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

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

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS

June 26

May 22, 2019

Department of City Planning

200 Sprint St. Suite 601

Los Angeles, CA

RECEIVED
CITY OF LOS ANGELES

JUN 26 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

Dear Sirs,

This letter serves as an update of my appeal presentation at the hearing dated May 22, 2019 of this matter, of the approval Case No. DIR-2018-305-SPP. My appeal is based on three objections:

1. Findings (1)(g) Architectural Design Elements: As mentioned in this Finding, the proposed project is very modern with largely unbroken vertical siding, and a standing-seam metal roof. As such, it is inconsistent with the other homes in the 800 block of Cynthia and we request that it be modified to have a style more consistent with the other mid-century architecture and appearance on our block.
2. Findings (1)(a) Floor Area: I requested that Mr. Bing Yeh review of his Floor Area Ratio determination. He has not done so. It appears that the second-storey courtyard of ~390 sq.ft. was not included in the determination of the residential area. In my letter of April 4, 2019, I calculated that this courtyard had a covered space of 139 sq.ft. and as such must be included as Living Space. As a consequence, the portion of the courtyard immediately to the west of this covered space 172 sq.ft. was now a "shaft" and, as such, was also required to the Living Space. If we add these two portions of the courtyard 311 sq.ft. to the advertised Living Space of 2,657 sq.ft. we have a "corrected" Living Space of 2,970 sq.ft. which is in excess of the maximum permitted Living Space of 2,815 sq.ft.
3. Findings (1)(f): We request that both avocado trees (Trees #1 and #2) on the property be retained and protected during the development of this proposed home. The developer / architect agreed to this in our meeting of February 28, 2019. We agreed to language that the developer may remove Tree #1 or Tree #2c only if conditions at the site change and that those changes are determined to have been "unforeseeable, external and irresistible". I have been told by Bing Yeh, personally, that he intends to retain both avocado trees. If so, I request that this decision of his be memorialized in a revised Findings.

Sincerely yours,



Peter T. Parrish

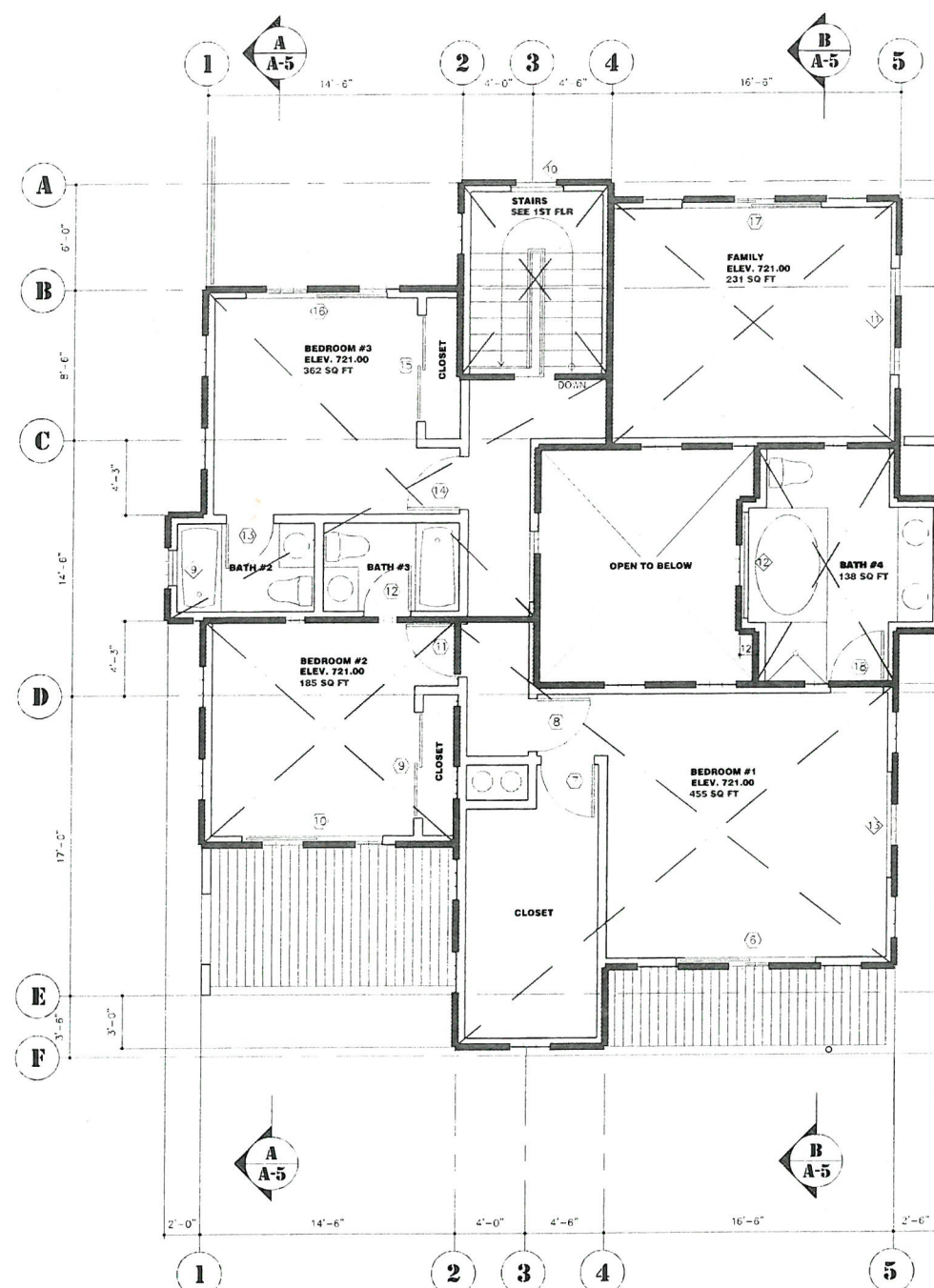
820 Cynthia Ave.

