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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.

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**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



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 30, 2021

TO: South LA Area Planning Commission

FROM: Kyle Winston, Planning Assistant

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE
STAFF RECOMMENDATION REPORT FOR CASE NO. AA-2021-1147-SL-HCA-1A; 1747
S. Marvin Avenue**

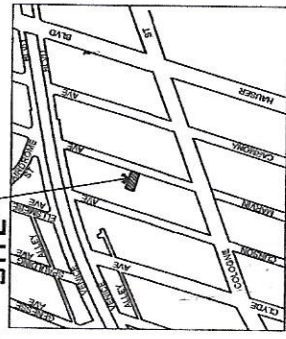
Transmitted herewith, is Exhibit J – Supporting Documents to the Appellant's initial filing to be considered at the South Los Angeles Area Planning Commission meeting of October 5, 2021 related to Item No. 6 on the meeting agenda.

Attachment

EXHIBIT I

PRELIMINARY PARCEL MAP NO. AA-2020- PMLA-SL
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES PER ORDINANCE NO. 185462

PROJECT SITE



OWNER:
DHS & ASSOCIATES
275 CENTENNIAL WAY SUITE 205
LOS ANGELES, CA 90008
TEL: (714) 860-0569

REPRESENTATIVE:
DHS & ASSOCIATES
275 CENTENNIAL WAY SUITE 205
LOS ANGELES, CA 90008
TEL: (714) 860-0569

LEGAL DESCRIPTION:
LOT 100, TRACT NO. 8770
MAP BOOK 62, PAGES 7 AND 8
RECORDS OF LOS ANGELES COUNTY
APN: 5884-015-025

NOTES:
1. EXISTING S.F.D. TO BE DEMOLISHED FOR CREATION OF THREE (3) SMALL LOT HOMES
2. PROPOSED DEVELOPMENT DATA:
THREE (3) SINGLE FAMILY DWELLINGS (SMALL LOT HOMES)
3. MINIMUM PARKING SPACE PER HOUSE
TOTAL COVERED PARKING PROVIDED: 3/2+6

3. PROJECT ADDRESS:
175 MARVIN AVENUE
LOS ANGELES, CA 90019
4. PROJECT DATA:
NO. OF HOMES: 3
NO. OF STORIES: 4
MAXIMUM HEIGHT: 49'
5. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR OTHER CALIFORNIA BLACK WALNUT TREES ON THE SITE.
6. THE SITE IS RELATIVELY FLAT.
7. THE SITE IS NOT IN THE FLOOD ZONE AREA.
8. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
9. AREA:
TOTAL AREA = 5,758.8 S.F. (0.132 ACRES)

10. THOMAS GUIDE: PAGE 633-85
DISTRICT MAP NO. 126-9-177
COUNCIL DISTRICT NO. 10
11. TRASH BIN FOR EACH UNIT IS WITHIN THE UNIT AS SHOWN HEREON.
RESIDENTS ARE REQUIRED TO PLACE THE TRASH BIN FOR COLLECTION.
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE
PURSUANT TO ORDINANCE NO. 185462
13. THERE IS ONE (1) TREE ON THE LOT TO BE REMOVED.

14. GRADING QUANTITIES:
REMOVAL AND RECOMPACTION
CUT: 11,150 C.Y.
FILL: 11,150 C.Y.
15. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
16. EXISTING ZONING: RD1.5-1
17. PROPOSED ZONING: RD1.5-1
18. MARVIN AVE IS DESIGNATED AS LIMITED LOCAL AND THEREFORE NO DEDICATION REQUIRED
19. MAP REVISED ON: 1-16-2021

LOTS MATRIX

PARCEL	LOT AREA	FRONT SETBACK	REAR SETBACK	LOT COVERAGE
PARCEL A	2,438.63 SF	15'(E)	12.87'(N)	30.5%
PARCEL B	1,635.42 SF	5'(S)	3'(W)	43.8%
PARCEL C	1,683.85 SF	5'(S)	3'(W)	53.8%

