

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

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

All compliant submissions may be accessed as follows:

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

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

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

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

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

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

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

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

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

July 9, 2019

West Los Angeles Area Planning Commission
Department of City Planning
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: Case No. DIR-2018-4597-BSA; 2624 Naples Avenue, Venice

Member of the Commission:

The undersigned represents the Appellant in the above captioned appeal matter.

The Appellant does hereby request the West Los Angeles Area Planning Commission ("WLAAPC") to direct the Departments of City Planning ("DCP") and Building & Safety ("LADBS") to reinstate Building Permit Nos. 14014-10000-04873, 14014-10003-04873, 14014-20002-04873 and 17016-10000-32448 (collectively "Building Permits") for the property located at 2624 S. Naples Avenue ("Property").

The basis and justification for the subject appeal is that DCP erred in directing LADBS to stop the construction of a single family house located at the Property site and LADBS erred and abused its discretion by issuing Notices to Stop Construction concerning the construction on the subject Property on August 11, 2017 and January 31, 2018 and by revoking the subject Building Permits on both September 27, 2017 and January 31, 2018.

In support of Appellant's position that DCP and LADBS have erred in revoking the subject Building Permits, please be advised as follows:

On December 19, 2014 per Case Number ZA-2014-4775-CEX ("CEX"), DCP approved the remodel of the subject Property provided that no more than 42.96% of the structure's exterior walls were to be removed (see attached Exhibit 1);

On February 18, 2015 Building Permit No. 14014-1000-04873 was issued by LADBS for the two-story addition and remodel to an existing single-family dwelling to create a single-family dwelling with an attached garage (see attached Exhibit 2);

On April 7, 2015 an authorized LADBS staff inspector approved the condition of the footing/foundation/slab of the remodel work allowing for the continuation of construction (see the LADBS Inspection Record attached as Exhibit 3). It should be noted that at that time,

extensive termite damage to the remaining exterior walls of the structure was found to exist by both the project contractor and the LADBS inspector. *The LADBS inspector allowed the removal of said infested wood thereby allowing the project contractor to remove more than 50% of the exterior walls of the dwelling and to thereafter continue construction of the project.*

As shown on the LADBS Permit and Inspection Report (attached as Exhibit 4), the Property owner completed construction of the dwelling and received LADBS conditional final inspection approval on July 5, 2017 but has been unable to secure the issuance of a Certificate of Occupancy for the completed structure due to the revocation of the Building Permits. The Notices to Stop Construction and Intent to Revoke Building Permits are attached as Exhibit 5.

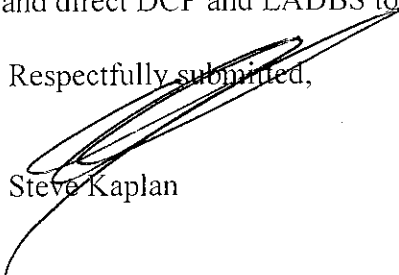
It is the position of the Appellant that the Property owner substantially complied with the terms and conditions of the DCP approved CEX. Any deviation from the CEX requirement of maintaining more than 50% of the exterior walls of the subject structure was approved and allowed by the actions of the LADBS inspector due to the extenuating circumstance of finding termite infested beams which would make the use of said beams unsafe in the construction and completion of the remodeled dwelling.

The owner detrimentally relied on the approval of the LADBS inspector in allowing for the continuation of construction after removal of more than 50% of the exterior walls of the dwelling. The Appellant submits that the both LADBS and DCP have erred and abused their discretion in this matter by revoking the subject Building Permits thereby causing undue harm to the Property owner.

For your additional information, please find attached as Exhibit 6 pictures of the completed project.

In conclusion, request is hereby made to the WLAAPC to support the appeal in this matter and direct DCP and LADBS to reinstate the subject Building Permits.

Respectfully submitted,



Steve Kaplan

EXHIBIT 1



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

0 Case Documents found for Case Number: ZA-2014-4775-CEX

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: ZA-2014-4775-CEX

Case Filed On: 12/19/2014

Accepted for review on: 12/19/2014

Assigned Date: 12/19/2014

Staff Assigned: MINDY NGUYEN

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

ZA Action: APPROVED

ZA Action Date: 12/19/2014

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
2624 S NAPLES AVE 90291	Venice	11

[View All Addresses](#)

Project Description: REMODEL AND 3,417 SQ FT TWO-STORY ADDN TO AN (E) ONE-STORY SFD

Requested Entitlement: IMPROVEMENTS TO AN (E) SFD IN THE SINGLE JURISDICTION COASTAL ZONE; PROJECT TO DEMO 42.69% OF (E) EXTERIOR WALLS

Applicant:

EXHIBIT 2

2624 S Naples Ave


 Permit #:
 Plan Check #: B14LA15358
 Event Code:

14014 - 10000 - 04873

Printed: 08/03/17 07:25 AM

 Bldg-Addition GREEN - MANDATORY
 1 or 2 Family Dwelling
 Regular Plan Check
 Plan Check

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

 Issued on: 02/18/2015
 Last Status: Issued
 Status Date: 02/18/2015

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1112		13	2	M B 17-120	108B149 712	4237 - 017 - 016

3. PARCEL INFORMATION
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Council District - 11
 Certified Neighborhood Council - Venice
 Community Plan Area - Venice

 Census Tract - 2738.00
 Coastal Zone Cons. Act - YES
 District Map - 108B149
 Energy Zone - 6
 Earthquake-Induced Liquefaction Area - Yes

 Near Source Zone Distance - 5.3
 Thomas Brothers Map Grid - 672-A5

ZONES(S): R2-1

4. DOCUMENTS
 Z1 - Z1-2406 Dir Inter of Venice SP for S ORD - ORD-172019
 SPA - Los Angeles Coastal Transportatic ORD - ORD-172897
 SPA - Venice Coastal Zone ORD - ORD-175693
 ORD - ORD-168999 ORD - ORD-175694

 DTRM - DIR-2014-2824-DI
 CPC - CPC-1984-226-SP
 CPC - CPC-1987-648-ICO
 CPC - CPC-1998-119-LCP

 CPC - CPC-2000-4046-CA
 CPC - CPC-2005-8252-CA
 AFF - 20150028276
5. CHECKLIST ITEMS
 Special Inspect - Concrete > 2.5ksi
 Special Inspect - Field Welding
 Special Inspect - Grade Beam/Caisson

 Special Inspect - Structural Observation
 Special Inspect - Structural Wood (periodic)
 Fabricator Req'd - Shop Welds

 Fabricator Req'd - Structural Steel
 Std. Work Descr - Seismic Gas Shut Off Valve
 Combine Plumbg - Wrk. per 91.107.2.1.1.1
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

ROCKPORT DEVELOPMENT INC

2624 NAPLES AVE

VENICE CA 90291

Tenant:

 Applicant: (Relationship: Agent for Owner)
 LOUIS KIM -

672 S. LA FAYETTE PARK

LOS ANGELES, CA 90057

(213) 739-0955

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE
 (01) Dwelling - Single Family
 (07) Garage - Private
8. DESCRIPTION OF WORK

Two-story addition and remodel to existing single-family dwelling to create single-family dwelling with attached garage.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Jesse Cardoza

DAS PC By:

OK for Cashier: Jonathan Antonio

Coord. OK:

Signature:

Date:

 For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladhs.org. To speak to a Call Center agent, call 311. Outside
 LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 41404873

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$345,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	15,946.11	Planning Surcharge	153.41
Permit Fee Subtotal Bldg-Addition:	1,923.00	Planning Surcharge Misc Fee	10.00
Energy Surcharge		Planning Gen Plan Maint Surcharge	127.84
Electrical	499.98	School District Residential Level 1	11,481.12
HVAC	249.99	CA Bldg Std Commission Surchar	14.00
Plumbing	499.98	Green Building	
Plan Check Subtotal Bldg-Addition	396.90	Permit Issuing Fee	0.00
Off-hour Plan Check	198.45		
Plan Maintenance	38.46		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	44.85		
D.S. Surcharge	77.03		
rys. Surcharge	231.10		
Power Cap ID:		Total Bond(s) Due:	

 Payment Date: 02/18/15
 Receipt No: 0202198651
 Amount: \$15,946.11
 Method: Combo

2015VN91249



* F 1 4 0 1 4 1 0 0 0 0 0 4 8 7 3 F H *

12. ATTACHMENTS
 Owner-Builder Declaration
 Plot Plan

EXHIBIT 3

INSPECTION RECORD



Your feedback is important, please visit our website to complete customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf
If you would like to provide additional feedback, need clarification, or have any question regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056

For use by cashier only

2015VN91249

2/18/2015 12:17:20PM

VN 0017 0202198651

14014-10000-04873 F

PERMIT NO : 14014-10000-04873

ADDRESS : 2624 S NAPLES AVE

WORK DESC : TWO-STORY ADDITION AND REMODEL TO EXISTING SINGLE FAMILY DWELLING TO CREATE SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation	4-7-15	
Forms	4-7-15	
Reinforcing Steel	4-7-15	
OK to place concrete	4-7-15	
UNDERGROUND WORK INSPECTIONS		
Electrical	5/21/15	
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
1.) Green Code	2/4/16	
Electrical	12/30/15	
Plumbing	12/23/15	
Fire Sprinkler	8/26/15	
Heating & Refrigeration	11/13/15	
Roof Sheathing	7/9/15	
Disabled Access		
1.) Framing	6/21/16	
Insulation	6/21/16	
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
1.) Exterior Lathing	12-30-15	
Interior Lathing	6-31-16	
Drywall	6-21-16	
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical	7-5-17	
Plumbing	6-28-17	
Gas Test	7-5-17	
Gas		
Heating & Refrigeration	7-5-17	
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD sign-off provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL 3-1-1
OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

EXHIBIT 4

Los Angeles Department of Building and Safety

Certificate Information: 2624 S NAPLES AVE 90291

Application / Permit	14014-10000-04873
Plan Check / Job No.	B14LA15358
Group	Building
Type	Bldg-Addition
Sub-Type	1 or 2 Family Dwelling
Primary Use	(1) Dwelling - Single Family
Work Description	Two-story addition and remodel to existing single-family dwelling to create single-family dwelling with attached garage.
Permit Issued	Issued on 2/18/2015
Issuing Office	Valley
Current Status	Intent to Revoke on 1/25/2018
Certificate of Occupancy	Pending

Permit Application Status History

Submitted	11/7/2014	APPLICANT
Assigned to Plan Check Engineer	11/25/2014	JESSE CARDOZA
Corrections Issued	12/1/2014	JESSE CARDOZA
Reviewed by Supervisor	12/5/2014	BILL STUTSMAN
Building Plans Picked Up	12/5/2014	APPLICANT
Green Plans Picked Up	12/17/2014	APPLICANT
Applicant returned to address corrections	12/23/2014	JESSE CARDOZA
Applicant returned to address corrections	1/22/2015	JESSE CARDOZA
Applicant returned to address corrections	1/29/2015	JESSE CARDOZA
Plan Check Approved	1/30/2015	JESSE CARDOZA
Issued	2/18/2015	LADBS
Intent to Revoke	8/29/2017	SHAHEN AKELYAN
Permit Revoked-Status Void	9/27/2017	SHAHEN AKELYAN
Re-Activate Permit	1/8/2018	CATHERINE NUEZCA GABA
Intent to Revoke	1/25/2018	SHAHEN AKELYAN

Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	12/15/2014	JAMES MORALES
Sewer availability	Cleared	12/15/2014	JAMES MORALES
Coastal Zone	Cleared	12/19/2014	MINDY NGUYEN
Miscellaneous	Cleared	12/19/2014	MINDY NGUYEN

Miscellaneous	Cleared	12/23/2014	JULIET OH
Specific Plan	Cleared	12/23/2014	JULIET OH
Green Code	Cleared	12/29/2014	DONALD CRICLOW
Low Impact Development	Cleared	1/21/2015	MARTIN FRAGOSO
Roof/Waste drainage to street	Cleared	1/23/2015	LEE GUILBEAUX

Contact Information

Contractor	Owner-Builder		
Engineer	Kim, Hong Kook; Lic. No.: C64529	839 S MUIRFIELD RD	LOS ANGELES, CA 90005

Inspector Information

BOB DUNN, (310) 914-3981

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Footing/Foundation/Slab	4/7/2015	Partial Approval	RONALD WEBER
Underground Mechanical	5/27/2015	Partial Approval	VINCENT COTTON
Deputy Steel/Welding	6/10/2015	Partial Approval	DAVID HEINE
BUILDING-Rough-Frame	7/9/2015	Partial Approval	DAVID HEINE
Green Building Rough	7/9/2015	Not Ready for Inspection	DAVID HEINE
Floor/Roof Diaphragm/Shear Wall	7/13/2015	Not Ready for Inspection	BOB DUNN
HVAC-Rough	9/16/2015	Corrections Issued	MARVIN GODFREY
HVAC-Rough	9/22/2015	Approved	MARVIN GODFREY
Floor/Roof Diaphragm/Shear Wall	11/24/2015	Corrections Issued	KENNETH NAGLE
ELECTRICAL-Rough	12/10/2015	Corrections Issued	KENNETH NAGLE
Interior/Exterior Lathing	12/10/2015	Corrections Issued	KENNETH NAGLE
PLUMBING-Rough	12/10/2015	Corrections Issued	KENNETH NAGLE
BUILDING-Rough-Frame	12/16/2015	Corrections Issued	NEWTON GERHARDT
ELECTRICAL-Rough	12/16/2015	Corrections Issued	NEWTON GERHARDT
Interior/Exterior Lathing	12/16/2015	Corrections issued	NEWTON GERHARDT
PLUMBING-Rough	12/16/2015	Corrections issued	NEWTON GERHARDT
ELECTRICAL-Rough	12/23/2015	Not Ready for Inspection	NEWTON GERHARDT
Interior/Exterior Lathing	12/23/2015	Not Ready for Inspection	NEWTON GERHARDT

