

The applicant knowingly purchased a difficult lot to build on. However, other lots of similar characteristics have been successfully built and embraced by the community without the need for entitlements. Clearly the 6041 design is meant to maximize return for the applicant but special considerations are needed to allow exemptions from code. What is most egregious is that the applicant has shown little regard to the detrimental impacts this build would have on the surrounding neighborhood. The applicant has not demonstrated hardship and should not be granted these 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, it brings into question planning consistency and fairness. With SIX undeveloped lots in immediate proximity, granting this appeal creates a dangerous precedent. We believe strongly in responsible hillside development that not only fosters growth but enhances community safety, character and welfare. Hollywoodland Homeowners Association respectfully urges you to support enforcement of the ordinances and Specific Plan and deny the [6041 Rodgerton](#) appeal.

Thank you for your time,

Alexa Williams
Vice -President
Hollywoodland Homeowners Assoc.

CC:

Emma Howard, CD4 - Senior Planning Deputy

Renee Weitzer – CD4 Senior Advisor for Land Use & Development

Jane Choi –Zoning Administrator



HHA 6041 June 25, 2019.docx
120K



JUNE 20, 2019

Department of City Planning
City of Los Angeles
c/o Etta Armstrong – Executive Assistant, APC
Richard Reaser, Planning Assistant

RE: 6041 West Rodgerton Dr, Los Angeles
Case No. ZA-2016-3951-ZAA-ZAD-1A
Rescheduled June 25, 2019 agenda item #5

Dear Central Area Planning Commission Members,

This letter is follow up to the dismissed June 11, 2019 hearing for the above project. While the citizens of Los Angeles greatly appreciate those in City government who give their time freely to volunteer in positions such as the APC, we also would like to remind them that time is immensely valuable to all of us.

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The Hollywoodland Homeowners Association is on record as being opposed to 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 project is within the boundaries of Hollywoodland, Tract 6450. Rodgerton Dr, is a substandard street with sharp, blind curves and no sidewalks or parkways; all within a high fire hazard severity zone. Without entitlements, the project does not meet the requirements of the Hollywoodland Specific Plan or the Baseline Hillside Ordinance.

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Furthermore, if Planning requires roadway improvements, setbacks, and height restrictions be followed on one project but exempts adherence to these codes on other projects, it brings into question planning consistency and fairness. With SIX undeveloped lots in immediate proximity, granting this appeal creates a dangerous precedent.

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Thank you for your time,

Alexa Williams
Vice-President
Hollywoodland Homeowners Assoc.

CC:

Emma Howard, CD4 - Senior Planning Deputy

Renee Weitzer – CD4 Senior Advisor for Land Use & Development

Jane Choi –Zoning Administrator



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Case #ZA-2016-3951-ZAA-ZAD-1A/6041 W. Rodgerton

2 messages

Bianca Gonzalez <bianca.gonzalez@lacity.org>
 To: Etta Armstrong <etta.armstrong@lacity.org>

----- Forwarded message -----

From: **wrenn chais** <whchais@gmail.com>
 Date: Thu, Jun 6, 2019 at 8:23 PM
 Subject: Case #ZA-2016-3951-ZAA-ZAD-1A/6041 W. Rodgerton
 To: Richard Reaser <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

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

Dear City Planning and Commission Members,

As a homeowner at 3267 Ledgwood Dr., I am AGAINST any appeal approval of conditions denied in the December 27, 2018 Zoning Administrators' determination to app 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 me

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 st 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 ha 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 protectic 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 Regulatio 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 ongoir 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 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 : 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 road objectives for insuring public safety and emergency access on substandard hillside streets with blind curves, steep grades that are devoid of sidewalks and parkways (HSF which seek to protect against overly massive buildings while facilitate new development that enhances the character and quality of the existing community. Given the ch 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 devel 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).

Finally, 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

I strongly oppose the approval of requested appeals and urge you to support enforcement of the ordinances and Specific Plans developed for responsible hillside develo welfare.

--
 Sincerely,
 Wrenn Chais
 cell 310-739-5722



Bianca M. Gonzalez
 Commission Office
 Department of City Planning
 T: (213) 978-1300
 200 N. Spring St., Room 272
 Los Angeles, CA. 90012

Chais, Wrenn <WChais@lockelord.com>

Wed, Jun 19, 2019 at 3:28 PM

To: "richard.reaser@lacity.org" <richard.reaser@lacity.org>, "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>, "bianca.gonzalez@lacity.org" <bianca.gonzalez@lacity.org>, "apccentral@lacity.org" <apccentral@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>, "Emme.Howard@lacity.org" <Emme.Howard@lacity.org>

Department of City Planning

City of Los Angeles

c/o Richard Reaser, Planning Assistant

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

6/20/2019

City of Los Angeles Mail - Fwd: Case #ZA-2016-3951-ZAA-ZAD-1A/6041 W. Rodgerton

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

Dear City Planning and Commission Members,

I missed half a day of work to attend the June 11, 2019 meeting concerning this matter, but there were insufficient members for a quorum. It's rather shocking that members would fail to give adequate notice to the public that they are unable to attend a public hearing.

As a homeowner at [3267 Ledgewood Dr.](#), 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.

I implore you to drive on Rodgerton Dr. in the area in question and educate yourselves as to the danger this project – and all others like it – present to the residents and emergency personnel.

[Quoted text hidden]



Etta Armstrong <etta.armstrong@lacity.org>

Re: Case No. ZA-2016-3951-ZAA-ZAD-1A June 25 - agenda item #5

1 message

Kristen Vaurio <vaurio@gmail.com>

Wed, Jun 19, 2019 at 10:37 AM

To: "Richard.Reaser@lacity.org" <Richard.Reaser@lacity.org>, "apccentral@lacity.org" <apccentral@lacity.org>, "bianca.gonzalez@lacity.org" <bianca.gonzalez@lacity.org>, "emme.howard@lacity.org" <emme.howard@lacity.org>, "etta.Armstrong@lacity.org" <etta.Armstrong@lacity.org>, "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>
Cc: George Clark <gclark8505@gmail.com>, Jeanne Clark <jmclark628@gmail.com>, Nate Albert <natealbert@gmail.com>

Reference:

ZA-2016-3951-ZAA-ZAD-1A

June 25 - agenda item #5

Dear City Planning and Commission Members,

My husband and I own the property directly across from the proposed [6041 Rodgerton Drive](#) project and would like to register our opposition to the appeal of conditions denied in the December 27, 2018 Zoning Administrators' determination. We ask that the planning commission uphold and enforce the Baseline Hillside Ordinance (BHO) and the Hollywood Specific Plan (HSP) and not provide this project with special treatment in the form of variances that detrimentally effect the safety and historic character of the street and neighborhood.

