

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”**: 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.

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

ENABLE BOOKMARS 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.

SECONDARY SUBMISSIONS



Planning APC Central <apccentral@lacity.org>

Dir 2019 4470 BSA / 8732 west St Ives drive

1 message

David Regan <dregan76@hotmail.com>
To: "apccentral@lacity.org" <apccentral@lacity.org>

Wed, Jun 17, 2020 at 2:39 PM

Re: Support of Appeal to the Central Los Angeles Area Planning Commission^[SEP]Support of Appeal of Planning Director's Determination^[SEP]
Hearing Date: June 23 , 2020
DIR-2019-4470-BSA^[SEP]8732 West St Ives Drive (the "Property").

Dear President DelGado and Members of the Central Los Angeles Area Planning Commission:

My name is David Regan. My family and I live at 8737 St. Ives Drive, across the street from [8732 St. Ives Drive](#) (the Property). As a neighbor that is fully informed about the issues in this case, I completely support the Appeals you are considering.

First let me say, that the issues the APC are considering need to be presented at a live in-person hearing since the building plans need to be studied by the commissioners in order to properly consider and analyze the plans and the issues before issuing a ruling. The plans are critical evidence. It is clear that the issues can only be given factual justice in a live in-person meeting. *Therefore, I also support the request to continue the hearing until in-person hearings resume in a few weeks.*

The appeals need to be granted because there is undeniable evidence that the 8732 owner's intentional dishonesty, and, the Department of Building & Safety (DBS) and Director's errors have allowed 8732 to build a house much larger than permitted by Code up until this point. Needless to say, that is unacceptable. The rules and regulations need to be followed and enforced for every homeowner.

Also, the illegal structures built on the Property have been ignored and irrationally justified by DBS and the Director. This too is unacceptable. These illegal side yard structures not only endanger Ms. Coleman's (Appellant) home, property and family regarding fire, emergencies and injury, but the surrounding area including my home are at risk should an emergency occur.

I urge the APC to do the right thing no matter how tough it might be to correct a wrong. Please follow the facts. By concluding and ruling that DBS and the Director erred and abused their discretion, the APC can rectify these perilous conditions that risk the homes in the area and rectify the errors.

Thank you for your consideration.

Dave Regan

Sent from my iPhone

DAY OF HEARING SUBMISSIONS

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

SECTION I.

Name Applicant(s) / Property Owner(s): Hadar Family Trust
Address: 909 S. Westmoreland Ave. 90006 Phone Number: (310) 498-2324

SECTION II.

Project Address: 8732 ST. IVES DRIVE, LOS ANGELES, CA 90069
Lot: 2 Tract: 10122 M.B. 144 PGS. 51-55 APN: 5559-007-002

Proposed Project Description: (describe proposed work in detail)
2-story SFD w/ basement & attached 4-car garage with car lift and retaining wall below w/shoring

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]									
Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA	
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25	
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20	
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15	
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10	
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05	
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]					
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4	
0 - 14.99	0.65	0.55	0.45	0.40	
15 - 29.99	0.60	0.50	0.45	0.35	
30 - 44.99	0.55	0.45	0.40	0.30	
45 - 59.99	0.50	0.40	0.35	0.25	
60 - 99.99	0.45	0.35	0.30	0.20	
100 +	0.00	0.00	0.00	0.00	

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]				
(A)	(B)	(C)	(D)	
Slope Bands (%)	Lot Area within each Slope Band (sq. ft.) From survey/contour map.	FAR From the Zone circled in Table 1 or Table 2	Maximum Residential Floor Area* allowed within each Slope Band	
0 - 14.99	4051.44	X 0.35	=	1418.00
15 - 29.99	518.49	X 0.30	=	155.55
30 - 44.99	973.19	X 0.25	=	243.30
45 - 59.99	2709.80	X 0.20	=	541.96
60 - 99.99	2869.09	X 0.15	=	430.36
100 +	0.00	X 0.00	=	
Maximum Residential Floor Area				2789.17

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

I, Cynthia A. de Leon, the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: 31604), certify that all of the above information is correct.

Signature: Cynthia A. de Leon (signed) Date: 05/22/2020

REGISTERED PROFESSIONAL LAND SURVEYOR
CYNTHIA A. DE LEON
No. C-31604
STATE OF CALIFORNIA

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 2789.17 (sq. ft.)

Property Information:

Lot: 2 Tract: 10122
Assessor Parcel number: 5559007002
City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes ☒ No ☐

Name (Please Print): Joe Lackey
Signature: [Signature] Date: 6/12/20
Notes:



700 FOOT SANITARY SEWER EASEMENT
AS SHOWN ON MAP OF TRACT NO. 10122,
MB. 144-51-54.

SURVEYOR'S NOTE:

THIS SLOPE ANALYSIS MAP WAS PREPARED BASED ON THE GUIDELINES PROVIDED BY THE CITY OF LOS ANGELES TO COMPLY WITH THE SINGLE FAMILY ZONE HILLSIDE ORDINANCE NO. 181,624 AND 184,802.