PLUMBING-Rough	12/23/2015	Conditional Approval	NEWTON GERHARDT
ELECTRICAL-Rough	12/30/2015	Partial Approval	JOHN LUMB
Interior/Exterior Lathing	12/30/2015	Not Ready for Inspection	JOHN LUMB
Insulation	1/6/2016	Not Ready for Inspection	KENNETH NAGLE
ELECTRICAL-Rough	1/11/2016	Approved	KENNETH NAGLE
HVAC-Rough	1/11/2016	Corrections Issued	KENNETH NAGLE
Interior/Exterior Lathing	1/11/2016	Corrections Issued	KENNETH NAGLE
PLUMBING-Rough	1/11/2016	Corrections Issued	KENNETH NAGLE
HVAC-Rough	1/13/2016	Approved	KENNETH NAGLE
PLUMBING-Rough	1/13/2016	Approved	KENNETH NAGLE
Interior/Exterior Lathing	1/20/2016	Not Ready for Inspection	KENNETH NAGLE
Interior/Exterior Lathing	1/22/2016	Corrections Issued	KENNETH NAGLE
Interior/Exterior Lathing	1/26/2016	Not Ready for Inspection	KENNETH NAGLE
Green Building Rough	2/4/2016	Approved	KENNETH NAGLE
Interior/Exterior Lathing	2/4/2016	Partial Approval	KENNETH NAGLE
BUILDING-Rough-Frame	2/8/2016	No Access for Inspection	RONALD WEBER
Wood Frame	2/11/2016	Corrections Issued	BOB DUNN
Pre-Inspection	3/7/2016	Not Ready for Inspection	BOB DUNN
BUILDING-Rough-Frame	5/25/2016	Corrections Issued	BOB DUNN
BUILDING-Rough-Frame	6/21/2016	Approved	DAVID HEINE
Drywall Nailing	6/21/2016	Approved	DAVID HEINE
Drywall Nailing	6/29/2016	Approved	RICHARD STEINBACH
Interior/Exterior Lathing	7/25/2016	Corrections Issued	RICHARD STEINBACH
Interior/Exterior Lathing	8/31/2016	Approved	BOB DUNN
Special/Order Compliance	9/16/2016	Corrections Issued	MICHAEL PELHAM
PLUMBING-Rough	3/20/2017	Approved	CARLOS MATAMOROS
ELECTRICAL-Final	6/28/2017	Not Ready for Inspection	BOB DUNN
Gas Test	6/28/2017	Not Ready for Inspection	BOB DUNN
PLUMBING-Final	6/28/2017	Approved	BOB DUNN
Service/Power Release	6/28/2017	Approved	BOB DUNN
ELECTRICAL-Final	7/5/2017	Approved	CARLOS MATAMOROS
Final	7/5/2017	Conditional Approval	CARLOS MATAMOROS
Footing/Foundation/Slab	7/5/2017	Approved	CARLOS MATAMOROS
Gas Test	7/5/2017	Approved	CARLOS MATAMOROS

EXHIBIT 5

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 11, 2017

Rockport Development Inc
Radziner, Ronald M. Et Al
2624 Naples Ave.
Venice, CA 90291

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND
REMODEL TO EXISTING SINGLE FAMILY DWELLING AT 2624 SOUTH NAPLES
AVENUE**

On February 18, 2015, Building Permit No. 14014-10000-04873 was issued for a two story addition and remodel to existing single family dwelling at 2624 South Naples Avenue.

The subject property is located within the boundary of Single Jurisdiction Coastal Zone area and Venice Coastal Zone Specific Plan which requires review and approval from the Department of City Planning (DCP) prior to issuance of the building permit. The approval from DCP was obtained per Case Number ZA-2014-4775-CEX, with a condition that no more than 42.96% of the exterior walls to be demolished.

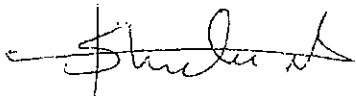
It has been brought to our attention and after careful review of the approved plans, that more than 42.96% of the exterior walls were demolished. As a result, the Department of Building and Safety (LADBS) has determined that Building Permit No. 14014-10000-04873 was issued in error and intends to revoke the permit. The authority to revoke permits is stipulated in Section 98.0601 of the L.A.M.C., which reads:

"The Department shall have the authority to revoke any permit, slight modification, determination granted or made in reliance on a false statement or misrepresentation as to a material fact."

Hereby, you are ordered to immediately stop all work related to construction of the aforementioned permit.

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND
REMODEL TO EXISTING SINGLE FAMILY DWELLING AT 2624 SOUTH NAPLES
AVENUE**

You have until August 25, 2017 to contact Binh Phan (213) 482-0448 of my staff to address this matter and provide any reasons why Building Permit No. 14014-10000-04873 should not be revoked; otherwise, Building Permit No. 14014-10000-04873 will be revoked on August 25, 2017.



SHAHEN AKELYAN, Assistant Chief
Permit and Engineering Bureau

CC: Ifa Kashefi, Chief of Permit and Engineering Bureau, LADBS
Pascal Challita, Chief of Inspection Bureau, LADBS
Binh Phan, Metro Plan Check, LADBS



Venice

Edi

March 20 12:20 PM

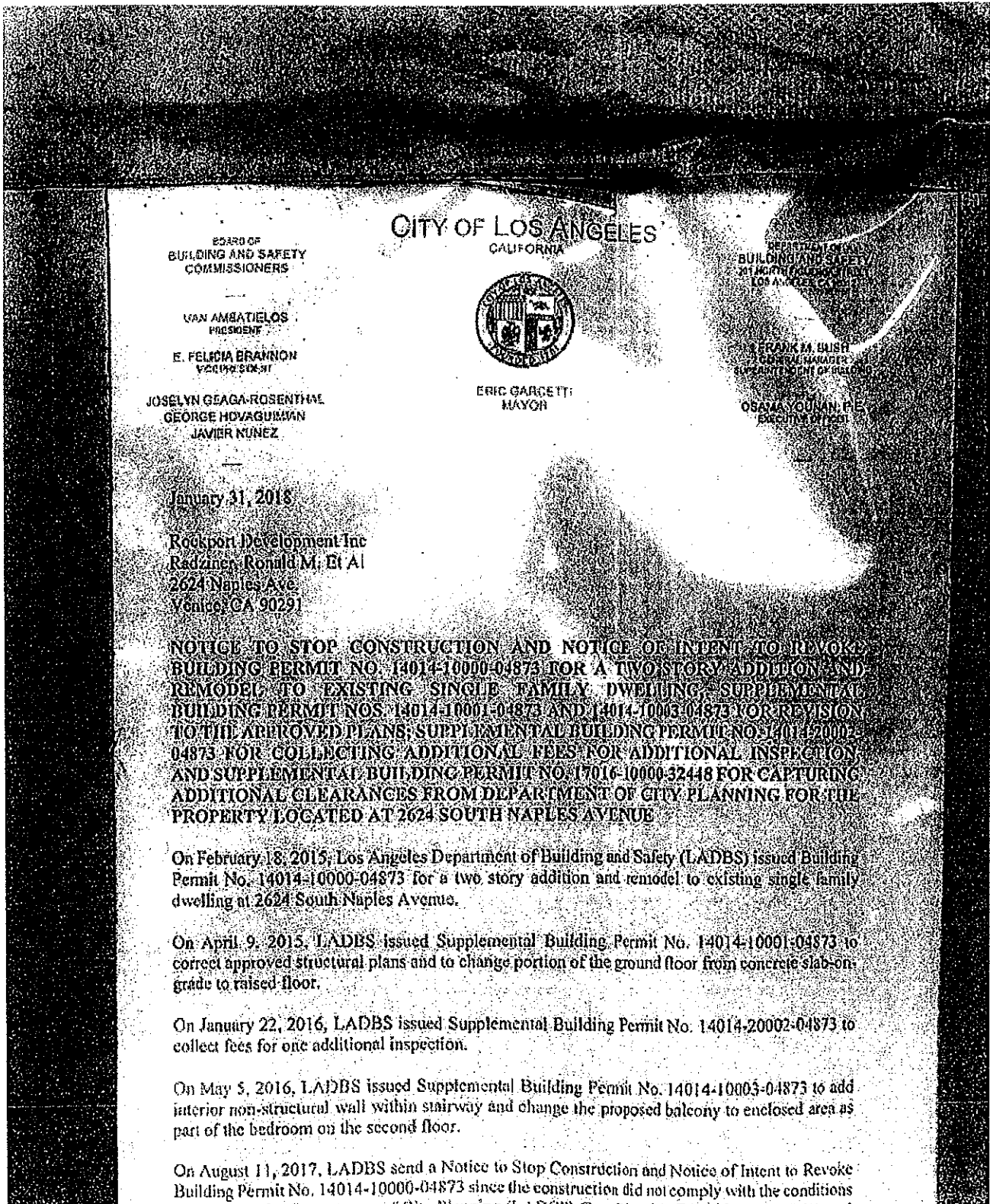
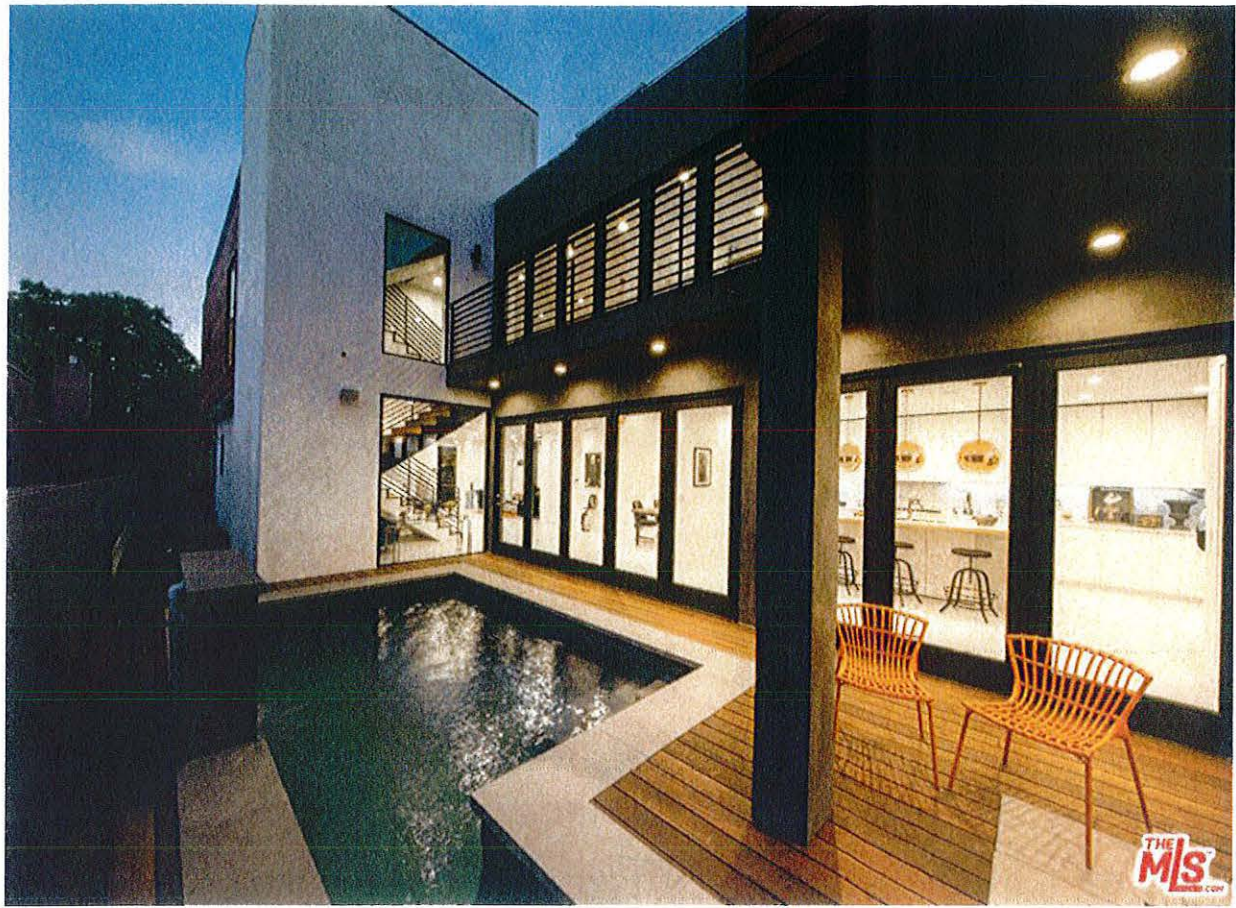


EXHIBIT 6







Planning APCWestLA <apcwestla@lacity.org>

Fwd: 1112-1136 Roxbury Dr

1 message

Michelle Carter <michelle.carter@lacity.org>
To: Planning APCWestLA <apcwestla@lacity.org>

Fri, Jul 12, 2019 at 9:58 AM

Good morning,

Please include for the record.

Thank you,
Michelle

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

From: **Aviv Kleinman** <aviv.kleinman@lacity.org>
Date: Thu, Jul 11, 2019 at 5:31 PM
Subject: Re: **1112-1136 Roxbury Dr**
To: Michelle Carter <michelle.carter@lacity.org>

Hello Michelle,

Councilmember Koretz is still supportive of this application. Can you please submit the original support email below to the APC?

Thank you,
Aviv Kleinman

On Fri, Dec 7, 2018 at 9:53 PM Aviv Kleinman <aviv.kleinman@lacity.org> wrote:
Hello Michelle,

Councilmember Koretz's office supports the case at **1112-1136 Roxbury Dr.**, for an Eldercare Facility. The location appears to be well-chosen, among multi-story housing and near a park with Senior activities. The South Robertson Neighborhood Council supported the project as well.
Please include this in the case file.

Thank you,

Aviv Kleinman



Aviv Kleinman, M.U.R.P.

Planning Deputy
Councilmember Paul Koretz - Council District 5
Encino - Valley District Office:
15760 Ventura Blvd Suite 600
Encino, CA 91436
(818) 971-3088
West LA - Wilshire District Office
6380 Wilshire Blvd, Suite 800, Los Angeles, CA
90048
323-866-1828
LA City Hall Office
200 N. Spring Street
Los Angeles, CA 90012
213-473-7005
Email: **Aviv.Kleinman@lacity.org**

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Aviv Kleinman, M.U.R.P.
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Councilmember Paul Koretz - Council District 5
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Michelle Carter
Department of City Planning
Expedited Processing Section
T: (213) 978-1262
[200 N. Spring St., Room 763](#)
[Los Angeles, CA 90012](#)
<http://planning.lacity.org/>



Regular Day Off: Every other Friday



Planning APCWestLA <apcwestla@lacity.org>

ZA-2018-3419-ELD-1A

Judith Friedman <mickeymechaya@gmail.com>
To: apcWestLA@lacity.org, michelle.carter@lacity.org

Mon, Jul 15, 2019 at 11:57 AM

Dear Ms. Carter -

As homeowners at [1167 So. Roxbury](#) Derive, Unit #205, Los Angeles, CA 90035, we feel obligated and compelled to state our opinion on a most important issue; the intended construction across the street from our property. As per your instructions, we're writing this e-mail to officially express our position regarding the proposed construction of an inordinately large adult home care/assisting living facility located on South Roxbury Drive in West Los Angeles. In our opinion, the proposed construction will put an undue burden on the already existing facilities (parking, the local park, the street-supported traffic, etc.), and significantly increase the present traffic danger associated with existing exaggerated curve on Roxbury Drive. In addition, our hope is that your office will comply with the current regulations that render the proposed construction a violation of the present zoning ordinances. If you make the mistake of allowing the petitioning owner to do as he wishes, you will have simply opened the floodgates for any and all future speculators in the area, and seriously compromise the confidence we've had in our local government....and that would be a tragedy for all the current residents in the community. It WAS and IS a lovely residential community, not a commercial environment.