TOTAL = 5,758.8 S.F. N-NORTH, S-SOUTH, E-EAST, W-WEST

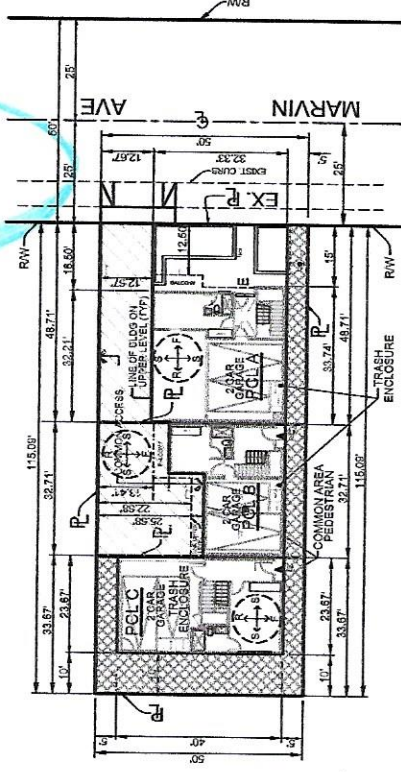
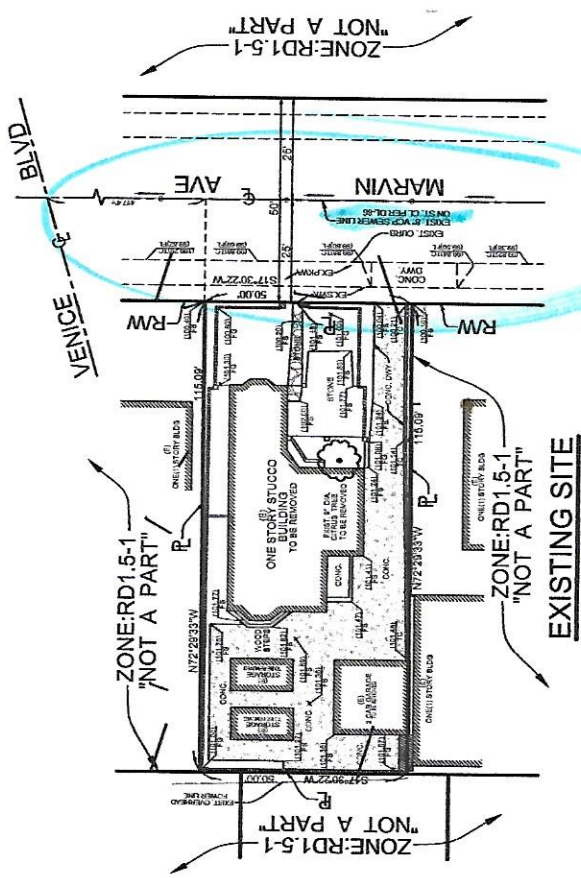
LEGEND:

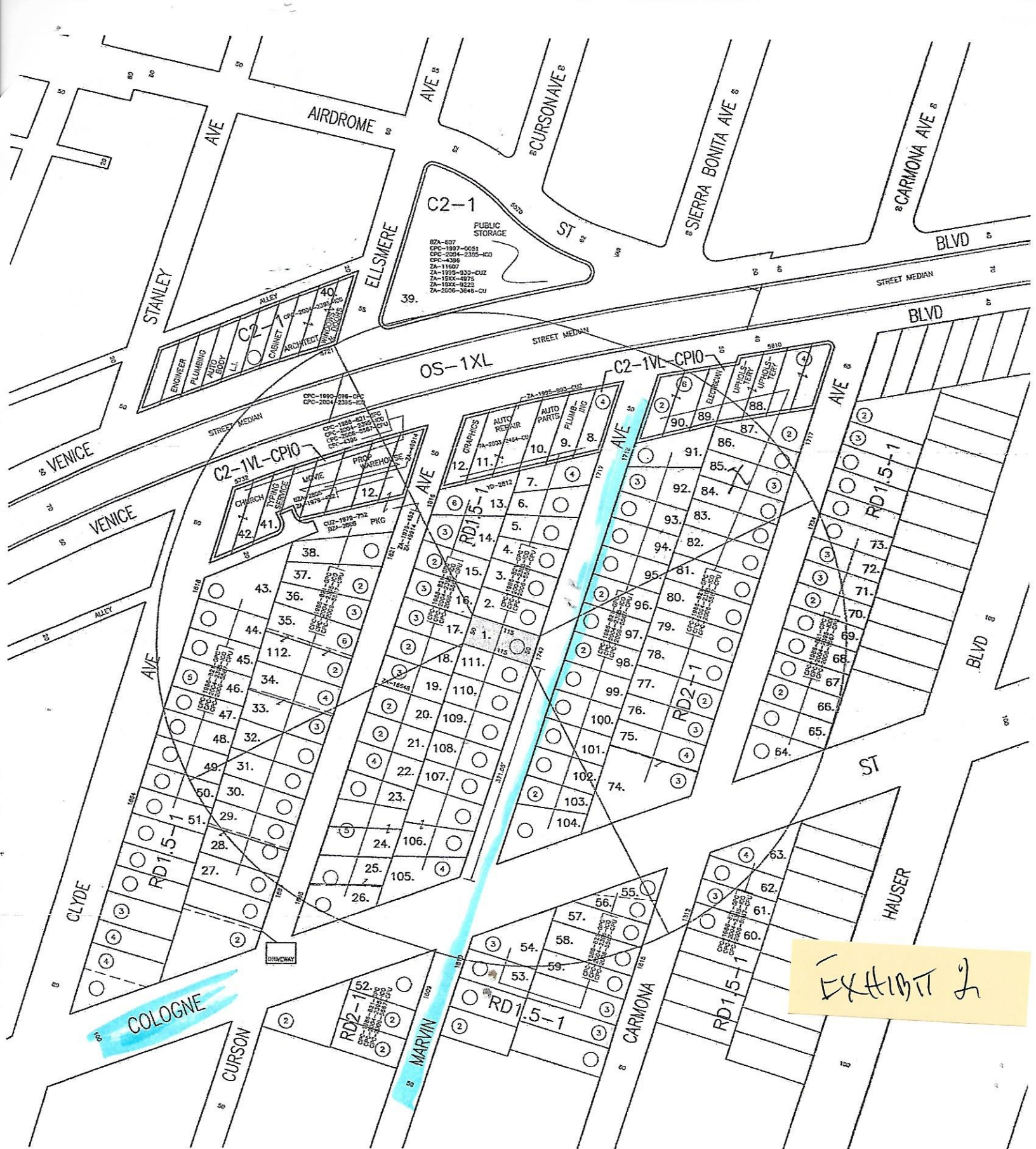
- COMMON ACCESS DRIVEWAY AREA
COMMON ACCESS PEDESTRIAN AREA
TRASH BIN & RECYCLING, SEE PROPOSED SITE PLAN HEREON FOR TRASH LOCATIONS
F = FRONT YARD
S = SIDE YARD
R = REAR YARD