THE CALCULATED RESIDENTIAL FLOOR AREA (RFA) SHOWN ON THIS MAP, ALSO SHOWN ON THE JOINT REFERRAL FORM ATTACHED HERewith, IS SUBJECT TO VERIFICATION, ADJUSTMENTS IF ANY, AND APPROVAL BY THE CITY DIRECTOR OF PLANNING OR HIS/HER DESIGNEE.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1 OF TRACT NO. 10122 AS PER MAP RECORDED IN BOOK 144, PAGES 51 THROUGH 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5559-007-002

LAND AREA:

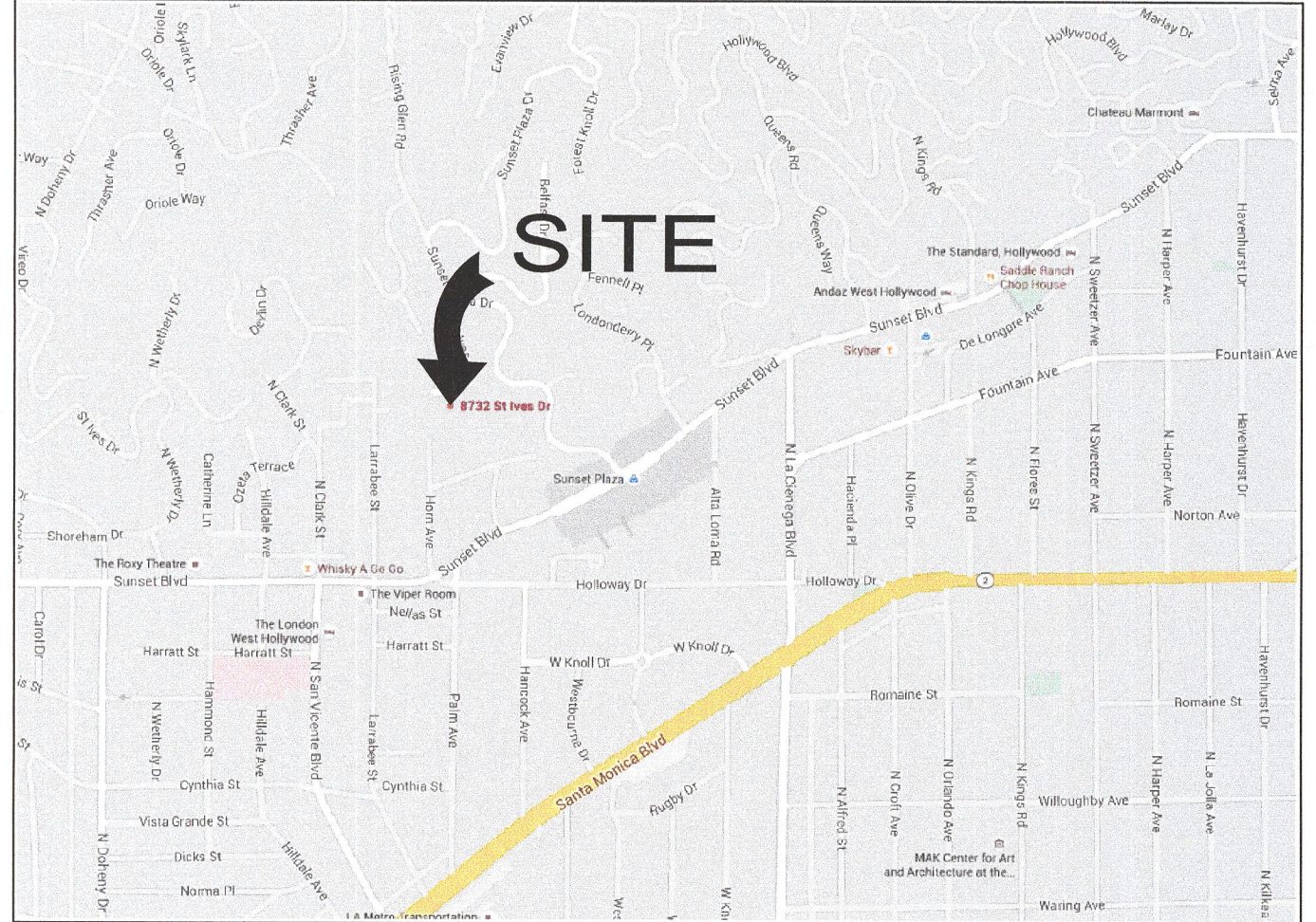
CONTAINING AN AREA OF 11,122 SQ. FT., OR 0.26 ACRES, MORE OR LESS.