In closing we request and expect your support in this case.

If you have any questions, please feel free to contact us at (310) 699-5235.

Grace Herwit
Judy Herwit Friedman, Trustee

July 15, 2019

VIA E-MAIL

Michael Newhouse, President
Lisa Waltz Morocco, Vice President
Esther Margulies, Commissioner
Heather Rozman, Commissioner
Adele Yellin, Commissioner

James K. Williams, Commission Executive Assistant II
apcwestla@lacity.org

Re: **ZA-2018-3419-ELD-1A; 1112-1136 S. Roxbury Drive**

Dear Commissioners:

Our law firm represents Lenmar Roxbury, LLC (the “**Applicant**”), owner of 1112-1136 S. Roxbury Drive in the City of Los Angeles (the “**City**”), whose application for an Eldercare Facility Unified Permit was denied by the Associate Zoning Administrator (“**AZA**”) on March 22, 2019. Had the application been approved, it would have allowed construction of a 73,482 sq.-ft., four-story eldercare facility with 57 units, including 56 units reserved for Senior Independent Housing and one unit reserved for Assisted Living Care Housing (the “**Previous Project**”).

As a result of this denial, the Applicant filed an appeal to allow us the opportunity to revise the Previous Project so that it could better meet the intent of the City’s Eldercare Ordinance. After careful consultation with the AZA and City Planning Department staff, the Applicant is proposing construction of a similarly-sized, 73,482 sq.-ft., four-story eldercare facility with a revised unit mix of 48 units reserved for Senior Independent Housing and nine (9) units reserved for Assisted Living Care Housing, as well as additional support facilities and services for aging residents (the “**Revised Project**”). These changes are described below in more detail as well as in the attached plans and renderings. Also, note that none of the originally-proposed requested deviations from the City’s zoning code have changed.

The Revised Project meets the intent of the Eldercare Ordinance for the following reasons:

- Unit Mix. The revised unit mix addresses the primary reason raised by the AZA for his denial – that facilities meeting the intent of the Eldercare Ordinance typically include between 5% and 25% of the units as Assisted Living units when paired with Senior Independent units. *The Revised Project includes approx. 16% of its units as Assisted Living, instead of 2%.*

- Services, Facilities and Staff. The Revised Project addresses the second main reason raised by the AZA for his denial – that on-site services and facilities devoted to serving aging residents should be expanded and described in more detail. *The Revised Project includes 16,989 sq. feet of floor area dedicated to eldercare services and amenities, instead of 8,974 sq. feet originally submitted, and 9,621 sq. feet submitted subsequent to the public hearing – this is nearly double the amount originally proposed.*

Such services and amenities include a grand lounge with expanded community kitchen and dining tables, yoga/pilates studio and physical therapy room, hydro spa, family visit/quiet room, medication room, laundry room, respite/staff lounge, residents garden and walking path/vegetable garden and television and bridge/billiards lounges, among other amenities. While a significant amount of common area is designated to staff, such as the director's office, leasing office, valet office and respite/staff lounge, we anticipate the majority of staff to be located throughout the facility and in the residents' rooms for the majority of business hours.

Additionally, the Revised Project includes direct elevator access from the parking garage to the Assisted Living units and valet parking for easy access to the facility for guests, healthcare providers and support staff. A breakdown of these spaces is provided on page A2.10 of the attached plans, which we will describe in more detail at the upcoming public hearing.

- Consistency with Previously-Approved Projects. The amount of floor area dedicated to eldercare services and facilities is consistent with other eldercare projects approved by the City. A thorough survey of Eldercare Facility projects submitted to the City was conducted and found that out of 14 cases that were submitted and approved, the average percentage of floor area dedicated to common areas is 29%. However, the majority of these projects consist of a majority of Assisted Living units with a smaller portion designated for Alzheimer/Dementia Care. Of the projects that were researched that contain a significant amount of Senior Independent units, the average percentage of floor area dedicated to common areas drops to 16%. *The Revised Project now includes 23% of the project floor area dedicated to common areas, well above the average compared to similarly approved projects.*
- Economic Feasibility. To address an additional concern raised by the AZA, we have included an economic analysis to substantiate why the requested deviations from the City's zoning code proposed in the Revised Project are necessary to make the project financially feasible. The economic analysis includes the analysis of two hypothetical Alternative Developments to determine whether the Revised Project could be financially feasible under two different

scenarios: if it is fully zoning-compliant, or if it did not conform but relied upon fewer and /or lesser deviations than are now being requested. The results of the analysis were that neither of the Alternative Developments are financially feasible, and that the requested entitlements are necessary to secure construction financing and stable operation for the life of the project, consistent with market expectations.

- *Alternative #1: A By-Right Project*

Alternative #1 describes a project that only requests for an Eldercare Facility to be allowed in the R3 zone and without any of the requested entitlements related to density, height, open space, or yards. Alternative #1 would yield a return on investment of 1.96%, well below the 4.5% industry standard.

- *Alternative #2: Intermediate Project*

Alternative #2 describes a project with similar entitlement requests, but only at 38 units with the same proportional allocation to Senior Independent (32 units) Assisted Living (6 units). As a result of the reduced density, less parking is provided and less open space. However, Alternative #2 would yield a return on investment of 3.55%, still below the 4.5% industry standard.

- *Proposed Project*

The proposed project, assuming all the requested entitlements are granted, would yield a return on investment of 5.57%, which is over the target threshold. The primary reason that the proposed project is the only financially feasible alternative is due to the inherent operating expenses of running an Eldercare Facility, which are much higher than typical apartment buildings. A chef is required whether there are 10 occupants, or 100 occupants, as is a specialist to develop activities and programs, instructors to lead physical therapy classes, a shuttle service to transport the residents, etc... As such, these facilities require a minimum number of units to justify the intensive minimum operating expenses. The impacts of these additional units are de minimus to adjacent neighbors and the nearby community, while providing a much-needed use and ensuring our communities are multi-faceted and not singular in character.

Thus, a strict application of the land use regulations to the proposed Eldercare Facility would impose significant practical difficulties on its design, and prevent the facility from being built. Further details on the Alternatives are provided in the attached Table "A" – Alternative Project Comparison. We are happy to answer any questions regarding this analysis at the public hearing.

Table "A" – Alternative Project Comparison

Development Standard	By-Right	Intermediate	Proposed
Developable Area	16,000 SF	18,200 SF	18,200 SF
# of Stories	3	4	4
Gross Building Area	48,000 SF	72,800 SF	73,482 SF
Residential Building Efficiency	65%	75%	76%
Senior Independent Units	21	32	48
Assisted Living Care Units	4	6	9
Total Units	25	38	57
Subterranean Parking Spaces	40	50	113
Return on Investment	1.96%	3.55%	5.57%
Feasibility Threshold	4.5%	4.5%	4.5%
Feasible?	NO	NO	YES

- Conditions of Approval. Also, to ensure that operations of the Revised project are consistent with the City's requirements for eldercare facilities and are conducted in a manner that is compatible with adjacent properties and the surrounding community, the following Conditions shall be volunteered by the Applicant if the Revised Project is approved:
 1. The facility shall provide assistance with instrumental activities of daily living in the combinations which meet the needs of residents, including but not limited to bathing, dressing and grooming, medication, laundry and daily finances;
 2. Availability of food service shall be ensured to each resident of the facility, including three meals per day, if requested by a resident.
 3. The facility shall be aware of each resident's general whereabouts, although the resident may travel independently in the community;
 4. The facility shall monitor the activities of the residents while they are under the supervision of the facility to ensure their general health, safety, and well-being;
 5. The facility shall encourage the residents to maintain and develop their maximum functional ability through participation in planned activities.
 6. The facility's policy concerning family visits and other communication with resident clients shall be provided to each resident, and notice shall be conspicuously posted

in the facility. The facility's policy concerning family visits and communication shall be designed to encourage regular family involvement with the resident and shall provide ample opportunities for family participation in activities at the facility.

7. A monthly programming calendar shall be provided to residents with an events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. For events/activities located offsite, transportation will be coordinated and arranged by the facility.
8. Yoga/pilates classes shall be available daily to residents of the facility and a limited number of family members/guests, only, with no additional charge to residents. Classes will not be open to the general public.
9. Valet parking shall be provided to all guests of the facility, free of charge.

For the reasons stated above and as demonstrated in the attached plans and renderings, we firmly believe that the Revised Project meets the intent of the City's Eldercare Ordinance. Therefore, we respectfully ask you to grant the appeal and approve the Revised Project.

We appreciate your time and attention to this matter and look forward to answer any questions you may have at the upcoming public hearing.

Very truly yours,

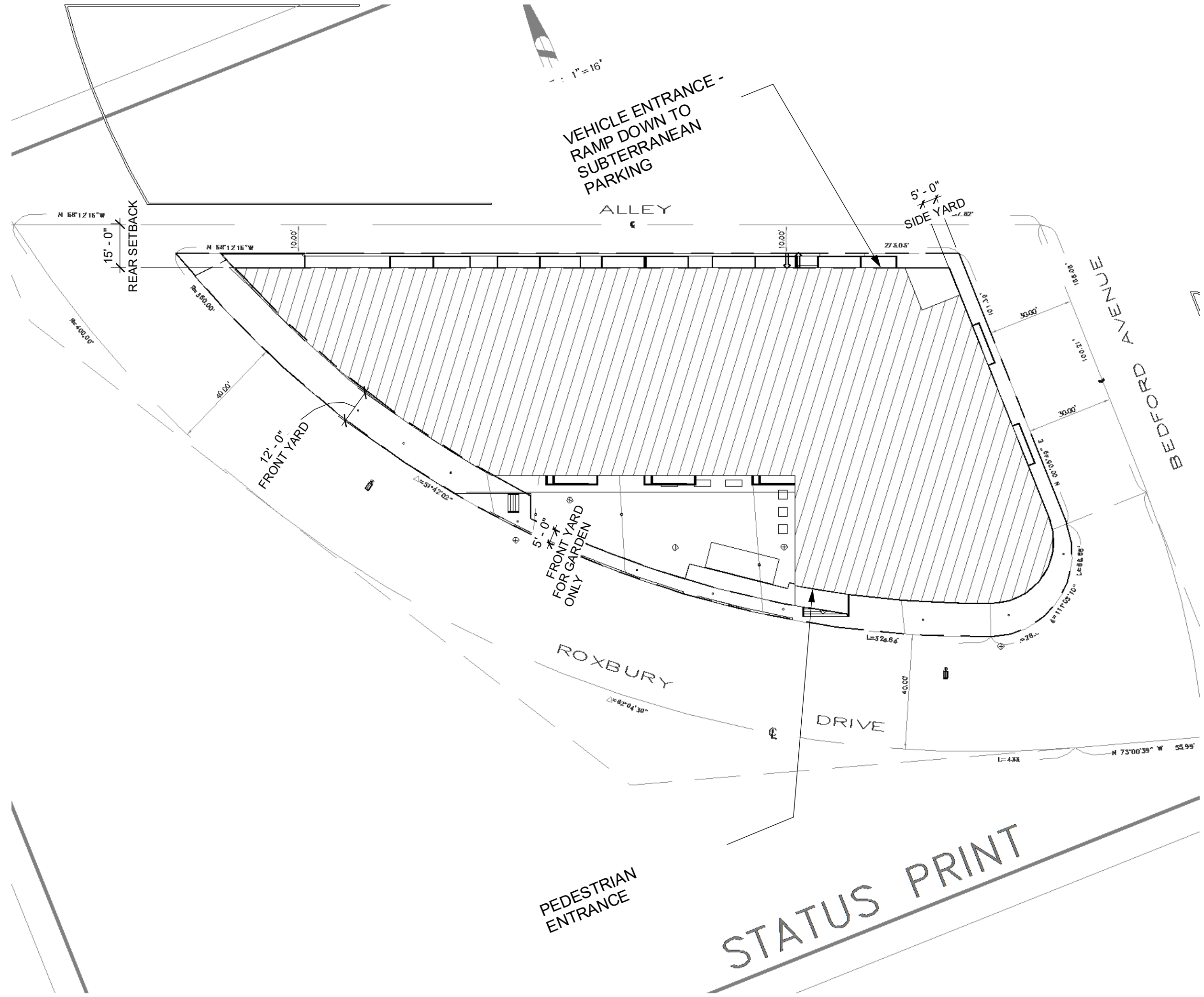


Jonathan H. Riker

ROXBURY

1122-1136 S ROXBURY DR, LOS ANGELES, CA 90212

SITE PLAN



SITE SCALE: 1/32" = 1'-0" 1

PROJECT DIRECTORY

OWNER

COMPANY: LENMAR DOHENY LLC
CONTACT: MANNY LABRANCHE
EMAIL: MANNY@DUKEDEVELOPMENTINC.COM
TELEPHONE: 310.738.8515
ADDRESS: 127 NORTH ROBERTSON BLVD, BEVERLY HILLS, CA 90211

LAND USE CONSULTANT:

COMPANY: NUR DEVELOPMENT
CONTACT: DANIEL AHADIAN
EMAIL: daniel@nurdevelopment.com
TEL: (310) 339-7344

ARCHITECT

COMPANY: THE ALBERT GROUP ARCHITECTS | ARCHITAG LLP
CONTACT: STEVE ALBERT; MEHRZAD RAFAEI
EMAIL: SALBERT@TAGARCH.NET; MRAFAEI@TAGARCH.NET
TEL: (310) 820-8863 x 207
ADDRESS: 2032 STONER AVE., STUDIO TAG
LOS ANGELES, CA 90025

DRAWING LIST

ARCHITECTURAL

- A2.10 SUBTERRANEAN PARKING -2
- A2.11 SUBTERRANEAN PARKING
- A2.21 GROUND FLOOR PLAN
- A2.21.1 ASSISTED LIVING WING
- A2.22 SECOND FLOOR PLAN
- A2.23 THIRD FLOOR PLAN
- A2.24 FOURTH FLOOR PLAN
- A2.40 ENLARGED UNIT PLANS
- A3.00 3D VIEWS
- A3.01 3D VIEWS
- A3.02 3D VIEWS
- A3.11 BUILDING ELEVATIONS
- A3.12 BUILDING ELEVATIONS
- A4.10 BUILDING SECTIONS

PROJECT DATA

PROPERTY DESCRIPTION

SITE ADDRESS: 1122-1136 S ROXBURY DRIVE,
1123 S BEDFORD DRIVE

APN'S: 4330-012-006
4330-012-007
4330-012-008
4330-012-009

LEGAL DESCRIPTION:

TRACT TR 11106
LOTS 43, 44, 45, 46.1, 47

COUNCIL DISTRICT: CD 5 - Paul Koretz

PROJECT DESCRIPTION

PROPOSED NEW 4-STORY , 57 UNIT SENIOR-LIVING APARTMENT BUILDING; 4 STORIES OF RESIDENTIAL OVER 2 STORY OF SUBTERRANEAN PARKING.