SYMBOLS

- FB: PARKING SURFACE
CL: COMMON ACCESS DRIVEWAY
P: PEDESTRIAN
E: EXISTING
W: WATER METER
D: DRIVEWAY
GP: GUEST PARKING
S: SIDE YARD
R: REAR YARD
F: FRONT YARD
T: TRASH BIN
R: RECYCLING
M: MAINTENANCE HOLE
A: ASPHALT
L: LEAD AND TRAIL
C: CEMENT
G: GRASS
T: TREE
E: EXISTING

SCALE
1"=30'





LEGAL: Lot 100, Tract No. 5770, M.B. 62-7/8

NEW T.B.
PAGE 633
GRID B 5

C.D. 10 WESSON, JR.
C.T. 2183.00
P.A. WEST ADAMS -
BALDWIN HILLS -
LEIMERT

PRELIMINARY PARCEL MAP

CAD GRAPHICS BY



JPL Zoning Services
6257 Van Nuys Blvd, #101
Van Nuys, CA 91401
(818)781-0016

CASE NO:
DATE: 09-28-2020
DRAWN BY: JPL ZONING SERVICES
D.M. OR CAD: 1268177
SCALE: 1"=100'
USES: FIELD
CONTACT
PERSON: BMR ENTERPRISES
PHONE NO: 323-677-2500