If the appeal is granted, the project would create a three story build directly on a blind curve without improvements to the road. I am extremely concerned for the safety of my small children as well as my neighbors and the many hikers and tourists who frequent this roadway.

Fronting the lot in question, Rodgerton Drive is substandard at its widest point. Exemption from the setback, road improvements and parking requirements would place dangerous stress on a roadway already carrying far more than its intended traffic load due to the many tourists frequenting the area. The traffic conditions created by this proposed development would create undue hardship to us, our neighbors, and the public who frequent the road.

In the previous ruling regarding road improvements, the Zoning Administrator stated "not doing so would create adverse impacts to circulation within the neighborhood and therefore cannot be supported". He further stated that "not widening the adjacent roadway width will exacerbate existing conditions with the blind curve of the property and may jeopardize access for fire protection and safety

equipment." We ask that this project not be exempt from parking and road improvement requirements.

Aside from the glaring safety concerns; as proposed, this building would also negatively impact the character and historic integrity of Hollywoodland, of one of Los Angeles's most historic neighborhoods. This home, is requesting a variance to build a garage with car lift that will total 45 foot high, towering over the street with zero setback. This will be totally out of scale with the surrounding homes and further reduce visibility.

In the previous ruling, the Zoning Administrator equated such a variance to "special privileges" and went on to say that overturning the ruling would and would set an undesirable precedent within the area. Furthermore, the current precedent on Belden was the elimination of an elevator tower to stay within the HSP. We ask that you not grant special privileges to the developers of [6041 Rodgerton](#), but that they, like other buildings in the area be required to comply with zoning regulations enacted to protect the safety and integrity of the neighborhood.

We ask that the zoning board deny this appeal and uphold its own existing codes that have been put in place to protect the safety, natural beauty and historic character of the neighborhood. Evidence of a successful development of a similar lot in accordance with the codes can be seen at [6231 Rodgerton](#), and there is no reason this developer cannot do the same.

Thank you for your consideration.

Sincerely,

Kristen Vaurio and Nate Albert

[6046 Rodgerton Drive](#)



APC Central <apccentral@lacity.org>

Case number ZA-2016-3951-ZAA-ZAD-1A

1 message

Tara Stephenson-Fong <tara2s@mac.com>
To: apccentral@lacity.org

Thu, Jun 20, 2019 at 2:04 PM

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

Rescheduled June 25, 2019 agenda item #5

Dear Central Area Planning Commission Members,

As the president of the Hollywoodland Homeowners Association as well as a Board member of the Hollywoodland Specific Plan, I need you to know that I oppose 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. In that meeting the applicant made false claims about this project being "fully vetted and approved" by the Hollywoodland Design Review Board. I believe this was to mislead the Planning Commission. We, in fact, were against the the size, scale and access of this project with concerns to the relative roadway constraints, this street is only 18' wide or less with several blind curves. These objections that came from board members and residents at DRB meetings have been captured in the DIR 2015-2651-DRB-SPP determinations dated 12/27/2018 pg. 5,6. During the hearing process the applicant did not attempt to address the concerns of the DRB or the neighbors. The last DRB hearing was held on 12/7/2018 where numerous concerns, which were also identified in previous hearings, were discussed. The DRB Board suggested the applicant incorporate the suggestions and continue at a future date but the applicant **declined**. The DRB then voted on the project which was unanimously DISAPPROVED. However as the number of votes did not establish a quorum, the Boards' recommendation for disapproval did not constitute official action and the jurisdiction was transferred the Director of Planning who then approved with conditions. I believe that the Director of Planning needs to vote in line with the Design Review Board and the Hollywoodland Specific Plan.

This project is within the boundaries of Hollywoodland, Tract [6450. Rodgerton Dr](#), is on a substandard street with sharp, blind curves and no sidewalks or parkways; all within a high fire hazard severity zone. Without entitlements, the project does not meet the requirements of the Hollywoodland Specific Plan or the Baseline Hillside Ordinance. Approving this appeal would create permanent adverse impacts to community welfare and safety.

The applicant knowingly purchased a difficult lot to build on. However, other lots of similar characteristics have been successfully built and embraced by the community without the need for entitlements. Clearly the 6041 design is meant to maximize return for the applicant but special considerations are needed to allow exemptions from code. What is most egregious is that the applicant has shown little respect to the detrimental impacts this build would have on the surrounding neighborhood. The applicant has not demonstrated hardship and should not be granted these 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, it brings into question planning consistency and fairness. With SIX undeveloped lots in immediate proximity, granting this appeal creates a dangerous precedent.

I believe strongly in responsible hillside development that not only fosters growth but enhances community safety, character and welfare. I respectfully urge you to support enforcement of the ordinances and Specific Plan and deny the [6041 Rodgerton](#) appeal.

Thank you for your time,

Tara Stephenson Fong

President

Hollywoodland Homeowners Assoc.

Board member, Hollywoodland Design Review Board

CC:

Emma Howard, CD4 - Senior Planning Deputy

Renee Weitzer – CD4 Senior Advisor for Land Use & Development

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 on the downhill slope of the proposed site. I am opposed to the proposed exemptions for the project at 6041 Rodgerton Dr. LA, CA 90068. The site is zoned RE9-1 subject to Baseline Hillside Ordinance (BHO) and Hollywood Specific Plan (HSP).

The project sits on CAL FIRE designated high fire hazard zone. The width of the road at the Site is 18', Code requires 20'. The Site also has TWO BLIND CURVES along both sides of the property. This is hazardous to FIRETRUCKS, AMBULANCES, GARBAGE TRUCKS, cars and pedestrians.