ZONING INFORMATION

ZONING DESIGNATION: (Q)R3-1-O

ZONING INFORMATION: NONE

SPECIFIC PLAN AREA: WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION PLAN

Q-CONDITIONS: C.P.C. NO. 88-0341 (ZC)
ORDINANCE NO. 165981

MAX ALLOWABLE HEIGHT PER (Q)R3-1-O: 36' / 3-STORIES

PROPOSED HEIGHT PER ELDERCARE UNIFIED PERMIT PROCESS: 47' / 4-STORIES

RESIDENTIAL DENSITY:

GROSS SITE AREA: 28,269 SF
1/2 ALLEY AREA: 2,730 SF
GROSS+1/2 ALLEY 30,999 SF

DENSITY RATIO PER Q CONDITION: 1 UNIT PER 1,200 SF.
ALLOWABLE: 31,999 / 1,200 = 25.8
PROPOSED PER ELDERCARE UNIFIED PROCESS: 57 (48 SENIOR INDEPENDENT UNITS, 9 ASSISTED LIVING CARE UNIT)

F.A.R & SQUARE FOOTAGE BUILDABLE AREA: 28,269 - 5' SETBACK FROM SITE BOUNDRY = 24,605 SF

ALLOWABLE FLOOR AREA: MAX. F.A.R. 3:1
3 x 24,605 = 73,815 SF

PROPOSED F.A.R.: 73,482 SF < 73,815 SF

PARKING TABULATION

AUTO PARKING

SENIOR INDEPENDENT RATIO	1 PER UNIT	
SENIOR INDEPENDENT REQUIRED	48 x 1	48 SPACES
ASSISTED LIVING RATIO	1 PER UNIT	
ASSISTED LIVING REQUIRED	9 x 1	9 SPACE
GUEST PARKING PER Q-CONDITION	57 x 25%=14.25	14 SPACES
TOTAL VEHICULAR PARKING REQUIRED	71 SPACES	
TOTAL VEHICULAR PARKING PROVIDED	113 SPACES	
ADA PARKING: 3 MIN. (TABLE 11B-208.2)	1 VAN SPACE + 2 SINGLE STALL	
ADA GUEST PARKING: 1 MIN. (11B-208.2.3.3)	1 SINGLE STALL	
TOTAL ADA PARKING:	4 SPACES	
EVCS: 5% TOTAL 5% * 69 = 3.45	4 SPACES	

BIKE PARKING

LONG TERM BICYCLE RATIO	1 PER 10K SF	
LONG TERM REQUIRED: 73,482 / 5,000 = 14.7	15 SPACES	
LONG TERM PROVIDED	15	
SHORT TERM BICYCLE RATIO	1 PER 5K SF	
SHORT TERM REQUIRED: 73,482 / 10,000= 7.3	7 SPACES	
SHORT TERM PROVIDED	7	

ASSISTED AND INDEPENDENT LIVING SCHEMATIC DESIGN

PROJECT DATA

OPEN SPACE TABULATION

LEVEL	DESCRIPTION	REC ROOM	COMMON	BALCONY
P1	YOGA STUDIO AND HYDRO SPA	2,023		
1	GARDEN		3,120	
	GRAND LOUNGE	2,390		
2	14 BALCONIES (50 sf PER BALCONY)			700
3	14 BALCONIES (50 sf PER BALCONY)			700
4	14 BALCONIES (50 sf PER BALCONY)			700
SUB TOTAL	SF	4,413 SF	3,120 SF	2,100 SF
	%	45%	30%	25%
TOTAL	SF		9,633 SF	

PER C.P.C. NO. 88-0341 (ZC), ORDINANCE NO. 165981

1. PRIVATE PATIOS OR ENCLOSED YARDS (LOCATED AT GROUND LEVEL OR AT THE FIRST HABITABLE ROOM LEVEL) WHICH ARE PART OF A DWELLING UNIT MAY BE INCLUDED AS USABLE OPEN SPACE IF THEY ARE A MINIMUM OF 100 SQ FT
2. REC ROOMS MAY BE INCLUDED AS OPEN SPACE BUT MAY NOT COUNT FOR MORE THAN 10% OF TOTAL REQUIRED
3. EACH C.O.S AREA INCLUDING REC ROOMS SHALL BE A MINIMUM OF 400 SQ FT

OPEN SPACE REQUIRED PER Q-CONDITIONS

UNITS	REQ'D SF PER UNIT	PROPOSED NO. OF UNITS	SUBTOTAL REQUIRED
FLOORS 1-4	100 SF	57	5,700 SF
TOTAL OPEN SPACE REQUIRED			5,700 SF

OPEN SPACE PROVIDED

CENTRAL GARDEN: 3,120 SF
REC ROOM: ACTUAL = 4,413, MAX= 10% X 5,700 570 SF
BALCONIES: 2,200 SF
TOTAL OPEN SPACE PROVIDED: 5,890 SF

ELDERLY CARE AMENITIES SF:		
1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	YOGA/PILATIS STUDIOS AND PATIO	1,940 SF
5.	HYDRO SPA AND TOILET	529 SF
6.	T.V LOUNGE	480 SF
7.	BRIDGE / BILLIARD ROOM	480 SF
8.	MEDICATION ROOM	242 SF
9.	WALKING PATH GARDEN	1,570 SF
10.	LAUNDRY ROOM	321 SF
11.	SOLARIUM	480 SF
12.	STAFF/SERVICE OFFICES	805 SF
13.	VALET / BACKOFFICE	336 SF
14.	STORAGE	388 SF
15.	UTILITIES	608 SF
16.	PUBLIC RESTROOMS	93 SF
17.	DIRECTORS OFFICE	202
18.	LEASING OFFICE	202
19.	CIRCULATION	1,650 SF
TOTAL SF:		16,989 SF

FLOOR AREA TABULATION		UNITS SUMMARY	
ZONING AREA (F.A.R.)		NAME	COUNT
FLOOR LEVEL	AREA	1 BEDROOM	20
PARKING 2	-	2 BEDROOM	28
PARKING 1	1,696 SF	Grand total: 48	
1ST FLOOR	18,200 SF	ASSISTED LIVING	
2ND FLOOR	17,777 SF	NAME	COUNT
3RD FLOOR	18,439 SF	ASSISTED LIVING UNIT	9
4TH FLOOR	17,370 SF	TOTAL SENIOR LIVING+ ASSISTED LIVING UNITS: 57	
ROOF	-		
TOTAL	73,482 SF		
PROPOSED F.A.R.	3:1		

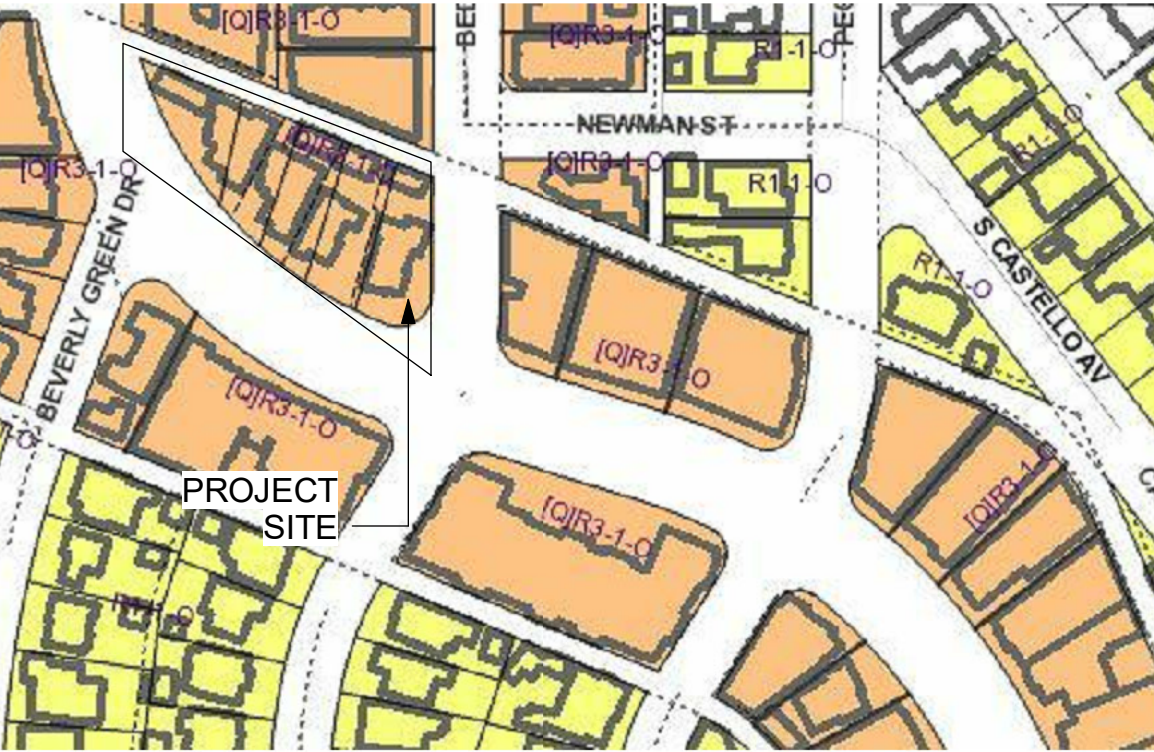
PARKING OVERALL		
Description	Count	Dimentions

ADA	4	
Compact Stand alone	5	7.5' x 15'
Compact Tandem	27	7'-10" x 15'
Standard	77	8.5' x 18'
Grand total: 113		

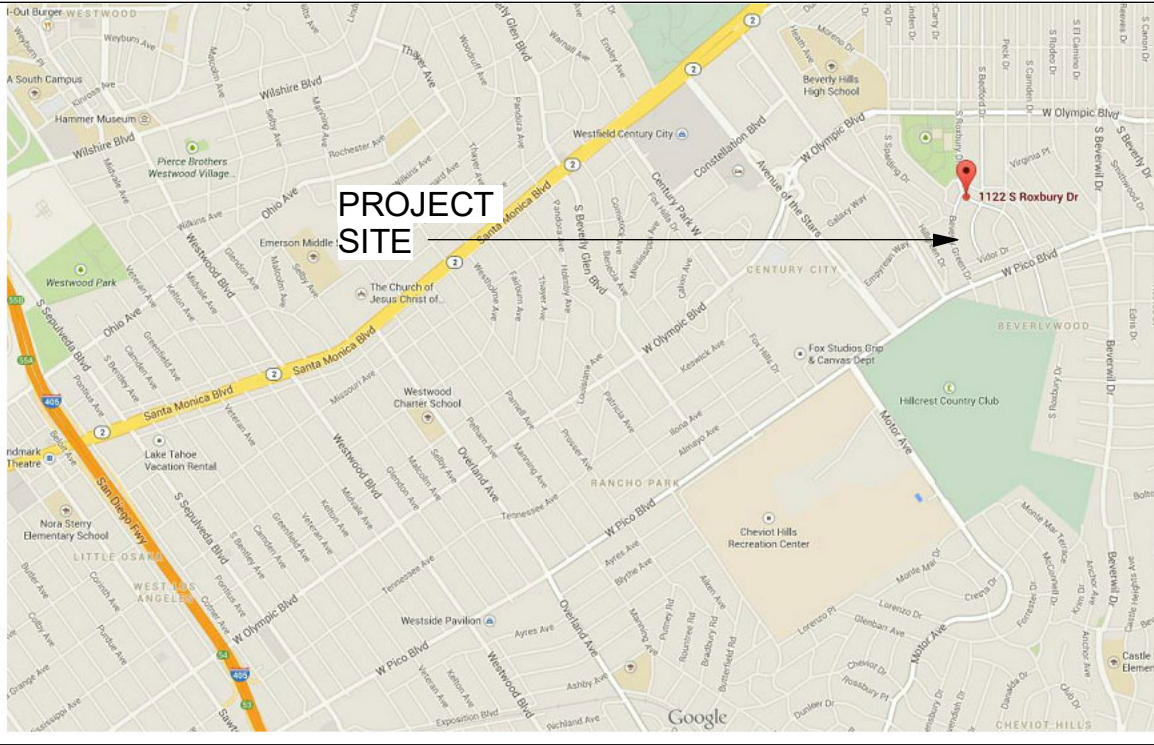
LANDSCAPING

REQUIRED LANDSCAPE: 50% OF 3,098	1,549 SF
PROVIDED LANDSCAPE:	1,549 SF
REQUIRED # OF TREES: 57 UNITS / 3 TREES	19
PROVIDED # OF TREES:	19