Los Angeles, CA 90065

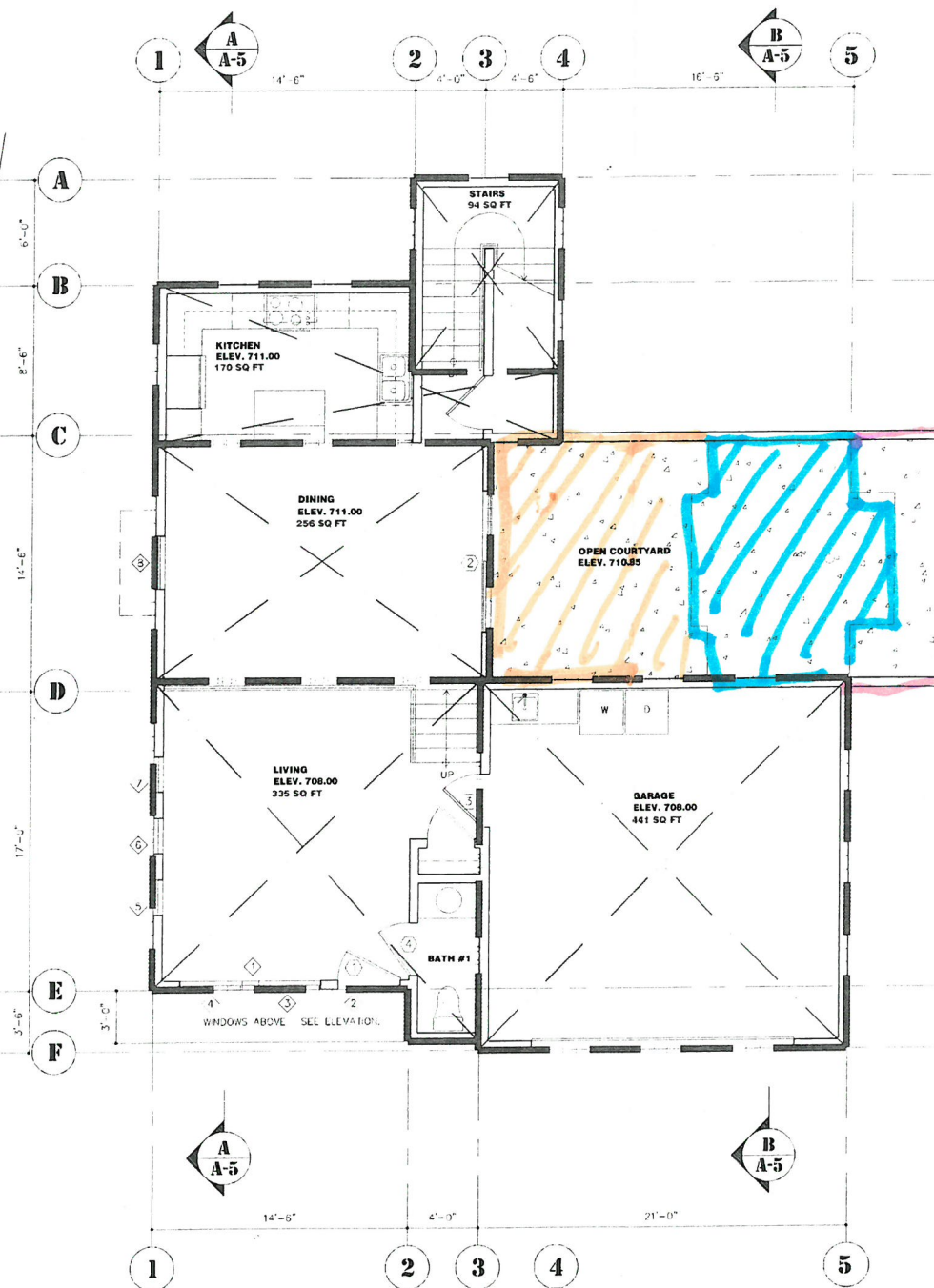
a/k/a

4339 San Rafael Ave.

Los Angeles, CA 90042



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA CALCULATIONS	
FIRST FLOOR TOTAL	1,290 SQ FT
SECOND FLOOR TOTAL	1,367 SQ FT
TOTAL AREA	2,657 SQ FT

901 South Fremont Ave.
Unit 248, Alhambra,
California 91803
626-281-8842



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369 PROJECT ONE
824 NORTH CYNTHIA DRIVE, LOS ANGELES CA. 90065
OWNER: 369 FAF, LLC

LANDSCAPING PLAN

Date	07-14-17
Scale	1/8" = 1'-0"
Drawn	BY
Job	001-17
C&D	A-2.1

A-1