The proposed garage is supposed to be two stories, the actual height is 45' (3 stories) violating BHO and the HSP. The Garage as approved by the ZA allowed for a 0 foot sideyard instead of the 8 ft requirement. This needs to be redesigned to fit the hillside as was pointed out at the last hearing by the firefighters that cover our community.

There is no need for hardship requests! Simply redesign to meet the regulations of the Ordinances and Specific Plan developed for hillside building safety.

Thank You,

TJ Escott
3009 N Beachwood DR
LA, CA 90068

CC: Emma Howard, CD4 – Senior Planning Deputy
Renee Weitzer, CD4 - Senior Advisor for Land Use & Development

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

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3009 N Beachwood DR
LA, CA 90068

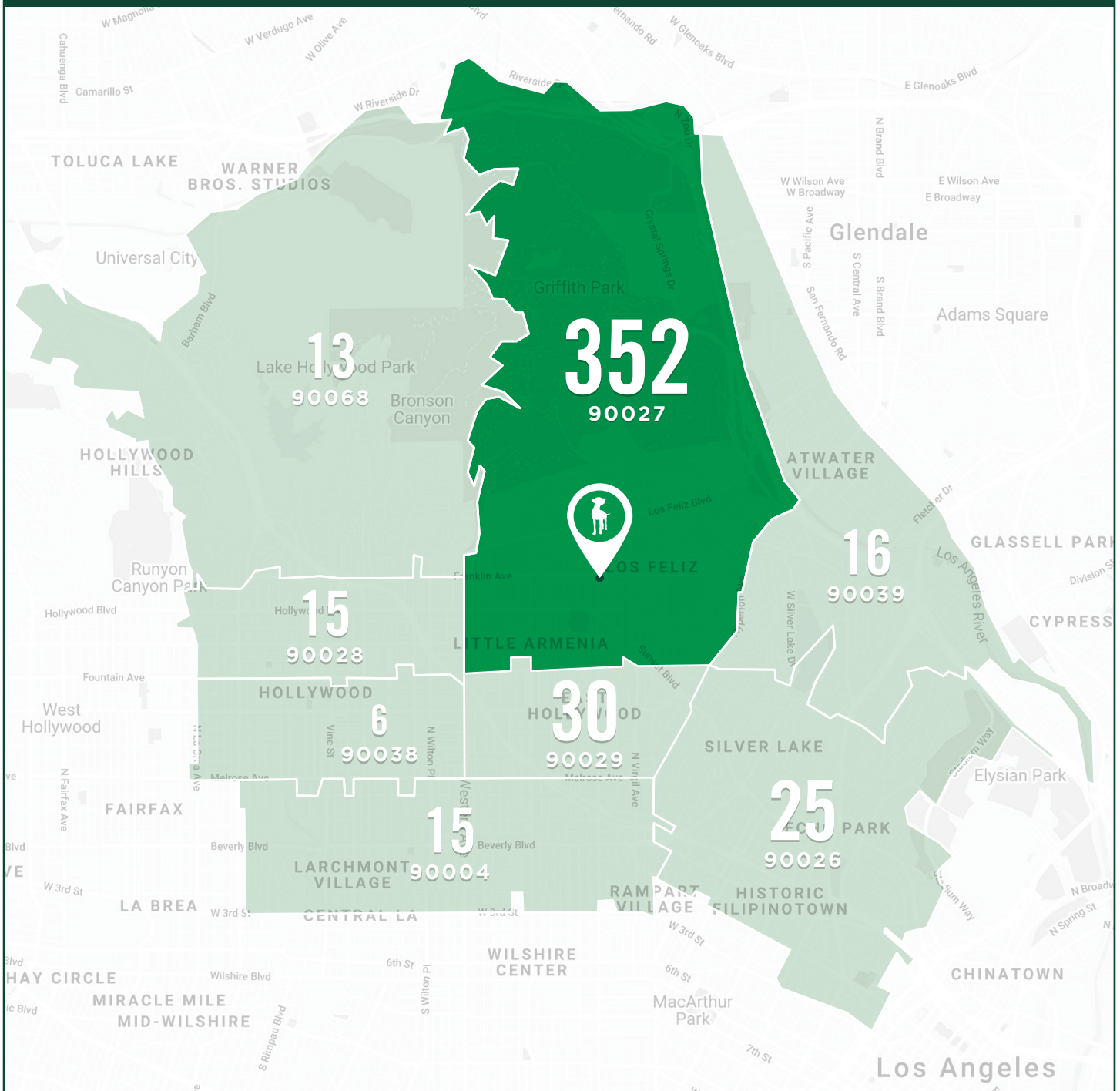
CC: Emma Howard, CD4 – Senior Planning Deputy
Renee Weitzer, CD4 - Senior Advisor for Land Use & Development

healthspot

LOS FELIZ

GROOMING SALON SUPPORT

SIGNATURES PER ZIP CODE



HEALTHY SPOT LOS FELIZ: 1864 N. VERMONT AVENUE, LOS ANGELES, CA 90027



Central Area Planning Commission
c/o Commission Executive Assistant
Los Angeles City Hall
200 North Sprint Street, Room 272
Los Angeles, CA 90012

Re: June 25, 2019 Agenda: Healthy Spot Los Feliz (Case No. APCC-2018-7474-SPE- SPP, ENV-2018-7475-CE)

Dear Commissioners:

My name is Andrew Kim and I'm one of the cofounders of Healthy Spot, along with Mark Boonnark. We appreciate the time by the Planning Commissioners in considering a limited exception to the Vermont/Western Station Neighborhood Area Plan to permit pet grooming at our Los Feliz retail location.

Mark and I founded Healthy Spot in 2008, after the largest pet food recall in 2007 which affected thousands of dogs and cats and made us really wonder about safe food options for our pets. So, Mark and I set out to provide the best for our best friends. We first focused on nutrition to curate the healthiest and safest products available on market. Over time, we added pet services because we believe that providing the best care for pets would not be possible without offering related services. At Healthy Spot, we focus on partnering with our clients to improve the mind, body and bowl for our four legged family members, taking a holistic approach to pet care to help make every pet as happy and healthy as possible.

Dogs are an embedded part of many families and community lives. We provide a highly sought after and desired service to the local community. Our groomers are extensively trained, and many of them specialize in particular breeds. They also develop relationships with their regular customers. Much like a hair salon or a barbershop, our grooming customers tend to come in regularly (typically every four to six weeks) and often like to schedule appointments with the same groomer each time.