ZONING MAP



LOCATION MAP



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Revision	Date	Revision Desc.	Revision N

the albert group architects



1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240

PROJECT PHASE: SCHEMATIC DESIGN

SHEET ISSUE DATE: 7.4.2019

SHEET NAME: TITLE SHEET

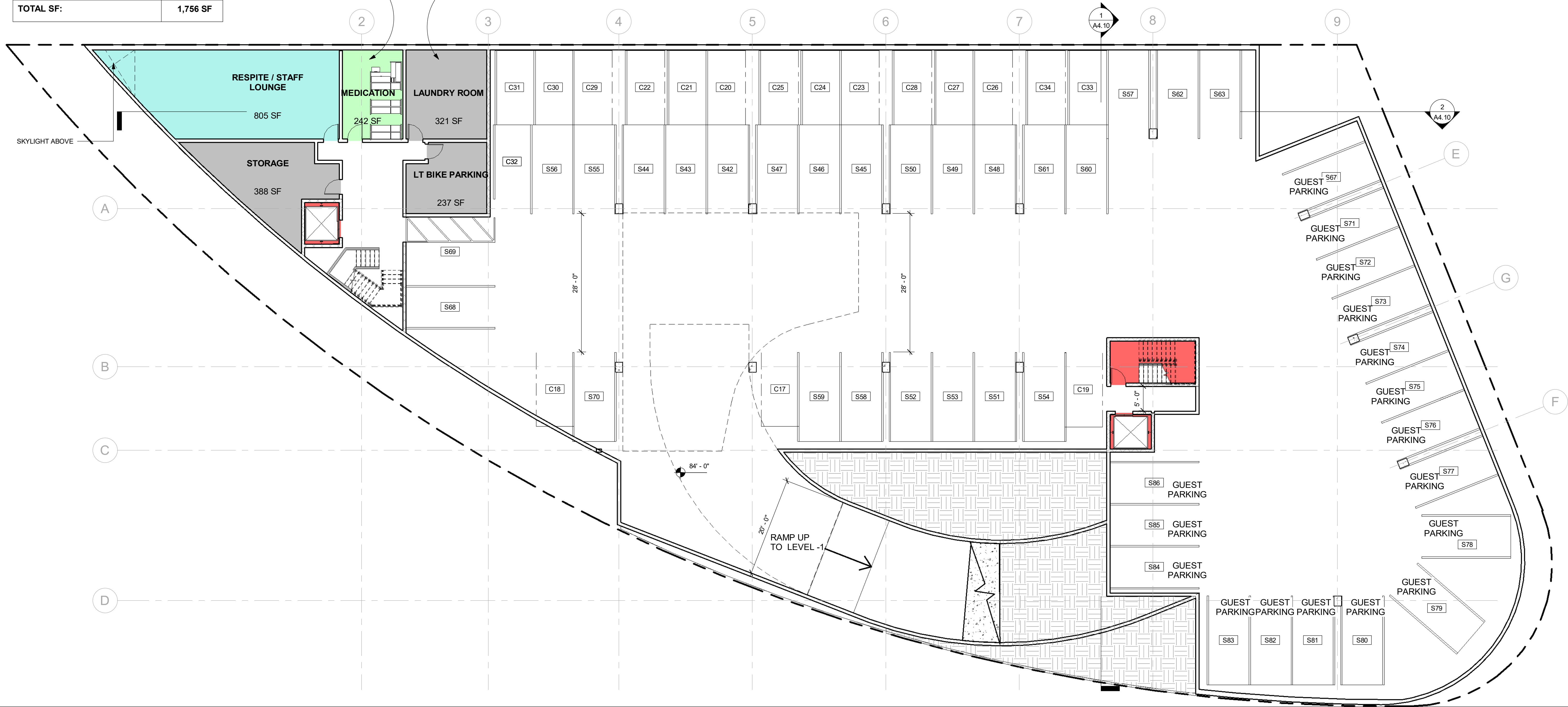
SHEET NUMBER:

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ELDERLY CARE AMENITIES @ LEVEL P2:		
11.	MEDICATION ROOM	242 SF
13.	LAUNDRY ROOM	321 SF
20.	RESPITE/STAFF LOUNGE	805 SF
23.	STORAGE	388 SF
TOTAL SF:		1,756 SF

MEDICATION ROOM TO PROVIDE ASSISTANCE WITH MEDICATION

LAUNDRY ROOM TO PROVIDE ASSISTANCE WITH PERSONAL LAUNDRY



Room Legend

- ELEVATOR / STAIR
- LAUNDRY ROOM
- LT BIKE PARKING
- MEDICATION
- RESPITE / STAFF LOUNGE
- STORAGE

PARKING OVERALL		
Description	Count	Dimensions
ADA	4	
Compact Stand alone	5	7.5' x 15'
Compact Tandem	27	7'-10" x 15'
Standard	77	8.5' x 18'
Grand total: 113		

PARKING LEVEL -2			
Description	Count	Dimensions	Level
ADA	1		LEVEL P2
Compact Stand alone	4	7.5' x 15'	LEVEL P2
Compact Tandem	14	7'-10" x 15'	LEVEL P2
Standard	41	8.5' x 18'	LEVEL P2
Grand total: 60			

BUILDING AMENITIES:

- LOBBY / LOUNGE
- OUTDOOR POOL DECK & LOUNGE
- PRIVATE MEETING ROOMS
- KITCHEN & FOOD PREP
- INDOOR GYM
- OUTDOOR POOL
- YOGA & PILATIS STUDIOS
- HYDRO SPA
- T.V LOUNGE
- BILLIARD / BRIDGE ROOM
- MEDICATION ROOM
- PATIO & VEGETABLE GARDENS
- LAUNDRY ROOM
- SOLARIUM
- OUTDOOR WALKING PATH

ASSISTED LIVING SERVICES INCLUDE:

- SPECIALIZED DAILY PROGRAMS
- ASSISTANCE WITH DINING SOLUTIONS
- ASSISTANCE WITH MEDICATIONS
- ASSISTANCE WITH PERSONAL LAUNDRY
- CARE IN WITH DR'S APPT'S HOME HEALTH
- PHYSICAL THERAPY
- CONCIERGE AND RESPIRE
- PRIVATE OR SEMI PRIVATE SUITES
- BATHING DRESSING AND GROOMING

ELDERLY CARE AMENITIES SF:

1. LOBBY AND GRAND LOUNGE	3,428 SF
2. FAMILY VISIT / QUIET ROOM	200 SF
3. RESIDENTS GARDEN	3,128 SF
4. YOGA/PILATIS STUDIOS AND PATIO	1,940 SF
5. HYDRO SPA AND TOILET	529 SF
6. T.V LOUNGE	480 SF
7. BRIDGE / BILLIARD ROOM	480 SF
8. MEDICATION ROOM	242 SF
9. WALKING PATH GARDEN	1,570 SF
10. LAUNDRY ROOM	321 SF
11. SOLARIUM	480 SF
12. STAFF/SERVICE OFFICES	805 SF
13. VALET / BACKOFFICE	336 SF
14. STORAGE	388 SF
15. UTILITIES	608 SF
16. PUBLIC RESTROOMS	93 SF
17. DIRECTORS OFFICE	202
18. LEASING OFFICE	202
19. CIRCULATION	1,650 SF
TOTAL SF:	16,989 SF

LEVEL P2

SCALE:
1" = 10'-0"

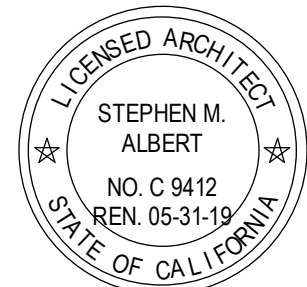
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Revision N	Revision Desc.	Revision Date

the albert group
architects
tag

2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY

1122-1136 ROXBURY DR., LOS ANGELES, CA 90212

PROJECT NUMBER:

18240

PHASE:

SCHEMATIC DESIGN

SHEET ISSUE DATE:

7.4.2019

SHEET NAME:

SUBTERRANEAN
PARKING -2

SHEET NUMBER:

A2.10

1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	VEGETABLE GARDEN	1,570 SF
5.	STAFF/SERVICE OFFICES	404 SF
6.	PUBLIC TOILETS	93 SF
7.	CIRCULATION	1,650 SF
TOTAL SF:		10,380 SF

1
A2.21.1

1
A4 :

8

9

2

E

CONTINUES 42" HIGH
FENCE & PLANTING
FOR SAFETY &
SECURITY

CONTINUOUS 42" HIGH
FENCE & PLANTING
FOR SAFETY &
SECURITY

MIN 24" BOX SIZE TO BE
DETERMINED BY
LANDSCAPE ARCHITECT TYPE

CONTINUES 42" HIGH
FENCE & PLANTING
FOR SAFETY &
SECURITY

LEASING OFFICE

CE

2 BEDROOM

2 BEDROOM

SHORT-TERM BICYCLE PARKING

FAMILY VISIT QUIET ROOM

GRAND LOUNGE

LEASING OFFICE

LOBBY

TOILET

NAME	COUNT
------	-------

1 BEDROOM	20
2 BEDROOM	28
Grand total: 48	

Grand total: 48

Name	Level	Count
------	-------	-------

1 BEDROOM	1ST FLOOR	2
2 BEDROOM	1ST FLOOR	2

NAME	COUNT
------	-------

NAME	COUNT
ASSISTED LIVING UNIT	9

1. LOBBY / LOUNGE	14. SPECIALIZED DAILY PROGRAMS
2. OUTDOOR POOL DECK & LOUNGE	15. ASSISTANCE WITH DINING SOLUTIONS
3. PRIVATE MEETING ROOMS	16. ASSISTANCE WITH MEDICATIONS
4. KITCHEN & FOOD PREP	17. ASSISTANCE WITH PERSONAL LAUNDRY
5. INDOOR GYM	18. CARE IN WITH DR'S APPTS HOME HEALTH
6. OUTDOOR POOL	19. PHYSICAL THERAPY
7. YOGA & PILATIS STUDIOS	20. CONCIERGE AND RESPITE
8. HYDRO SPA	21. PRIVATE OR SEMI PRIVATE SUITES
9. T.V LOUNGE	22. BATHING DRESSING AND GROOMING
10. BILLIARD / BRIDGE ROOM	
11. MEDICATION ROOM	
12. PATIO & VEGETABLE GARDENS	
13. LAUNDRY ROOM	
14. SOLARIUM	
15. OUTDOOR WALKING PATH	

14. SPECIALIZED DAILY PROGRAMS
15. ASSISTANCE WITH DINING SOLUTIONS
16. ASSISTANCE WITH MEDICATIONS
17. ASSISTANCE WITH PERSONAL LAUNDRY
18. CARE IN WITH DR'S APPT'S HOME HEALTH
19. PHYSICAL THERAPY
20. CONCIERGE AND RESPITE
21. PRIVATE OR SEMI PRIVATE SUITES
22. BATHING DRESSING AND GROOMING

1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	YOGA/PILATES STUDIOS AND PATIO	1,940 SF
5.	HYDRO SPA AND TOILET	529 SF
6.	T.V LOUNGE	480 SF
7.	BRIDGE / BILLIARD ROOM	480 SF
8.	MEDICATION ROOM	242 SF
9.	WALKING PATH GARDEN	1,570 SF
10.	LAUNDRY ROOM	321 SF
11.	SOLARIUM	480 SF
12.	STAFF/SERVICE OFFICES	805 SF
13.	VALET / BACKOFFICE	336 SF
14.	STORAGE	388 SF
15.	UTILITIES	608 SF
16.	PUBLIC RESTROOMS	93 SF
17.	DIRECTORS OFFICE	202
18.	LEASING OFFICE	202
19.	CIRCULATION	1,650 SF

TOTAL SF:	16,989 SF
------------------	------------------

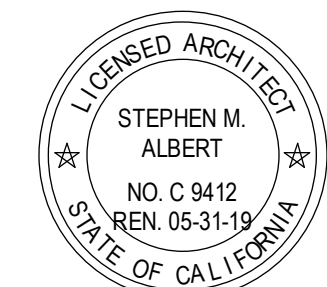
1ST FLOOR

SCALE:
1" = 10'-0"

1

[illegible]

2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY

11122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT
NUMBER: **18240**

PROJECT
PHASE:
SCHEMATIC DESIGN

SHEET ISSUE DATE: **7.4.2019**

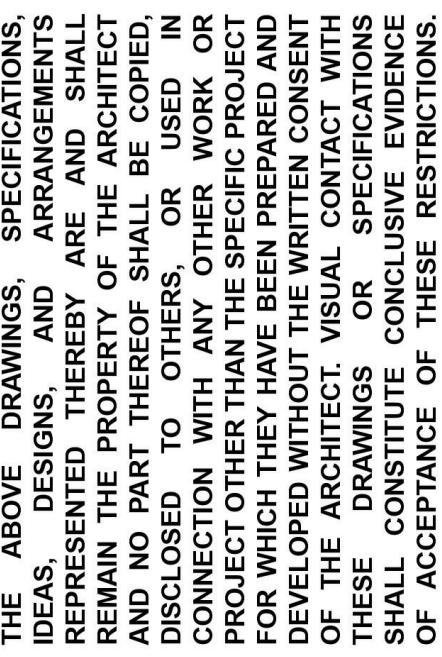
SHEET NAME:
GROUND FLOOR PLAN

SHEET NUMBER:

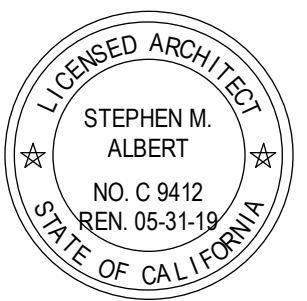
A2.21

1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	VEGETABLE GARDEN	1,570 SF
5.	STAFF/SERVICE OFFICES	404 SF
6.	PUBLIC TOILETS	93 SF
7.	CIRCULATION	1,650 SF

TOTAL SF:	10,380 SF
------------------	------------------

[illegible]

the albert group
architects



1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

Room Legend

- | | | | |
|--|-----------------------------------|---|----------------|
|  | 1 BEDROOM |  | GRAND LOUNGE |
|  | 2 BEDROOM |  | LEASING OFFICE |
|  | ASSISTED LIVING DIRECTOR'S OFFICE |  | LOBBY |
|  | ASSISTED LIVING UNIT |  | TOILET |
|  | ELEVATOR / STAIR | | |
|  | FAMILY VISIT QUIET ROOM | | |

1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	YOGA/PILATIS STUDIOS AND PATIO	1,940 SF
5.	HYDRO SPA AND TOILET	529 SF
6.	T.V LOUNGE	480 SF
7.	BRIDGE / BILLIARD ROOM	480 SF
8.	MEDICATION ROOM	242 SF
9.	WALKING PATH GARDEN	1,570 SF
10.	LAUNDRY ROOM	321 SF
11.	SOLARIUM	480 SF
12.	STAFF/SERVICE OFFICES	805 SF
13.	VALET / BACKOFFICE	336 SF
14.	STORAGE	388 SF
15.	UTILITIES	608 SF
16.	PUBLIC RESTROOMS	93 SF
17.	DIRECTORS OFFICE	202
18.	LEASING OFFICE	202
19.	CIRCULATION	1,650 SF

1. LOBBY / LOUNGE
2. OUTDOOR POOL DECK & LOUNGE
3. PRIVATE MEETING ROOMS
4. KITCHEN & FOOD PREP
5. INDOOR GYM
6. OUTDOOR POOL
7. YOGA & PILATIS STUDIOS
8. HYDRO SPA
9. T.V LOUNGE
10. BILLIARD / BRIDGE ROOM
11. MEDICATION ROOM
12. PATIO & VEGETABLE GARDENS
13. LAUNDRY ROOM
14. SOLARIUM
15. OUTDOOR WALKING PATH