BENCHMARK:

FL AT STATION 7+51.51 ON MAP P-5633
RECORDS OF THE CITY OF LOS ANGELES.
ELEV. = 550.26 FT.

HILLSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM THE ZONE (TABLE 1-RE15)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	4,051.42	X	0.35	=	1,418.000
	15-29.99	518.49	X	0.30	=	155.550
	30-44.99	973.19	X	0.25	=	243.300
	45-59.99	2,709.80	X	0.20	=	541.960
	60-99.99	2,869.09	X	0.15	=	430.360
	100+	0	X	0.00	=	0.000
MAXIMUM RESIDENTIAL FLOOR AREA						= 2,789.170



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND
LAND SURVEYING

PLANS REVIEWED
City of Los Angeles
City Planning Department
Date: 6/12/20 By: [Signature]

REGISTERED PROFESSIONAL ENGINEER
CYNTHIA A. DE LEON
No. C-31604
CIVIL
STATE OF CALIFORNIA
06/08/2020
(signed)

TITLE: SLOPE ANALYSIS MAP 8732 W. ST. IVES DRIVE, LOS ANGELES, CA 90069	
CLIENT: MR. LORENZO HADAR	JOB NO.: 15-8996
SCALE: 1" = 10'	DATE: 09/01/15
SURVEYED BY: F.G. / W.G.	REVISION (S): 05/15/20
DRAWN BY: F.S.	SHEET 1 OF 1 SHEET
CHECKED BY: C.D.L.	



Etta Armstrong <etta.armstrong@lacity.org>

St Ives - Photo Submission

1 message

Stephanie DeHerrera <sdeherrera@glaserweil.com>

Tue, Jun 23, 2020 at 1:06 PM

To: "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>, Planning APC Central <apccentral@lacity.org>

Cc: Elisa Paster <epaster@glaserweil.com>

Good afternoon Etta,

We request that the attached photos, along with this email, be included in the record for the appeal of the project located at [8732 St. Ives Dr.](#) (DIR-2019-4470-BSA-1A) and uploaded to the "Day of Submissions" prior to the hearing.

Photo 1 relates to the Slope Band Analysis issue and shows that the preexisting dwelling's foundation was attached to the earth causing the entire area within the house to be enclosed. As such, measuring the slope under the existing structure prior to demolition would be inappropriate, if not impossible. This is unlike a situation where a dwelling is on stilts and access to the natural grade.

Photo 2 and **Photo 3** relate to the appellant's argument that the planter box is a prohibited projection into the side yard. Photo 2 shows the planter box at 10 feet tall prior to being cut down to 6 feet, and Photo 3 shows the same planter box after it was cut down to 6 feet tall for the portion located in the side yard. The applicant cut 4 feet in height from the planter box for the portions within the side yard in order to comply with the LAMC.

Thank you,

Stephanie

Glaser Weil

Stephanie DeHerrera | Associate

333 S. Hope St., Suite 2610, Los Angeles, CA 90071

Main: 310.553.3000 | Direct: 310.556.7851 | Fax: 310.843.2651

E-Mail: sdeherrera@glaserweil.com | www.glaserweil.com



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6/23/2020

City of Los Angeles Mail - St Ives - Photo Submission

this transmission in error, please notify the sender immediately by reply e-mail and then delete this message.

Although Glaser Weil attorneys and staff are working remotely in order to reduce the risks associated with COVID-19, we will continue doing our utmost to provide prompt, professional service to and on behalf of our clients. Thank you for your understanding.



St Ives - Pictures (Day of Submittal).pdf

1134K

DECLARATION OF KEVIN MCDONNELL

I, Kevin McDonnell, declare as follows:

1. I am an attorney licensed to practice law in California and a partner at the law firm Jeffer Mangels Butler & Mitchell LLP.

2. I am a registered professional Civil Engineer and a licensed Structural Engineer in California.

3. Jeffer Mangels Butler & Mitchell LLP represents Ina Coleman, the owner of the property located at 8728 W. St. Ives Drive, located immediately next door to the east of 8732 W. St. Ives Drive. I have personal knowledge of the facts set forth herein, except as to those stated on information and belief and, as to those, I am informed and believe them to be true. If called as a witness, I could and would competently testify to the matters stated herein. I make this declaration in support of the appeal against the issuance of Building Permits Nos. 15010-10000-03086, 15010-10002-03086, 15010-30003-03086, 15010-30004-03086, 16010-10000-01758, 16010-30001-01758 and 18020-30000-02804 for construction at the property located at 8732 W. St. Ives Drive in the City of Los Angeles, California (the "Property").

4. I personally reviewed a copy of the plans approved under Building Permit No. 15010-10000-03086 under the supervision of the Department of Building and Safety ("DBS") Custodian of Records on March 11, 2019 and November 5, 2019. Since DBS does not allow any duplication of the plans, the following observations were recorded by my personal hand-written notes.