While there are several existing pet grooming establishments in the Los Feliz area, given the number of households and family pets in the area, the area is definitely underserved. When evaluating a potential Healthy Spot location, we analyze the immediate area using data from Esri, and the numbers have grown even more since we first looked at Los Feliz. According to Esri, there are currently nearly 30,000 households within a two-mile radius of the Los Feliz location, with over 18,500 dogs. Given the number of existing households with dogs and the limited number of nearby existing pet groomers, there is an unmet need for pet grooming in this area. To underscore this point, we have not encountered any opposition to our proposed grooming use and in fact have experienced tremendous support. We have submitted signatures from over 900 supporters, including over 350 in the immediate neighborhood of the Los Feliz location, and neighboring businesses and rescue organizations with



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June 20, 2019

BY EMAIL

June 20, 2019

President Jennifer Chung-Kim
Central Los Angeles Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012
Attn: Etta Armstrong, Exec. Assistant
apccentral@lacity.org

Re: 4460 W. Wilshire Boulevard, Unit 707
DIR-2018-6974-DRB-SPP-1A
Hearing Date: June 25, 2019

Dear President Chung-Kim and members of the Central Los Angeles Area Planning Commission:

We represent Susan Ahn, the applicant and owner of the property at 4460 W. Wilshire Boulevard, Unit 707, for the construction of a glass patio enclosure. We appeal the disapproval of a project permit compliance review and design review for a 480 square foot patio enclosure addition to an existing 2,810 square foot condominium unit within a 6-story, 44-unit condominium building (the "Project") in the CR(PkM)-1 Zone in the Park Mile Specific Plan area.

Ms. Ahn's contractor informed her that he obtained all of the required City permits and approvals prior to constructing the enclosure, and in reliance she paid him over \$150,000. She was dismayed to learn that the permits were not obtained, and now actively seeks to obtain all required permits in good faith. It is our understanding that the failure to obtain permits prior to construction was the reason for the DRB's and the City's denial of the project permit compliance.

The penthouse unit patio had significant leaking and drainage problems, which were not easily remedied, because it is located directly above the lower unit enclosed patio. Replacing the worn fabric awning with a sealed modern glass structure provided the most attractive, high quality and safe solution. The glass enclosure form follows the prior awning angle, which mirrors the awning on the second rear penthouse on the south side of the building. It was approved by the HOA Board and 85% of the residents. We request that the Central Area Planning Commission support the construction of the glass enclosure by approving the appeal.

1. The HOA Board and 85 percent of the homeowners supported and approved the construction of the enclosure.

The Wilshire Fremont Condominium Homeowners Association ("HOA") approved the conversion of the balcony to a covered sunroom by a vote of the Board of Directors on December 5, 2017, prior to construction of the enclosure. Eighty five (85%) percent of the homeowners, which are 37 units, voted in support of the structure. A copy of the support list is attached as Exhibit 1. The HOA specifically commented that the sealed structure would solve the leaking and drainage problem. A new drain could not be installed, because it would drop below the ceiling of the enclosed patio area of the 6th floor unit below. In addition, multiple units in the building, including the 6th floor unit, previously similarly enclosed their patios with windows.

2. The individuals opposing the construction do so in bad faith to obtain leadership positions on the HOA Board.

The opposition to the enclosure by a vocal minority is really an attempt to take control of the Board, and has included spreading lies and false claims about Board funding and individual Board members. Residents Thomas Ahn and Brandon Kwak hired an attorney, John Oh, to falsely notify Ms. Ahn in a written letter that she was removed from the Board, and to inform residents that Ms. Ahn and three other Board members had been removed from the Board. On March 19, 2019, Judge Daniel S. Murphy issued a preliminary injunction against Thomas Ahn and Brandon Kwak prohibiting them from "speaking to, harassing, intimidating or bullying" security guards, interfering with third party vendors, violating State law, the Bylaws and CC&Rs. (Case No. 19STCV01751) A copy is attached as Exhibit 2. These individuals created false testimony at the DRB hearing in an effort to stop the construction and to gain leverage to control the Board.

3. The contractor informed Ms. Ahn that all building permits had been issued for construction of the structure, and in reliance, she paid him more than \$150,000 for the work.

The contractor, Jung Suh of M.A.S. Inc., (License No. B973149) informed Ms. Suh that all necessary building permits were issued, and she entered an agreement with him and paid him in full. It was not until after construction that she learned they had not applied for the permit or even needed Design Review Board approval. She trusted the contractor, and on his advice, she did not bring supporters, speak at the hearing, or provide information to counter the false claims made by neighbors at the hearing. He insisted that it was a process and the permit would be issued. Ms. Ahn thought that the support signatures from fourteen condominium owners on the DRB application would be considered in the DRB review. However, as stated in the Determination Letter, the City only considered the opposition of the four members who spoke against the Project at the hearing and not the written support.

Ms. Ahn relied on the advice of her contractor to her detriment, and she would never have permitted construction of the enclosure without fully complying with all laws and obtaining all

approvals necessary from the City and Design Review Board. Now, she is actively working to obtain all approvals or to make any changes necessary to legalize the balcony cover.

4. The contractor is processing building permits with the Department of Building and Safety and there are no structural or safety issues.

Mr. Suh filed for a building permit on July 27, 2018 for a "new sun room addition in the existing balcony area of 468 square feet." (B18LA15489, PCIS 18014-10000-04260) The application included stamped structural drawings and structural calculations by engineer Hosang Kim of Point Engineering, Inc. (Lic. No. C67288) Plan checker Ana Avelar processed the plan check for the enclosure and issued drawing comments. According to LADBS, the only items not cleared are roof/waste drainage to the street, payment of the engineering fee, and this specific plan approval. There are no issues with the safety of the structure. A copy of the plans and building permits are attached as Exhibits A and C of the Appeal.

5. The design complies with the requirements of the Park Mile Specific Plan, and the Park Mile Design Review Board recommended denial solely due issues not within the jurisdiction of the DRB or without substantial evidence.