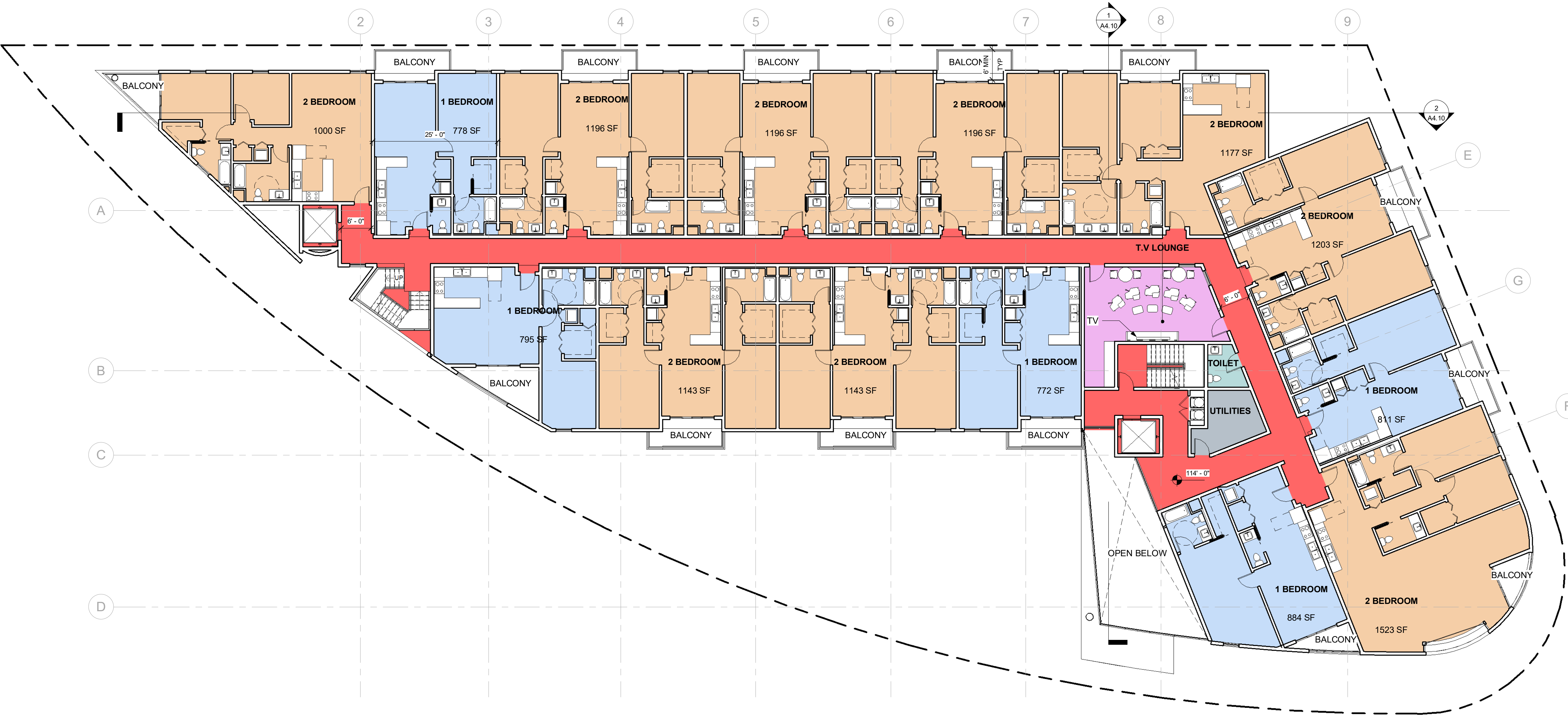
14. SPECIALIZED DAILY PROGRAMS
15. ASSISTANCE WITH DINING SOLUTIONS
16. ASSISTANCE WITH MEDICATIONS
17. ASSISTANCE WITH PERSONAL LAUNDRY
18. CARE IN WITH DR'S APPT'S HOME HEALTH
19. PHYSICAL THERAPY
20. CONCIERGE AND RESPITE
21. PRIVATE OR SEMI PRIVATE SUITES
22. BATHING DRESSING AND GROOMING

SCALE:
1/8" = 1'-0"

1

A2.21.1

ELDERLY CARE AMENITIES @ LEVEL 2:		
9.	T.V LOUNGE	480 SF
24.	UTILITIES	144 SF
TOTAL SF:		624 SF



Room Legend

- 1 BEDROOM
- 2 BEDROOM
- ELEVATOR / STAIR
- T.V LOUNGE
- TOILET
- UTILITIES

ROOM SCHEDULE - LEVEL 2		
Name	Level	Count
1 BEDROOM	2ND FLOOR	5
2 BEDROOM	2ND FLOOR	9
Grand total: 14		

BUILDING AMENITIES:	
1.	LOBBY / LOUNGE
2.	OUTDOOR POOL DECK & LOUNGE
3.	PRIVATE MEETING ROOMS
4.	KITCHEN & FOOD PREP
5.	INDOOR GYM
6.	OUTDOOR POOL
7.	YOGA & PILATIS STUDIOS
8.	HYDRO SPA
9.	T.V LOUNGE
10.	BILLIARD / BRIDGE ROOM
11.	MEDICATION ROOM
12.	PATIO & VEGETABLE GARDENS
13.	LAUNDRY ROOM
14.	SOLARIUM
15.	OUTDOOR WALKING PATH

ASSISTED LIVING SERVICES INCLUDE:	
14.	SPECIALIZED DAILY PROGRAMS
15.	ASSISTANCE WITH DINING SOLUTIONS
16.	ASSISTANCE WITH MEDICATIONS
17.	ASSISTANCE WITH PERSONAL LAUNDRY
18.	CARE IN WITH DR'S APPT'S HOME HEALTH
19.	PHYSICAL THERAPY
20.	CONCIERGE AND RESPITE
21.	PRIVATE OR SEMI PRIVATE SUITES
22.	BATHING DRESSING AND GROOMING

ELDERLY CARE AMENITIES SF:	
1.	LOBBY AND GRAND LOUNGE 3,428 SF
2.	FAMILY VISIT / QUIET ROOM 200 SF
3.	RESIDENTS GARDEN 3,128 SF
4.	YOGA/PILATIS STUDIOS AND PATIO 1,940 SF
5.	HYDRO SPA AND TOILET 529 SF
6.	T.V LOUNGE 480 SF
7.	BRIDGE / BILLIARD ROOM 480 SF
8.	MEDICATION ROOM 242 SF
9.	WALKING PATH GARDEN 1,570 SF
10.	LAUNDRY ROOM 321 SF
11.	SOLARIUM 480 SF
12.	STAFF/SERVICE OFFICES 805 SF
13.	VALET / BACKOFFICE 336 SF
14.	STORAGE 388 SF
15.	UTILITIES 608 SF
16.	PUBLIC RESTROOMS 93 SF
17.	DIRECTORS OFFICE 202
18.	LEASING OFFICE 202
19.	CIRCULATION 1,650 SF
TOTAL SF: 16,989 SF	

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N	Revision Desc.	Revision Date



ELDERLY CARE AMENITIES @ LEVEL 3:		
10.	BRIDGE / BILLIARD ROOM	480 SF
24.	UTILITIES	232 SF
TOTAL SF:		712 SF



Room Legend

- 1 BEDROOM
- 2 BEDROOM
- BRIDGE/BILLIARD
- ELEVATOR / STAIR
- TOILET
- UTILITIES

ROOM SCHEDULE - LEVEL 3		
Name	Level	Count
1 BEDROOM	3RD FLOOR	6
2 BEDROOM	3RD FLOOR	9
Grand total: 15		

BUILDING AMENITIES:

- LOBBY / LOUNGE
- OUTDOOR POOL DECK & LOUNGE
- PRIVATE MEETING ROOMS
- KITCHEN & FOOD PREP
- INDOOR GYM
- OUTDOOR POOL
- YOGA & PILATIS STUDIOS
- HYDRO SPA
- T.V LOUNGE
- BILLIARD / BRIDGE ROOM
- MEDICATION ROOM
- PATIO & VEGETABLE GARDENS
- LAUNDRY ROOM
- SOLARIUM
- OUTDOOR WALKING PATH

ASSISTED LIVING SERVICES INCLUDE:

- SPECIALIZED DAILY PROGRAMS
- ASSISTANCE WITH DINING SOLUTIONS
- ASSISTANCE WITH MEDICATIONS
- ASSISTANCE WITH PERSONAL LAUNDRY
- CARE IN WITH DR'S APPT'S HOME HEALTH
- PHYSICAL THERAPY
- CONCIERGE AND RESPITE
- PRIVATE OR SEMI PRIVATE SUITES
- BATHING DRESSING AND GROOMING

ELDERLY CARE AMENITIES SF:

1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	YOGA/PILATIS STUDIOS AND PATIO	1,940 SF
5.	HYDRO SPA AND TOILET	529 SF
6.	T.V LOUNGE	480 SF
7.	BRIDGE / BILLIARD ROOM	480 SF
8.	MEDICATION ROOM	242 SF
9.	WALKING PATH GARDEN	1,570 SF
10.	LAUNDRY ROOM	321 SF
11.	SOLARIUM	480 SF
12.	STAFF/SERVICE OFFICES	805 SF
13.	VALET / BACKOFFICE	336 SF
14.	STORAGE	388 SF
15.	UTILITIES	608 SF
16.	PUBLIC RESTROOMS	93 SF
17.	DIRECTORS OFFICE	202
18.	LEASING OFFICE	202
19.	CIRCULATION	1,650 SF
TOTAL SF:		16,989 SF

3RD FLOOR

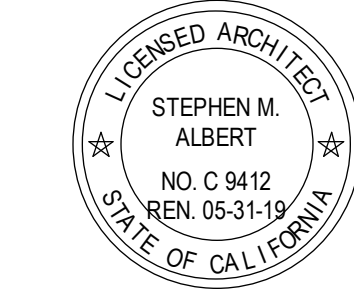
SCALE:
1" = 10'-0"

1

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Revision N	Revision Desc.	Revision Date

the albert group
architects
2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY
1122-1136 ROXBURY DR., LOS ANGELES, CA 90212

PROJECT NUMBER: 18240
PHASE: SCHEMATIC DESIGN
SHEET ISSUE DATE: 7.4.2019
SHEET NAME: THIRD FLOOR PLAN
SHEET NUMBER:

A2.23

ELDERLY CARE AMENITIES @ LEVEL 4:		
10.	SOLARIUM	480 SF
24.	UTILITIES	232 SF
TOTAL SF:		712 SF



Room Legend

- 1 BEDROOM
- 2 BEDROOM
- ELEVATOR / STAIR
- SOLARIUM
- TOILET
- UTILITIES

ROOM SCHEDULE - LEVEL 4		
Name	Level	Count
1 BEDROOM	4TH FLOOR	7
2 BEDROOM	4TH FLOOR	8
Grand total: 15		

BUILDING AMENITIES:

- LOBBY / LOUNGE
- OUTDOOR POOL DECK & LOUNGE
- PRIVATE MEETING ROOMS
- KITCHEN & FOOD PREP
- INDOOR GYM
- OUTDOOR POOL
- YOGA & PILATIS STUDIOS
- HYDRO SPA
- T.V LOUNGE
- BILLIARD / BRIDGE ROOM
- MEDICATION ROOM
- PATIO & VEGETABLE GARDENS
- LAUNDRY ROOM
- SOLARIUM
- OUTDOOR WALKING PATH

ASSISTED LIVING SERVICES INCLUDE:

- SPECIALIZED DAILY PROGRAMS
- ASSISTANCE WITH DINING SOLUTIONS
- ASSISTANCE WITH MEDICATIONS
- ASSISTANCE WITH PERSONAL LAUNDRY
- CARE IN WITH DR'S APPT'S HOME HEALTH
- PHYSICAL THERAPY
- CONCIERGE AND RESPITE
- PRIVATE OR SEMI PRIVATE SUITES
- BATHING DRESSING AND GROOMING

ELDERLY CARE AMENITIES SF:

1.	LOBBY AND GRAND LOUNGE	3,428 SF
2.	FAMILY VISIT / QUIET ROOM	200 SF
3.	RESIDENTS GARDEN	3,128 SF
4.	YOGA/PILATIS STUDIOS AND PATIO	1,940 SF
5.	HYDRO SPA AND TOILET	529 SF
6.	T.V LOUNGE	480 SF
7.	BRIDGE / BILLIARD ROOM	480 SF
8.	MEDICATION ROOM	242 SF
9.	WALKING PATH GARDEN	1,570 SF
10.	LAUNDRY ROOM	321 SF
11.	SOLARIUM	480 SF
12.	STAFF/SERVICE OFFICES	805 SF
13.	VALET / BACKOFFICE	336 SF
14.	STORAGE	388 SF
15.	UTILITIES	608 SF
16.	PUBLIC RESTROOMS	93 SF
17.	DIRECTORS OFFICE	202
18.	LEASING OFFICE	202
19.	CIRCULATION	1,650 SF
TOTAL SF:		16,989 SF

4TH FLOOR

SCALE:
1" = 10'-0"

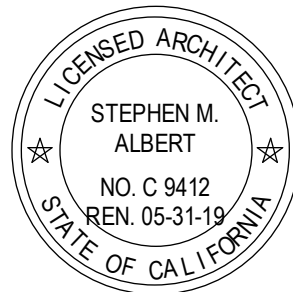
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Revision N	Revision Desc.	Revision Date

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2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY

1122-1136 ROXBURY DR., LOS ANGELES, CA 90212

PROJECT NUMBER:

18240

PHASE:

SCHEMATIC DESIGN

SHEET ISSUE DATE:

7.4.2019

SHEET NAME:

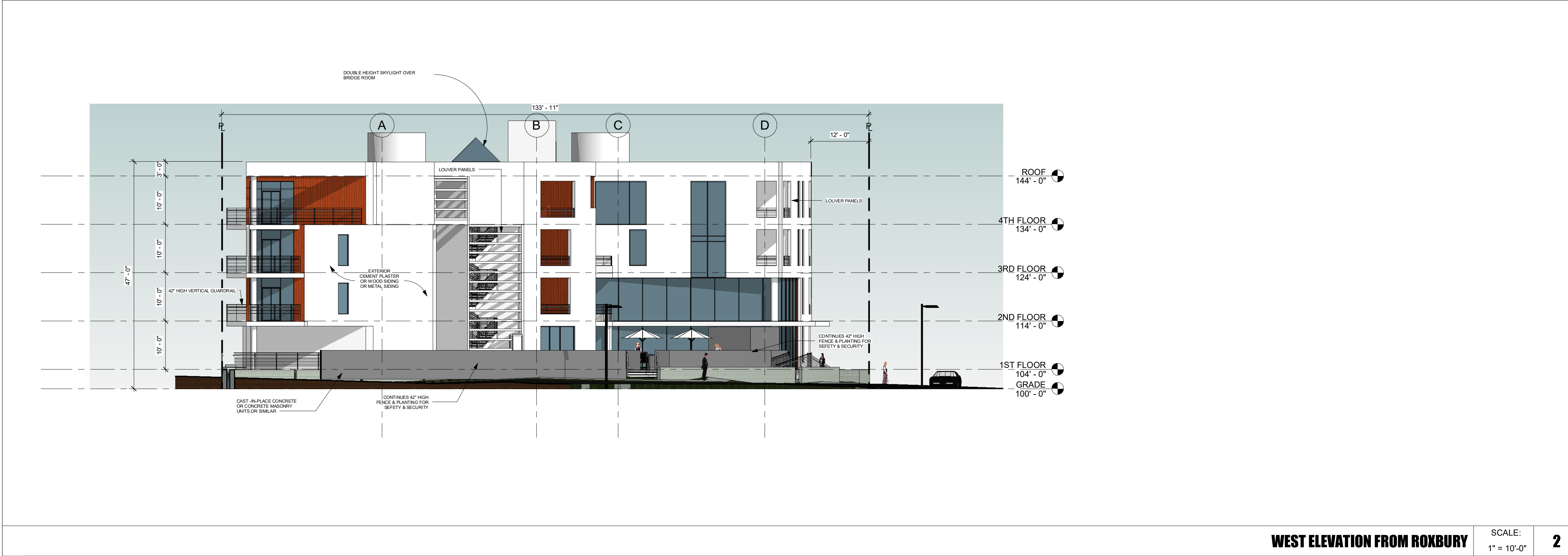
FOURTH FLOOR PLAN

SHEET NUMBER:

A2.24



SOUTH ELEVATION FROM ROXBURY SCALE: 1" = 10'-0" **1**

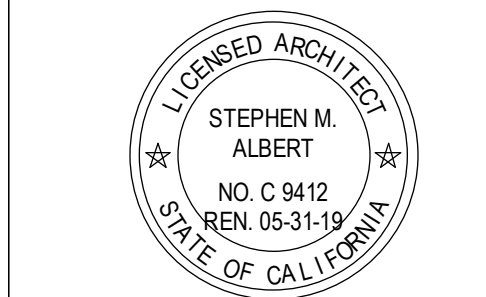


WEST ELEVATION FROM ROXBURY SCALE: 1" = 10'-0" **2**

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

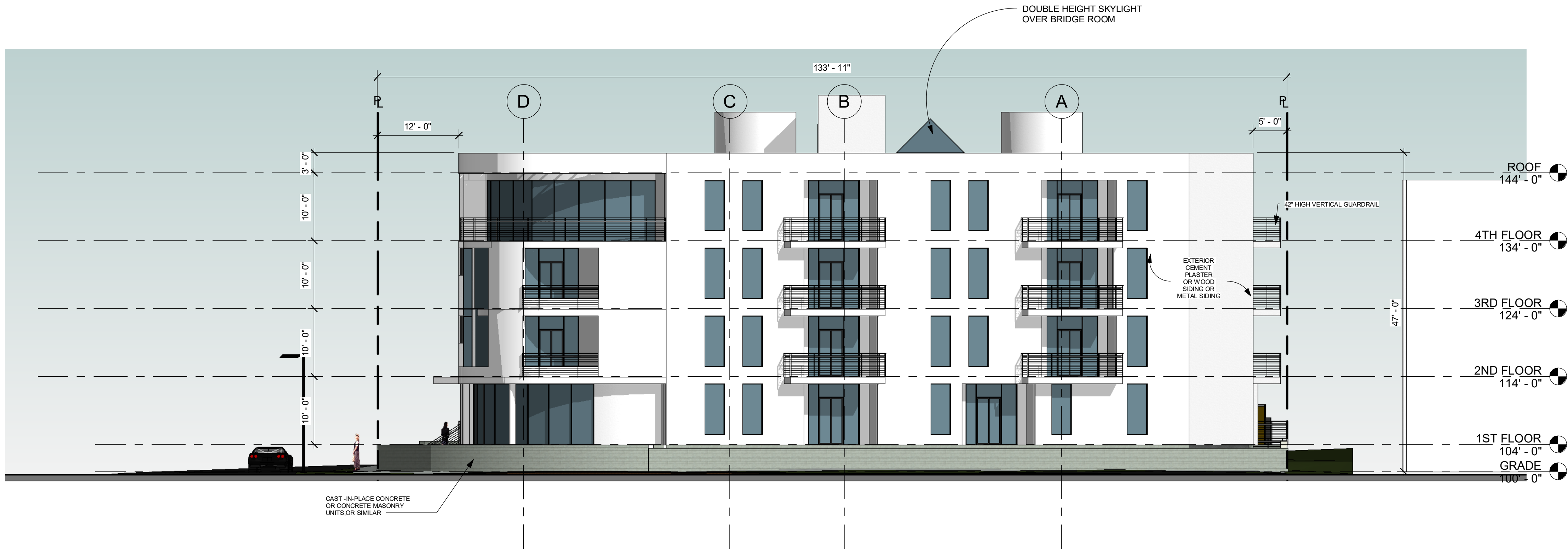
Revision	Date	Revision Desc.	Revision N.

tag the albert group architects
2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY
1122-1136 ROXBURY DR., LOS ANGELES, CA 90212

PROJECT NUMBER: **18240**
PROJECT PHASE: **SCHEMATIC DESIGN**
SHEET ISSUE DATE: **7.4.2019**
SHEET NAME: **BUILDING ELEVATIONS**
SHEET NUMBER: **A3.11**



EAST ELEVATION FROM BEDFORD

SCALE:
1" = 10'-0"

1



NORTH ELEVATION FROM ALLEY

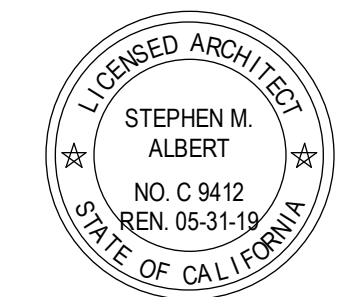
SCALE:
1" = 10'-0"

2

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Revision N	Revision Desc.	Revision Date

the albert group
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2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY
1122-1136 ROXBURY DR., LOS ANGELES, CA 90212

PROJECT NUMBER: 18240
PROJECT PHASE: SCHEMATIC DESIGN
SHEET ISSUE DATE: 7.4.2019
SHEET NAME: BUILDING ELEVATIONS
SHEET NUMBER:

A3.12

ROXBURY ELDERCARE – EXTERIOR DAY



ROXBURY ELDERCARE – EXTERIOR CORNER



ROXBURY ELDERCARE – EXTERIOR NIGHT



ROXBURY ELDERCARE – POOL & CENTER COURTYARD



ROXBURY ELDERCARE – POOL, GRAND LOUNGE & COMMON DINING



ROXBURY ELDERCARE – CENTER COURTYARD



ROXBURY ELDERCARE – DETOX BAR @ THE GRAND LOUNGE



ROXBURY ELDERCARE – COMMON DINING @ THE GROUND LOUNGE



ROXBURY ELDERCARE – LOBBY & RECEPTION



ROXBURY ELDERCARE – SOLARIUM



ROXBURY ELDERCARE – PHYSICAL THERAPY, YOGA & PILATES ROOM



ROXBURY ELDERCARE – WALKING PATH & VEGETABLE GARDEN



DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

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

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

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

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

RECEIVED
CITY OF LOS ANGELES

GLENN HAMOVITZ
1201 S. Roxbury Drive #208
Los Angeles, CA 90035-1040

JUL 17 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

July 17, 2019

VIA PERSONAL DELIVERY

West Los Angeles Area Planning Commission
11214 West Exposition Boulevard
Los Angeles, CA 90064

Re: Case No. ZA-2018-3419-ELD-1A

Dear Sir or Madame:

I am an owner/occupant within a 500 foot radius of the proposed project. **I am firmly and completely opposed to this project.** In my opinion, the proposed project would have a very detrimental impact on my own property and the neighborhood as a whole.

In this regard, I join completely in the opposition to the project set forth in the email correspondence that you received on November 24, 2018 from Cherie S. Lewis, resident, in opposition of the proposed project. I further join in the letter dated December 10, 2018 that you received from the City of Beverly Hills Director of Planning. This email and letter are in your record.

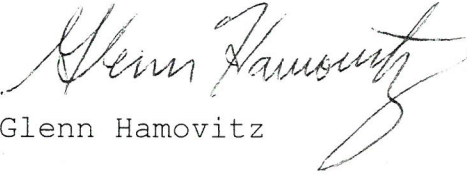
Additionally, there is no need for Senior Independent Housing on Roxbury Drive or in this neighborhood of Los Angeles. On page 6 of 11, paragraph B.ii., of the Developer's Environmental Assessment Form (signed by Leonard Rosenblatt himself) the applicant states "Roxbury park is only one-minute by foot." Roxbury Park itself has many senior classes, and events. (See, <http://www.beverlyhills.org/departments/communityservices/humaneservicesdivision/seniorprogramsandevents/senioractiveadultclasses/?NFR=1>) Also, the City of Los Angeles already has the "Claude Pepper Senior Citizen Center" located at 1762 S. La Cienega Blvd. Los Angeles, CA 90035 approximately a mere 2.3 miles from the proposed development (For services available, see, <https://www.laparks.org/scc/claude-pepper>).

Furthermore, the potential residents of the project have no need to be so close to Roxbury Park because these are seniors presumably able to walk, get around and drive on their own such that they would otherwise be able to travel to Roxbury Park if they so desired. Similarly, potential residents who can drive, ride a bike, or walk would otherwise be able to travel to the Claude Pepper Senior Citizen Center if they so desired.

West Los Angeles Area Planning Commission
July 17, 2019
Page 2

Lastly, I oppose the project because none of the units will be low income, very low income or affordable housing.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Glenn Hamovitz".

Glenn Hamovitz

GDH:me

EVENT CALENDAR FOR ROXBURY ELDERCARE FACILITY

MAY 2020

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	01	02
Walking Club (7AM) Knitting (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Bingo (12PM) Karaoke (3PM)	Cooking Classes (12PM) Water Aerobics (3PM)	Pilates (7AM) Bridge Club (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Water Aerobics (3PM)	Walking Club (7AM) Shabbat Services (1PM)	Tending to the Garden (10AM) Bingo (1PM) Movie Night (5PM)
03	04	05	06	07	08	09
Walking Club (7AM) Bridge Club (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Bingo (12PM) Karaoke (3PM)	Bridge Club (12PM) *Cinco de Mayo Celebration (3PM)	*Outing to a lecture at UCLA (10AM) Bridge Club (12PM) Movie Night (5PM)	Senior Cycling (7AM) Water Aerobics (3PM)	Walking Club (7AM) Shabbat Services (1PM)	Tending to the Garden (10AM) Blackjack (1PM) Movie Night (5PM)
10	11	12	13	14	15	16
*Mother's Day Celebration (2PM) Movie Night (5PM)	Stretching and Balance (7AM) Bingo (12PM) Karaoke (3PM)	Cooking Classes (12PM) Water Aerobics (3PM)	Pilates (7AM) Bridge Club (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Water Aerobics (3PM)	Walking Club (7AM) Shabbat Services (1PM)	Tending to the Garden (10AM) Bingo (1PM) Movie Night (5PM)
17	18	19	20	21	22	23
Walking Club (7AM) Bridge Club (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Bingo (12PM) Karaoke (3PM)	Bridge Club (12PM) Water Aerobics (3PM)	Pilates (7AM) Bridge Club (12PM) Movie Night (5PM)	Senior Cycling (7AM) Water Aerobics (3PM)	Walking Club (7AM) Shabbat Services (1PM)	Tending to the Garden (10AM) Blackjack (1PM) Movie Night (5PM)
24	25	26	27	28	29	30
Walking Club (7AM) Knitting (12PM) Movie Night (5PM)	*Memorial Day Services (1PM) Karaoke (3PM)	Cooking Classes (12PM) Water Aerobics (3PM)	Pilates (7AM) Bridge Club (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Water Aerobics (3PM)	Walking Club (7AM) Shabbat Services (1PM)	Tending to the Garden (10AM) *Outing to Geffen Playhouse (1PM)
31	01	02	03	04	05	06
Walking Club (7AM) Bridge Club (12PM) Movie Night (5PM)	Stretching and Balance (7AM) Bingo (12PM) Karaoke (3PM)	Bridge Club (12PM) Water Aerobics (3PM)	Pilates (7AM) Bridge Club (12PM) Movie Night (5PM)	Senior Cycling (7AM) Water Aerobics (3PM)	Walking Club (7AM) Shabbat Services (1PM)	Tending to the Garden (10AM) Blackjack (1PM)

*Special Event
Green events are located in the garden.
Pink events are located in the Grand Lounge.
Blue events are located in the pool.

Purple events are located in the Bridge/Billiards room.
Red events are located in the TV Lounge.
Orange events are located in the fitness center.

RECEIVED
CITY OF LOS ANGELES

JUL 17 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

ZONING ADMINISTRATOR'S

EXHIBIT 1

RECEIVED
CITY OF LOS ANGELES

JUL 17 2019

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

PHOTOGRAPHS OF SITE



Address: 2624 S NAPLES AVE

APN: 4237017016

PIN #: 108B149 712

Tract: TR 1112

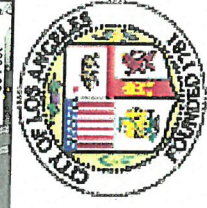
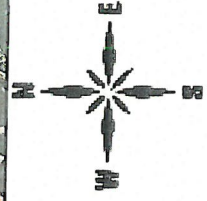
Block: None

Lot: 13

Arb: 2

Zoning: R2-1

General Plan: Low Medium Density Residential





Address: 2624 S NAPLES AVE

APN: 4237017016

PIN #: 108B149 712

Tract: TR 1112

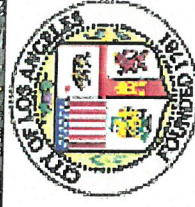
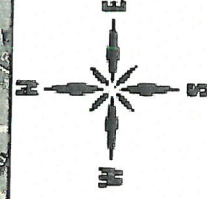
Block: None

Lot: 13

Arb: 2

Zoning: R2-1

General Plan: Low Medium Density Residential







COASTAL EXEMPTION APPLICATION



APPLICATIONS:

COASTAL EXEMPTION (CEX)

CASE NO.: _____

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: _____

LEGAL DESCRIPTION: LOT _____ BLOCK _____ TRACT _____

ZONE: _____ **COMMUNITY PLAN:** _____

PROPOSED SCOPE OF WORK: _____

RELATED PLAN CHECK NUMBER(s): _____

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: _____

Mailing Address: _____

Phone Number: _____ **E-mail Address:** _____

Signature: _____

THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- ☐ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- ☐ **Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- ☐ **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- ☐ **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: _____

Signature

Print Name and Title

Date: _____

Invoice No.: _____

Receipt Number: _____

Attached:

Copy of Invoice with Receipt No.