5. The Slope Analysis Map (Plan sheet A0.02 and supplemental sheet 1 of 1) shows the majority of the upper portion of the lot (northerly portion), including under the entire then existing house and raised deck, as flat in slope band 0 – 14.99% slope.

6. The remaining portion of the lot at the southerly end is shown to have a highly irregularly varied slope band pattern.

7. The total allowable Residential Floor Area ("RFA") was calculated to be 3,270 sq. ft., including a 20% floor are bonus.

8. The Topographical Map (Plan sheet A1.00) shows uniform contours arranged concave to the south-east decreasing in elevation at 2'0" contours from the end of the then existing house to end of the lower end of the lot. Contours are shown on either side of the house moving up toward the top (north) of the lot. The deck elevation is called out as elevation 533'. The grade below the westerly corner of the deck is shown as elevation 520'. The grade below the easterly corner of the deck is shown as elevation 514'.

9. The East Elevation (Plan sheet 4.10) shows a 32'0" high building envelope shown mirroring the natural grade line. The natural grade line is shown at a constant slope (estimated to be at least 45 degrees) rising from the bottom (south) of the lot to nearly the end of the house at the top (north) of the lot.

10. The West Elevation (Plan sheet 4.11) shows the natural grade line at a constant slope (estimated to be at least 45 degrees) rising from the bottom (south) of the lot to nearly the end of the house at the top (north) of the lot.

11. The South-North Section under the house (Plan sheet 5.10) shows the "line of natural grade" highlighted in yellow on the plan and is shown at a constant slope (estimated to be at least 45 degrees) rising from the bottom (south) of the lot to nearly the end of the house at the top (north) of the lot.

12. Profile View (Plan sheets C-2 and C-3) shows a uniform slope rising from elevation 480' at the lower (south) end of the lot to elevation 550' at the upper (north) portion of the lot. The only flat area shown on the lot is the northerly approximately one-quarter length of the house at the top (north) of the lot.

Executed on this 18th day of June, 2020, at Los Angeles, California.


Kevin McDonnell

PHOTO 1



PHOTO 2



PHOTO 3





Etta Armstrong <etta.armstrong@lacity.org>

FW: Dir 2019 4470 BSA / 8732 west St Ives drive

1 message

McDonnell, Kevin K. <KKM@jmbm.com>
To: Etta Armstrong <etta.armstrong@lacity.org>

Mon, Jun 22, 2020 at 4:27 PM

Hello Etta:

Please see Mr. Regan's June 17, 2020 e-mail sent to apccentral@lacity.org.

Please confirm your receipt of this e-mail and that it will be included with the record.

Thank you,

Kevin K. McDonnell | Partner
Jeffer Mangels Butler & Mitchell LLP | JMBM
1900 Avenue of the Stars, 7th Floor, Los Angeles, CA 90067
D: (310) 201-3590 | E: kkm@jmbm.com
VCARD | BIO | LINKEDIN



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From: David Regan <dregan76@hotmail.com>
Sent: Wednesday, June 17, 2020 5:39 PM
To: apccentral@lacity.org <apccentral@lacity.org>
Subject: Dir 2019 4470 BSA / 8732 west St Ives drive

Re: Support of Appeal to the Central Los Angeles Area Planning Commission^[1] Support of Appeal of Planning Director's Determination^[SEP]

Hearing Date: June 23, 2020

DIR-2019-4470-BSA⁽¹⁾ 8732 West St Ives Drive (the "Property")

Dear President DelGado and Members of the Central Los Angeles Area Planning Commission:

My name is David Regan. My family and I live at [8737 St. Ives Drive](#), across the street from [8732 St. Ives Drive](#) (the Property). As a neighbor that is fully informed about the issues in this case, I completely support the Appeals you are considering.

First let me say, that the issues the APC are considering need to be presented at a live in-person hearing since the building plans need to be studied by the commissioners in order to properly consider and analyze the plans and the issues before issuing a ruling. The plans are critical evidence. It is clear that the issues can only be given factual justice in a live in-person meeting. *Therefore, I also support the request to continue the hearing until in-person hearings resume in a few weeks.*

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Also, the illegal structures built on the Property have been ignored and irrationally justified by DBS and the Director. This too is unacceptable. These illegal side yard structures not only endanger Ms. Coleman's (Appellant) home, property and family regarding fire, emergencies and injury, but the surrounding area including my home are at risk should an emergency occur.

I urge the APC to do the right thing no matter how tough it might be to correct a wrong. Please follow the facts. By concluding and ruling that DBS and the Director erred and abused their discretion, the APC can rectify these perilous conditions that risk the homes in the area and rectify the errors.

Thank you for your consideration.

Dave Regan