The glass enclosure fully complies with all of the design requirements, set forth in Section 9 of the Park Mile Specific Plan (the "Specific Plan.") The determination letter, dated March 29, 2019, ("Determination Letter") states that the Park Mile Design Review Board (the "DRB") recommended that the project be disapproved for three reasons: (page 2)

1. The patio enclosure was constructed without Building and Safety permits;
2. The enclosure was constructed without filing for review by the DRB; and
3. There are concerns with the structural integrity of the structure, the design components, and how it relates to the existing building's symmetry.

The first two reasons are not within the purview of the design review board. The role of design review boards is to evaluate the placement of mass, form, spatial elements and overall quality of the design of proposed projects based on defined objectives established in specific plans. The design review board has no jurisdiction over the validity and timing of building permits, which are issued by the Department of Building and Safety. The DRB failed to fully consider the design of the Project solely due to the timing of the hearing, which is improper, especially if the owner did not know that a building permit was not issued and in good faith seeks to remedy it.

The concerns related to integrity, design components, and building symmetry, are not based on substantial evidence in the record, and the DRB made this decision based on false testimony on the record, and failed to rely on other substantial evidence in the application. In addition, the Director did not fully consider all of the information, including photographs and support letters, that do not support a denial of the enclosure design.

First, as stated above, the Determination Letter does not even reference the 14 signatures of support provided on the DRB application. Those supporting the enclosure include: (i) Jonathan Jo (301), (ii) Brian Fleming (704), (iii) Robert Neary (307), (iv) Jessie Kim (304), (v) June Lee (201), (vi) John Park (607), (vii) Christie Lee (404), (viii) Young Hwa Kang (603), (ix) John Lee (703), (x) Danny Young (408), (xi) Jaung Chun (506), (xii) Jenny Lee (503), (xiii) Kenny Park (207), and Hun Park (206). These were attached as Exhibit E of the Appeal.

Second, the statements in the DRB hearing included false or misleading testimony by the four residents opposing the design. For instance, one owner claimed that the enclosure would cause an invasion of privacy by increasing the views into his apartment. To the contrary, the original open patio had views into his apartment only if someone leaned over the balcony and looked back around the corner. The enclosure reduces visibility into neighbors apartments by creating a glass wall with a privacy screen. See the photographs attached as Exhibit B of the Appeal. Other owners had concerns over the structural integrity of the sunroom; however the new glass enclosure relies on plans and calculations by a structural engineer, and covers the original patio that had potentially dangerous drainage issues. A copy of the plans are attached as Exhibit A of the Appeal.

Third, the Director determines that the enclosure does not meet the requirements of Section 9 of the Specific Plan, because the glass structure is not synonymous with the existing building, is not compatible with the existing façade and disrupts the symmetry. The Determination also claims that the glass structure will cast a shadow on the neighbors.

In fact, the shape of the enclosure is the same slanted shape as the replaced awning in order to maintain symmetry. The HOA had approved the design of the enclosure and confirmed that the form was consistent with the prior awning form and that the high quality of glass and aluminum materials met with the HOA's design criteria. Although the building is symmetrical, the building's south façade is not visible in its entirety, because it is surrounded by tall trees and backs up onto a residential neighborhood, and therefore does not create a perception of asymmetry. The building is an aging and worn 1980s building in need of an upgrade and facelift. Although the glass structure is not identical to the existing worn, fabric awnings, it does create a compatible design. Also, the transparent glass enclosure will create significantly less shadow than the prior solid fabric awning covering all but the edges of the patio.

6. Conclusion

If the Central Area Planning Commission does not approve the design of the current glass enclosure, it must review and approve a replacement structure. The construction included removal of the awning, repaving of the patio, sealing of the exterior drainage, and removal of the exterior doors to the patio. Therefore, it is not possible to simply return the original doors and prior worn fabric awning. An entirely new design would be required.

June 20, 2019

Page 5

In fact, the glass enclosure is a thoughtful, high end, safe, well designed covering for the patio that was specifically detailed to follow the slope of the prior awning and to be compatible with the building and aesthetically pleasing when viewed from the exterior. Ms. Ahn is dismayed that she did not obtain proof of permit issuance from her contractor, but now seeks to remedy this issue and fully comply with the City's requirements. We request that you consider her circumstances, and evaluate and approve the design of the glass enclosure for its design merits and compliance with the Specific Plan requirements.

Very truly yours,



SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

SLB

Encl.

cc: Iris Wan, City Planner, Iris.Wan@lacity.org
Christina Toy-Lee, Senior City Planner, Christina.Toy-Lee@lacity.org
Emma Howard, Senior Planning Deputy, 4th District, Emma.Howard@lacity.org
Oscar Medellin, Deputy City Attorney, Oscar.Medellin@lacity.org

Wilshire Fremont Homeowners Association

Minutes of Meeting of Board of Directors

Dec 5, 2017

Call to order:

President Susan Ahn called the meeting to order at 7:10 pm in the conference room.

Board Members Present:

President Susan Ahn (Unit#707), Vice President Danny young (Unit#408), Secretary Young Kang (Unit#603), Treasurer Jonathan Jo (Unit#301), Member at large: Thomas Ahn(unit#208), Member at large Brandon Kwak(unit#705),

Absent: Karl Loring(unit#602)

Homeowners Attended: #307, #706, #405, #506, #202, #507

Minutes Approval: A motion was made to approve the minutes of 10/24/17 meeting.

Board approved.

Financial Report: Secretary Young Kang reported.

Maintenance Report: N/A

Executive meeting:

1. Lawsuit against the old W/F HOA, settlement amount of \$30,000 needs to be paid
7/7 All Board member voted Yes and approved on 11/01/2017.
2. Executive board voted to convert 707's balcony to sunroom, due to rain and water seeping through the walls and dribble under the doorframe of the sliding door onto the hardwood floor Inside the condo. 37 units of 44 homeowners approved transforming the balcony to Sunroom, which results in 85% of homeowners approving unit 707's balcony converting to sunroom.
4/4 board members all voted yes and approved on 12/05/2017.