Copy of related Building & Safety Clearance Summary Worksheet(s)

SUMMARY OF COASTAL EXEMPTION WITH CONDITION



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary &
Documents

Case Number | Ordinance | Zoning Information | CPC Cards | ZA Cards

Case Number: ZA-2014-4775-CEX Search Format: AA-YYYY-1234 Example: ZA-2011-3269
Advanced Search Help

0 Case Documents found for Case Number: ZA-2014-4775-CEX

Type 1	Scan Date	Signed
No Documents were found		

Case Number: ZA-2014-4775-CEX

Case Filed On: 12/19/2014

Accepted for review on: 12/19/2014

Assigned Date: 12/19/2014

Staff Assigned: MINDY NGUYEN

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

ZA Action: APPROVED

ZA Action Date: 12/19/2014

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
2624 S NAPLES AVE 90290	Venice	11

[View All Addresses](#)

Project Description: REMODEL AND 3,417 SQ FT TWO-STORY ADDN TO AN (E) ONE-STORY SFD

Requested Entitlement: IMPROVEMENTS TO AN (E) SFD IN THE SINGLE JURISDICTION COASTAL ZONE; PROJECT TO DEMO 42.69% OF (E) EXTERIOR WALLS

Applicant:

STOP WORK NOTICE

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETT
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
221 NORTH FLORENCE STREET
LOS ANGELES, CALIFORNIA

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN P.E.
EXECUTIVE OFFICER

August 11, 2017

Rockport Development Inc
Radziner, Ronald M. Et Al
2624 Naples Ave.
Venice, CA 90291

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND
REMODEL TO EXISTING SINGLE FAMILY DWELLING AT 2624 SOUTH NAPLES
AVENUE**

On February 18, 2015, Building Permit No. 14014-10000-04873 was issued for a two story addition and remodel to existing single family dwelling at 2624 South Naples Avenue.

The subject property is located within the boundary of Single Jurisdiction Coastal Zone area and Venice Coastal Zone Specific Plan which requires review and approval from the Department of City Planning (DCP) prior to issuance of the building permit. The approval from DCP was obtained per Case Number ZA-2014-4775-CEX, with a condition that no more than 42.96% of the exterior walls to be demolished.

It has been brought to our attention and after careful review of the approved plans, that more than 42.96% of the exterior walls were demolished. As a result, the Department of Building and Safety (LADBS) has determined that Building Permit No. 14014-10000-04873 was issued in error and intends to revoke the permit. The authority to revoke permits is stipulated in Section 98.0601 of the L.A.M.C., which reads:

"The Department shall have the authority to revoke any permit, slight modification, determination granted or made in reliance on a false statement or misrepresentation as to a material fact."

Hereby, you are ordered to immediately stop all work related to construction of the aforementioned permit.

Page 2

August 11, 2017

NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND
REMODEL TO EXISTING SINGLE FAMILY DWELLING AT 2624 SOUTH NAPLES
AVENUE

You have until August 25, 2017 to contact Binh Phan (213) 482-0448 of my staff to address this matter and provide any reasons why Building Permit No. 14014-10000-04873 should not be revoked; otherwise, Building Permit No. 14014-10000-04873 will be revoked on August 25, 2017.



SHAHEN AKELYAN, Assistant Chief
Permit and Engineering Bureau

CC: Ifa Kashefi, Chief of Permit and Engineering Bureau, LADBS
Pascal Challita, Chief of Inspection Bureau, LADBS
Binh Phan, Metro Plan Check, LADBS

REVOCATION OF PERMIT NOTICE

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 19, 2018

Rockport Development Inc
Radziner, Ronald M. Et Al
2624 Naples Ave
Venice, CA 90291

NOTICE OF REVOCATION OF BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND REMODEL TO EXISTING SINGLE FAMILY DWELLING, SUPPLEMENTAL BUILDING PERMIT NOS. 14014-10001-04873 AND 14014-10003-04873 FOR REVISION TO THE APPROVED PLANS, SUPPLEMENTAL BUILDING PERMIT NO. 14014-20002-04873 FOR COLLECTING ADDITIONAL FEES FOR ADDITIONAL INSPECTION, AND SUPPLEMENTAL BUILDING PERMIT NO. 17016-10000-32448 FOR CAPTURING ADDITIONAL CLEARANCES FROM DEPARTMENT OF CITY PLANNING FOR THE PROPERTY LOCATED AT 2624 SOUTH NAPLES AVENUE

On February 18, 2015, the Los Angeles Department of Building and Safety (LADBS) issued Building Permit No. 14014-10000-04873 for a two story addition and remodel to existing single family dwelling at 2624 South Naples Avenue.

On February 18, 2015, Los Angeles Department of Building and Safety (LADBS) issued Building Permit No. 14014-10000-04873 for a two story addition and remodel to existing single family dwelling at 2624 South Naples Avenue.

On April 9, 2015, LADBS issued Supplemental Building Permit No. 14014-10001-04873 to correct approved structural plans and to change portion of the ground floor from concrete slab-on-grade to raised floor.

On January 22, 2016, LADBS issued Supplemental Building Permit No. 14014-20002-04873 to collect fees for one additional inspection.

On May 5, 2016, LADBS issued Supplemental Building Permit No. 14014-10003-04873 to add interior non-structural wall within stairway and change the proposed balcony to enclosed area as part of the bedroom on the second floor.

On August 11, 2017, LADBS send a Notice to Stop Construction and Notice of Intent to Revoke Building Permit No. 14014-10000-04873 since the construction did not comply with the conditions of

NOTICE OF REVOCATION OF BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND REMODEL TO EXISTING SINGLE FAMILY DWELLING, SUPPLEMENTAL BUILDING PERMIT NOS. 14014-10001-04873 AND 14014-10003-04873 FOR REVISION TO THE APPROVED PLANS, SUPPLEMENTAL BUILDING PERMIT NO. 14014-20002-04873 FOR COLLECTING ADDITIONAL FEES FOR ADDITIONAL INSPECTION, AND SUPPLEMENTAL BUILDING PERMIT NO. 17016-10000-32448 FOR CAPTURING ADDITIONAL CLEARANCES FROM DEPARTMENT OF CITY PLANNING FOR THE PROPERTY LOCATED AT 2624 SOUTH NAPLES AVENUE

Los Angeles Department of City Planning (LADCP) Case Number ZA-2014-4775-CEX and more than 42.96% of the exterior walls were demolished.

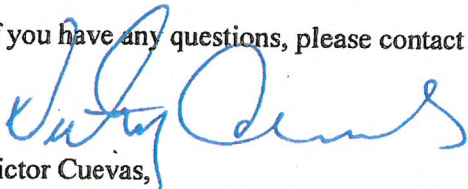
On January 8, 2018, LADBS issued Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done. On January 8, 2018, prior to the issuance of the permit, LADCP provided the sign offs.

On January 31, 2018, LADBS issued the attached Notice to Stop Construction and Notice of Intent to Revoke Building Permit Nos. 14014-10000-04873, 14014-10001-04873, 14014-20002-04873, 14014-10003-04873, and 17016-10000-32448 for the reasons stated in the letter. You were given until February 14, 2018 to provide any reasons why the building permit should not be revoked; otherwise Building Permit Nos. 14014-10000-04873, 14014-10001-04873, 14014-20002-04873, 14014-10003-04873, and 17016-10000-32448 would be revoked. To this date, the outstanding issues have not been resolved. Therefore, LADBS has revoked Building Permit Nos. 14014-10000-04873, 14014-10001-04873, 14014-20002-04873, 14014-10003-04873, and 17016-10000-32448. The authority to revoke permits is stipulated in Section 98.0601 of the L.A.M.C., which reads:

"The Department shall have the authority to revoke any permit, slight modification, determination granted or made in reliance on a false statement or misrepresentation as to a material fact."

The determination of the Department to revoke Building Permit Nos. 14014-10000-04873, 14014-10001-04873, 14014-20002-04873, 14014-10003-04873, and 17016-10000-32448 is appealable, in writing, to the Board of Building and Safety Commissions. You may contact the Commission Office at (213) 482-0466 for further information.

If you have any questions, please contact Binh Phan of my staff at (818) 374-4307.



Victor Cuevas,
Assistant Chief of Permitting and Engineering Bureau

cc: Pascal Challita, Chief of Inspection Bureau, LADBS
Binh Phan, Permitting and Engineering Bureau, LADBS
Ralph Avila, Senior City Planner, LADCP

Attachment: Notice to Stop Construction and Notice of Intent to Revoke letter dated 1/31/2018

JUSTIFICATION FOR APPEAL OF REVOCATION

JUSTIFICATION/REASON FOR APPEAL OF LADBS DECISION

REQUEST:

The Appellant does hereby request the Department of City Planning ("DCP") to direct the Department of Building & Safety ("LADBS") to reinstate Building Permit Nos. 14014-10000-04873, 14014-10003-04873, 14014-20002-04873 and 17016-10000-32448 (collectively "Building Permits") for the property located at 2624 S. Naples Avenue ("Property").

JUSTIFICATION:

City Planning erred in directing LADBS to stop the construction of a single family house located at the Property site and LADBS erred and abused its discretion by issuing Notices to Stop Construction concerning the construction on the subject Property on August 11, 2017 and January 31, 2018 and by revoking the subject Building Permits on both September 27, 2017 and January 31, 2018.

In support of Appellant's position that City Planning and LADBS has erred in revoking the subject Building Permits, please be advised as follows:

On December 19, 2014 per Case Number ZA-2014-4775-CEX ("CEX"), City Planning approved the remodel of the subject Property provided that no more than 42.96% of the structure's exterior walls were to be removed (see attached Exhibit 1);

On February 18, 2015 Building Permit No. 14014-1000-04873 was issued by LADBS for the two-story addition and remodel to an existing single-family dwelling to create a single-family dwelling with an attached garage (see attached Exhibit 2);

On April 7, 2015 an authorized LADBS staff inspector approved the condition of the footing/foundation/slab of the remodel work allowing for the continuation of construction (see the LADBS Inspection Record attached as Exhibit 3). It should be noted that at that time, extensive termite damage to the remaining exterior walls of the structure was found to exist by both the project contractor and the LADBS inspector. *The LADBS inspector allowed the removal of said infested wood thereby allowing the project contractor to remove more than 50% of the exterior walls of the dwelling and to thereafter continue construction of the project.*

As shown on the LADBS Permit and Inspection Report (attached as Exhibit 4), the Property owner completed construction of the dwelling and received LADBS conditional final inspection approval on July 5, 2017 but has been unable to secure the issuance of a Certificate of Occupancy for the completed structure due to the revocation of the Building Permits. The Notices to Stop Construction and Intent to Revoke Building Permits are attached as Exhibit 5.

It is the position of the Appellant that the Property owner substantially complied with the terms and conditions of the City Planning approved CEX. Any deviation from the CEX

requirement of maintaining more than 50% of the exterior walls of the subject structure was approved and allowed by the actions of the LADBS inspector due to the extenuating circumstance of finding termite infested beams which would make the use of said beams unsafe in the construction and completion of the remodeled dwelling.

The owner detrimentally relied on the approval of the LADBS inspector in allowing for the continuation of construction after removal of more than 50% of the exterior walls of the dwelling.

Accordingly, the Appellant submits that the both LADBS and City Planning have erred and abused their discretion in this matter by revoking the subject Building Permits thereby causing undue harm to the Property owner.

**BUILDING & SAFETY
DETERMINATION
ON
APPEAL**

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

E. FELICIA BRANNON
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JOSELYN GEAGA-ROSENTHAL
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ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 18, 2018

The Law Office of Steve Kaplan
16133 Ventura Boulevard, Suite 700
Los Angeles, California 91436

2624 SOUTH NAPLES AVENUE; DBS-180071-DCP

You are hereby notified that the Los Angeles Department of Building and Safety ("LADBS") has rendered a written determination in response to your appeal concerning the above-referenced matter. The Department's determination is effective **July 18, 2018**. The report, is enclosed.

Pursuant to L.A.M.C. §12.26 K, the determination made by LADBS may be appealed to the Director of Planning within 15 days of the effective date of the written determination. If you choose to appeal the determination, you must file the appeal at the public counter of the Department of City Planning no later than **August 8, 2018**. Please refer to L.A.M.C. §12.26 K (1) through §12.26 K (3) for specific filing instructions. The appeal fee is \$500.00.

If you have any additional questions, you may contact me at (213) 482-0472.

CORA JOHNSON, P.E.
Building Civil Engineer I
Government & Community Relations/ Code Studies

Enclosure

- c: Victor Cuevas, Assistant Bureau Chief, Permit and Engineering Bureau
Binh Phan, Building Civil II
Rockport Development Inc.

2624 S. Naples Ave

Page 1

Report No. DBS-180071-DCP

REPORT ON APPEAL FROM LADBS DETERMINATION TO THE DIRECTOR OF PLANNING
PURSUANT TO L.A.M.C. §12.26 K (Ordinance No. 175,428)

REPORT NO. DBS-180071-DCP

JOB ADDRESS: 2624 S. Naples Avenue	Date of Report: July 12, 2018
ZONE: R2-1	Effective Date of Determination: July 18, 2018
C.D.: 11 (Councilmember: Mike Bonin)	Deadline to Appeal to DCP: August 8, 2018
PLANNING AREA: Venice	Appeal Fee: \$500.00

APPEAL

Determine that the Los Angeles Department of Building and Safety ("LADBS") erred and abused its discretion in revoking the following permits:

- Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling;
- Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone.

EXHIBITS

- EXHIBIT A: Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling;
- EXHIBIT B: Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done;
- EXHIBIT C: Clearance Summary Worksheet for Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling;
- EXHIBIT D: Clearance Summary Worksheet for Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done

APPENDIX: Appeal package submitted by appellant on May 24, 2018

OVERVIEW

The subject site is located in the Venice area of the City and the lot is zoned R2-1. Currently, there is an existing single family dwelling on site. The property is also located in the Coastal Zone and shall comply with their requirements.

HISTORY

On November 7, 2014 architectural and structural plans were submitted to the Department of Building and Safety (LADBS) for plan check under Building Permit Application No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling.

On February 18, 2015, Building Permit Application No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling was issued.

On August 11, 2017, LADBS issued a Notice to Stop Construction and Notice of Intent to Revoke Building Permit No. 14014-10000-04873 since the construction did not comply with the conditions of the Department of City Planning Case (DCP) No. ZA-2014-4775-CEX.

On January 8, 2018, LADBS issued Supplemental Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done.

On January 31, 2018, LADBS issued Notice to Stop Construction and Notice of Intent to Revoke Building Permit No. 14014-10000-04873 and Supplemental Building Permit No. 17016-10000-32448.

On May 25, 2018, the appellant submitted the appeal (*Appendix*).

DISCUSSION:

The following issues are identified in the appellant's brief (*Appendix*), along with the corresponding response from LADBS:

Issue No. 1

LADBS erred and abused its discretion by revoking Building Permit No. 14014-20000-04873 and Supplemental Building Permit No. 17016-10000-32448 for the addition and remodel to the existing single family dwelling.