Susan Ahn 707, Danny Young 408, Young Kang 603, Jonathan Jo 301, approved

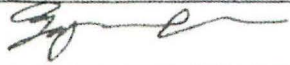
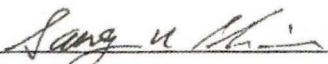
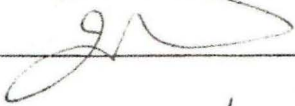
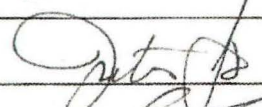
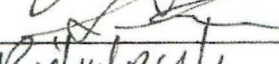
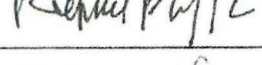
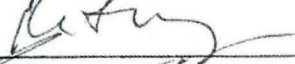
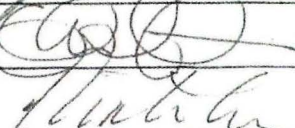
Thomas Ahn 208 and Brandon Kwak 705, left before the executive meeting was adjourned.

Next Meeting : Next board meeting will be held on Jan 30 2018 at 7:00pm in the conference room.

Adjournment : The meeting was adjourned at 8:30 pm

Converting 707's Balcony to Sunroom

11/09/2017

Unit	Print Name	Signature
201	TAK SUI LEE	
202	SIOH JI JUNG	
203		
204	WILLIAM PARK	
205	SANG U SHIN	
206	JOO HEE PARK	
207	JENIPHER PARK	
208		
301	JONATHAN PARK	
302	SUN HEE	
303	RICHARD PARK	
304	LEK KAM	
305	STEVE KIM	
306	JEFF LEE	
307	ROBERT NEMOY (BOB)	
308	SUSAN CHO	
401		
402	DE A CHANG	
403	JONATHAN GERRON	
404	CHRISTIE LEE	
405	CHRISTINE LEE	

406	Yuh Suh		Zuh
407	YONG S. SHIN		Shin
408	Danny Young		Dwy
501			
502	Christine Lee		Ch
503	KUN MAN LEE		Lee
504	JAE HAK KIM		Kim
505	D-Jew		D-Jew
506	Jaungmei Chun		mei Chun
507	Yuh Suh		Zuh
508	YONG KIM		YK
602	K LOIRING		Li
603	YOUNG KANG		Yong Kang
606			
607	Woduk Park		Wpark
701	Yun Jeong Sim		Yun Jeong Sim
702	202. Myung Woo Olt		Myung Woo Olt
703	Jane John Lee		Jr
704	Bruck		Bruck
705			
706			
707	SUSAN AHN		Susan AHN
708	Sun Kim		Sun Kim

1 TY S. VANDERFORD, STATE BAR NO. 130492
2 VANDERFORD & RUIZ, LLP
221 E. Walnut Street, Suite 106
Pasadena, CA 91101-1554
3 Telephone: 626-405-8800
Facsimile: 626-405-8868

4 Attorneys for Plaintiff,
5 WILSHIRE FREMONT CONDOMINIUM
6 HOMEOWNERS ASSOCIATION, INC.

FILED
Superior Court of California
County of Los Angeles

03/21/2019

Sherri R. Carter, Executive Officer / Clerk of Court

By: Shantal Luqueno Deputy

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 FOR THE COUNTY OF LOS ANGELES

12 WILSHIRE FREMONT CONDOMINIUM
13 HOMEOWNERS ASSOCIATION, a
California nonprofit corporation,

14 Plaintiff,

15 vs.

16 DOES 1 through 100, inclusive,

17 Defendants.

CASE NO. 19STCV01751

ASSIGNED FOR ALL PURPOSES TO:

JUDGE: Hon. Daniel S. Murphy

DEPT.: 32

**~~PROPOSED~~ ORDER ON PLAINTIFF
WILSHIRE FREMONT CONDOMINIUM
HOMEOWNERS ASSOCIATION, INC.'S
MOTION FOR PRELIMINARY
INJUNCTION**

DATE: March 19, 2019

TIME: 8:30 a.m.

DEPT.: 32

22 The Court having considered Plaintiff Wilshire Fremont Condominium Homeowners
23 Association, Inc. ("Plaintiff")'s motion for preliminary injunction, and good cause having been shown
24 therefore,

25 **IT IS HEREBY ORDERED** that Plaintiff's motion for preliminary injunction against
26 Defendants Thomas Ahn and Brandon Kwak is granted in its entirety.

27 **IT IS FURTHER ORDERED** that pending trial, Defendants Thomas Ahn and Brandon
28 Kwak, and each of them, and their officers, agents, employees, representatives, and all persons acting

1 in concert or participating with them, are restrained and enjoined from engaging in or performing,
2 directly or indirectly, any and all of the following acts:

3 1. Representing to contractors, vendors, members, and other third parties that Directors
4 Susan Ahn, Young Hwa Kang, Jonathan Jo, and Dae Young have been removed from their positions,
5 including prohibiting Defendants Brandon Kwak and Thomas Ahn from speaking to, harassing,
6 intimidating, or bullying the Association's security guards; and prohibiting Defendants Brandon
7 Kwak and Thomas Ahn from speaking to, intimidating, and interfering with the Association's third
8 party vendors;

9 2. Representing to contractors, vendors, members, and other third parties that only
10 Defendant Brandon Kwak, Kenny Park, and Jessie Kim comprise the current Board; and

11 3. Violating the Davis-Stirling Common Interest Development Act's provisions on the
12 removal of directors by members; and the Association's Amended By-Laws; and Restated
13 Declaration of Covenants, Conditions, and Restrictions regarding same.

14 **IT IS FURTHER ORDERED** that the Final Status Conference is set for August 15, 2019, at
15 8:30 a.m.

16 **IT IS FURTHER ORDERED** that Trial is set for August 27, 2019, at 8:30 a.m.

17
18 **IT IS SO ORDERED.**

19 DATED: 03/20/2019
20 _____



21 Daniel S. Murphy / Judge
22 HON. DANIEL S. MURPHY
23 JUDGE OF THE SUPERIOR COURT
24
25
26
27
28



APC Central <apccentral@lacity.org>

DIR-2018-6974-DRB-SPP-1A

Christine Lee <allstbm1@gmail.com>
To: APC Central <apccentral@lacity.org>
Cc: Iris Wan <Iris.Wan@lacity.org>

Thu, Jun 20, 2019 at 2:03 PM

DIR-2018-6974-DRB-SPP-1A
[4460 Wilshire Blvd., #707 Los Angeles, CA 90010](#)

Hi Etta,

Attached please find additional documents to support the opposition of the applicant's request.

Please let me know if you have any questions.

Thank you,

Christine Lee
[4460 Wilshire Blvd. #405](#)
[Los Angeles, CA 90010](#)
[Tel. 1-213-465-9792](#)

[Quoted text hidden]

2 attachments

Structural Damage.docx
369K



Balcony with Living roomFunitures.pdf
1451K

Case Number: DIR-2018-6974-DRB-SPP-1A
Project Site: 4460 Wilshire Blvd, Unit #707

Applicant: Susan Ahn

Photo taken from inside unit #707

The applicant demolished a wall, which included without limitations a bearing wall and supporting wall, along with sliding glass doors, which separated the balcony from the living area of the unit. Due to the construction, there is no longer any physical separation between the living area of the unit and the proposed area of the balcony.



Balcony has been converted to a a living area. The proposed area under the permit is merely an extension of living room for the purpose of extending usage of living room rather than creating a separate "Sunroom "



Case Number: ENV-2018-6975-CE, 2018-6974-DRB-SPP-1A
Property Address: 4460 W. Wilshire Blvd., Suite 707, Los Angeles, CA 90010
Applicant: Susan Ahn

This letter is submitted in opposition to the above-stated application ("Application") and in support of findings by the Department of City Planning, City of Los Angeles, in its determination letter dated March 29, 2019, which determinations Susan Ahn ("Ms. Ahn") has since appealed.

The City Planning's finding was proper and based on sufficient evidence and testimony provided at the time of hearing. This letter has addressed the Appeal Justification letter submitted by Ms. Ahn.

Ms. Ahn attempts to recategorize the unpermitted work as work to address water intrusion problem which is allegedly on going. There was not any kind of water intrusion problem reported by the prior owner of the unit as well as by Ms. Ahn prior to this occasion giving rise to the above-stated determinations letter. Additionally, there currently is no water intrusion problems of any balcony due to poor drainage. To the contrary, there is sufficient drainage in the balcony of every unit.

Additionally, if drainage issues indeed exist, any drainage problems related to the balcony should be repaired by improving or adding further drainages or slopping that would directly improve drainage rather than constructing an unpermitted structure without the proper permit under the guise of addressing drainage problems.

On another note, the awning that is currently in existence at the patio structure is different and unique in design and formation from other units' awning.

Any design, structural, or appearance changes to the balcony of the unit requires affirmative vote of 75% of homeowners of the HOA per CC & R section 6.8, which is attached to this letter and incorporated herein as Exhibit "A." Ms. Ahn failed to obtain the pre-requisite votes. Ms. Ahn has presented signatures of homeowners who supposedly have agreed to her balcony design and structural changes; however, those signatures are meaningless since Ms. Ahn failed to follow proper voting and ballot procedures, and the vote should have been taken in an open, HOA meeting with proper notice, during which meeting all adequate, material, and proper disclosure should have been made to the homeowners before submitting the matter to vote. Ms. Ahn completely failed to follow the CC & R rules in obtaining these signatures.

Further, out of the 14 signatures of alleged homeowners that supposedly agreed to Ms. Ahn's structural and design changes to her unit balcony, two signatories are not even homeowners of the complex at issue. Additionally, it was later discovered that three homeowners did not understand the reasons for signing the document but simply signed the document because Ms. Ahn, who was the president of the HOA, requested that they sign. Critically, however, even assuming that the signatures are valid, their combination is far below the 75% requirement under the CC & R. The HOA has 44 unit. For the purpose of obtaining the approval of structural and

design changes to Ms. Ahn's unit balcony, the approval by four board members out of seven total is not controlling and immaterial.

Ms. Ahn also claims that she did not know whether the permits were required for the balcony structural and design changes. Even if she was to be believed in full, this point is moot. The fact that she was ignorant of the law and she failed to properly investigate the matter prior to unlawfully reconstructing balcony of her unit cannot be a legally viable defense or excuse. Even if she was ignorant as self-proclaimed, which is doubtful since she is sophisticated in such matters as the president of the HOA for several years, she had hired a contractor and her contractor had a responsibility to obtain proper permits under the law, which said contractor failed to do, since there is clear evidence that such permit was never requested nor applied for. For instance, in the invoice that was submitted to the applicant by the contractor, there was no permit fee which was billed to her. We enclose this invoice as Exhibit "B." Ms. Ahn was the homeowner who was ultimately responsible for obtaining the permit, and she could not discharge any such duty by hiring and managing her contractor. Therefore, Ms. Ahn should bear the responsibility in full. Further, the timing of the building permit, which was applied for after the construction commenced, implies that Ms. Ahn applied only because the homeowners of the HOA submitted an official complaint on July 23, 2018. The Complaint is attached hereto as Exhibit "C."

Ms. Ahn's description of the balcony construction is entitled "sunroom"; however, the balcony's current structural modifications do not fit the description of a "sunroom." To explain, as to the construction, Ms. Ahn demolished a wall, which included without limitations a bearing wall and supporting wall, along with sliding glass doors, which separated the balcony from the living area of the unit. Due to the construction, there is no longer any physical separation between the living area of the unit and the proposed area of the balcony. The "sunroom," the proposed permitted area, is merely an extension of the living area. Therefore, the proposed area under the permit is merely an extension of living room for the purpose of extending usage of living room rather than creating a separate "sunroom." There is no structural distinction which would reasonably qualify the area as a sunroom, and the fact that Ms. Ahn has designated and been calling it a "sunroom" should not have binding effect. No doubt, she did so with the intention to take advantage of the loophole in the CC & R that most modification in the balcony area are permitted under the description of "sunroom."

Further, the proposed area, if permitted, changes the nature of the area, from outside of the living area to living area with a stamp. This poses serious problems because the inside area of other units will become susceptible to view from Ms. Ahn's living area of her unit 24 hours a day. Homeowners of nearby units have expressed concerns that their residential units have become exposed, especially at night, from the proposed area under the permit. Further, since, Ms. Ahn has placed couches and chairs inside within the proposed area, the threat of invasion of privacy and security breach is more apparent.

Currently, more than 50% of the homeowners of the HOA oppose the above-stated permit for Ms. Ahn. The petition signed by the homeowners in opposition to the permit will be submitted prior to the Commission meeting.

Lastly, Ms. Ahn makes an argument that there has been no addition of floor area. While it may be true that no physical areas have been created, but the balcony area, non-living area, of the unit has been converted to living area. Ms. Ahn has placed living room furniture and uses the extended permitted area as living room. More importantly, Ms. Ahn's argument that proposed area's similar appearance negates any need for permit or does not disrupt the symmetry of building within the HOA is materially flawed especially given the fact that other homeowners have obtained proper 75% of the vote to change the balcony with proper and material information provided to homeowners and the vote was properly taken. Out of 44 units, only two units have properly obtained homeowners' approval and modified their balcony areas more than 15 years ago.

Ms. Ahn did not have a justifiable reason to modify her balcony without a proper permit. The Park Mile Review Board properly recommended that the project be disapproved for a permit, and the Department of City Planning's findings in its letter dated March 28, 2019 was proper. The majority of homeowners of HOA do not want the currently modified structure of the balcony which Ms. Ahn illegally constructed and wishes to have the balcony structure returned to previous state.

Exhibit A

statute or contact a member of the Board.

- b. Please refer to the Association Rules and Regulations for updated rules regarding parking.

Section 6.8 Patios, Decks and Balconies

Each Condominium unit includes a private patio, deck, or balcony, as shown on the Condominium Plan. The respective Owner of each Condominium Unit shall at all times maintain said patio, deck or balcony at his or her expense.

Section 6.9 May 1, 1985 Amendment Re: Patios, Decks, and Balconies.

As amended on May 1, 1985, "...enclosure, awning or similar change in a patio, deck or balcony MAY be permitted provided:"

- (a) The architectural integrity of the building is not adversely affected.
- (b) The materials used are at least equal to those in the existing building.
- (c) The architectural symmetry is retained. No face of the building is free of this requirement.
- (d) The rights of other owners are respected. It is important to take into consideration whether a proposed change would obstruct the view of owner's units, would intensify noise, etc.
- (e) Responsibility for all legal requirements affecting such alteration (e.g., City Building Department, State Department of Real Estate) is entirely assumed by the individual homeowner requesting the change.
- (f) Proposed alterations must first be submitted to the Architectural Committee, created by the Board, for review for conformity to the above requirements and/or recommendations. All findings of the committee and/or Board shall be submitted with the ballot to the owners.
- (g) Approval of any such alterations must be secured by 75% or more of all homeowners by written ballot. ANY HOMEOWNER WHO MAKES AN ALTERATION TO A PATIO, DECK, OR BALCONY WITHOUT THE REQUIRED APPROVAL OF 75% OR MORE OF ALL HOMEOWNERS SHALL BE OBLIGATED TO RESTORE THE BUILDING TO ITS ORIGINAL CONDITION.

Section 6.10 Storage Areas

Each Condominium Unit will be assigned a private storage area within the Common Area. The Association shall be responsible for the care and maintenance of the exterior surface of said storage area. Declarant shall file a schedule of the assigned storage spaces with the Board.

Section 6.11 Partition and Sale of the Project

An action may be brought by one or more Owners for partition of the Common Area by sale of the entire Project as if the Owners of all of the condominiums in the Project were tenants in common in the entire Project in the same proportion as their interests in the Common Area; provided, however, that a partition shall be made only upon a showing of one of the following:

- (a) The existence of one or more conditions set forth in Section 1354 of the California Civil Code; or
- (b) Two (2) years after damage or destruction to the Project which renders a material part

Exhibit B

SCOPE OF WORK

QTY UNIT UNIT PRICE TOTAL

1001. GENERAL CONDITIONS

Temporary facility					
Temporary Power (Provide by Owner)					
Water (Provide by Owner)					
40 Yard Dumpster or Hauling	2	Each	\$ 780.00	\$ 1,560.00	
20 Yard Dumpster or Hauling	1	Each	\$ 750.00	\$ 750.00	
Cran Rental	1	Day	\$ 1,360.00	\$ 1,360.00	
Boom Lift (80 feet height) x 2EA	1	Week	\$ 4,800.00	\$ 4,800.00	
Cleaning labor	30	Day	\$ 40.00	\$ 1,200.00	
Total					\$ 9,670.00

1010. DEMOLITION

Existing balcony tile flooring	Labor & Fixture				
Existing balcony awning, guard rail	Labor & Fixture				
Total					\$ 4,200.00

1040. SUNROOM MANUFACTURING

Pre-manufacturing by "Florian Solar Product"	Fixture				\$ 89,620.00
* 36'-8" x 13'-10" dual sealed temp. glass w/ alum. Frame					
* (8-10 weeks to make)-MAS is not response the manufacturing schedule					
Sunroom Installation	Labor				\$ 26,000.00
Total					\$ 115,620.00

1090. STEEL FRAME

New steel frame & blocking for new structure support	Labor & Fixture				\$ 2,800.00
Total					\$ 2,800.00

1100. TILE

Tile repair after sunroom installed	Labor & Fixture	168	SF	\$ 20.00	\$ 3,360.00
Total					\$ 3,360.00

1350. OVERHEAD

3 percent of the total cost of work					\$ 4,069.50
-------------------------------------	--	--	--	--	-------------

1400. PROFIT

3 percent of the total cost of work					\$ 4,191.59
-------------------------------------	--	--	--	--	-------------

GRAND TOTAL					\$ 143,911.09
--------------------	--	--	--	--	----------------------

EXCLUSION:

Any City Permit Fee & Process
Waterproofing

Anything Not Listed Above Work Scope

Exhibit C

Complaint for unpermitted construction filed on 7/23/18.

----- Forwarded message -----

From: **ITA 311** <311@lacity.org>

Date: Mon, Jul 23, 2018 at 10:26 AM

Subject: Property Violation 4460 Wilshire Unit 707 (Deck)

To: <jinglebellmin@gmail.com>

Mr Park per our phone conversation

Confirmation #425888

Assigned Inspector BEN MATHIAS

Phone (213)252-3033 x

Address CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR

Problem Type INSPECTIONS

We value this opportunity to serve you. For your future City needs, please contact 3-1-1, (213-473-3231) "One Call to City Hall".

TDG

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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