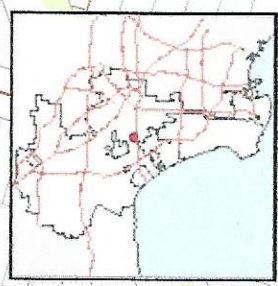
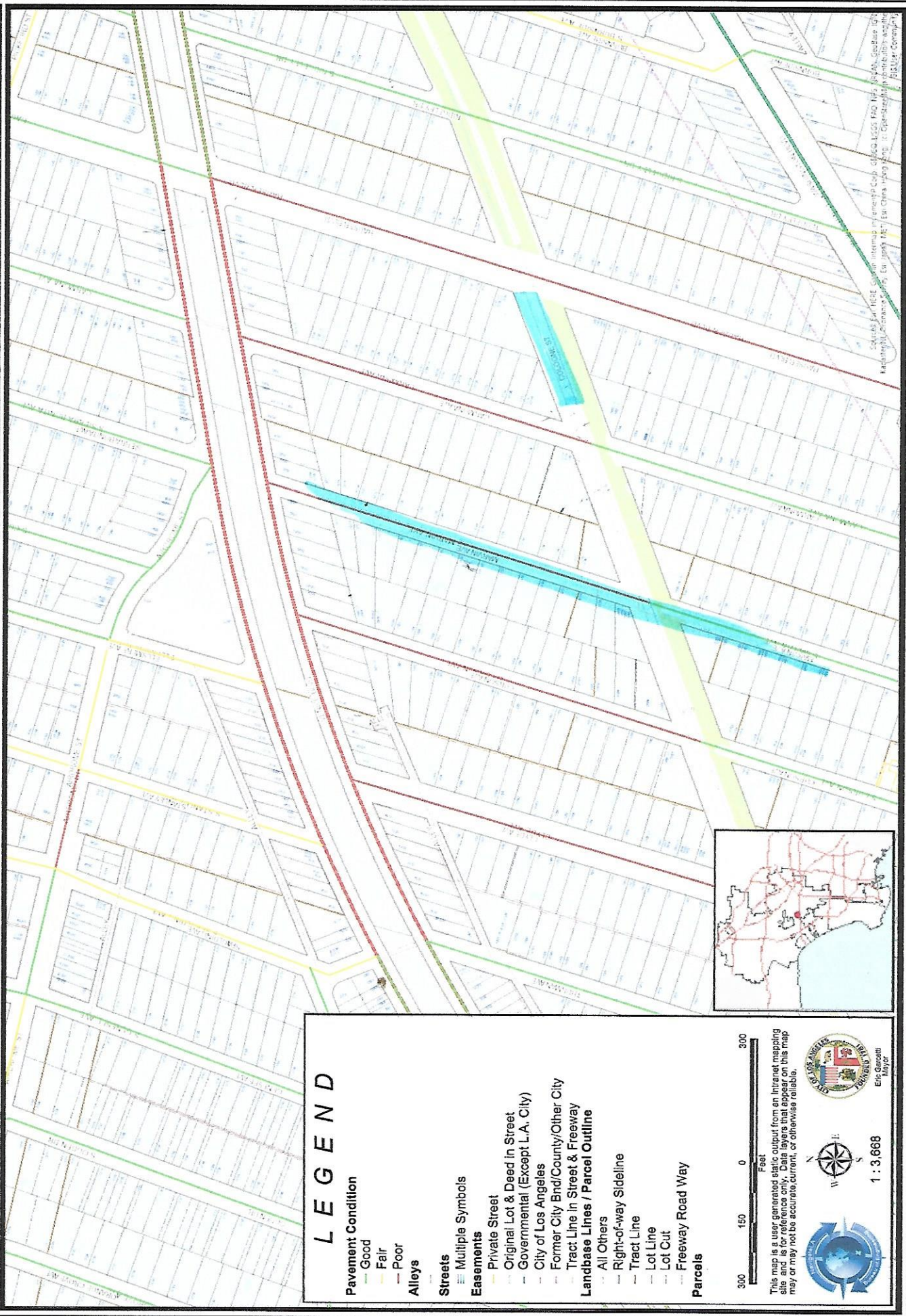
NET ACRES
= 0.132 Acres



JPL-8693RM

EXHIBIT 4

NavigateLA Map



LEGEND

- Pavement Condition**
 - Good
 - Fair
 - Poor
- Alleys**
- Streets**
- Easements**
 - Multiple Symbols
 - Private Street
 - Original Lot & Deed in Street
 - Governmental (Except L.A. City)
 - City of Los Angeles
 - Former City Bnd/County/Other City
 - Tract Line in Street & Freeway
 - Landbase Lines / Parcel Outline
 - All Others
 - Right-of-way Sideline
 - Tract Line
 - Lot Line
 - Lot Cut
 - Freeway Road Way
- Parcels**



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate current, or otherwise reliable.

According to City of Los Angeles, CA Department of City Planning Commission, the following condition must be cleared as follows:

“Fire Department.

#42. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

d. The plot plan shall include the following minimum design features: fire lanes ...shall be a minimum of 20 feet in width...”

(Decision Date: July 27, 2021- City of Los Angeles, CA Department of City Planning Commission, pg.7)

- Marvin Avenue is 50 feet wide. (Exhibit 5 - Tract map no. 5770).
- Marvin Avenue’s roadway is 30 feet wide. (Exhibit 6 - Mobility Plan 2035: “Local Street – Limited”)

Parking is allowed on both sides of the street.

Standard cars are at least 6 feet wide. This permits 18 feet of clearance for a safety or emergency vehicle. Therefore, the fire lane of Marvin Avenue does not comply with the minimum of 20 feet in width.

The lack of the required minimum 20 feet in width is a fire safety hazard. This prohibits access for vital fire department apparatus to a 3 or 4 story building at the back of the parcel lot.

Additionally,

- Marvin Avenue is a dead end street without a cul de sac (Exhibit 5). Subsequently, there is no turn around potential for large fire trucks or emergency vehicles.

- An email from Bureau of Street Services states: “Motor sweepers operators are unable / prohibited from backing up or driving in reverse due to safety concerns...” (Exhibit 7 and Exhibit 8).

VENICE BLVD.

170

170

CODE
67

FOR PREV. ASSM'T. SEE: 541-28

TRACT NO. 5770

M.B. 62-7-8

TRACT NO. 3975

M.B. 75-38

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

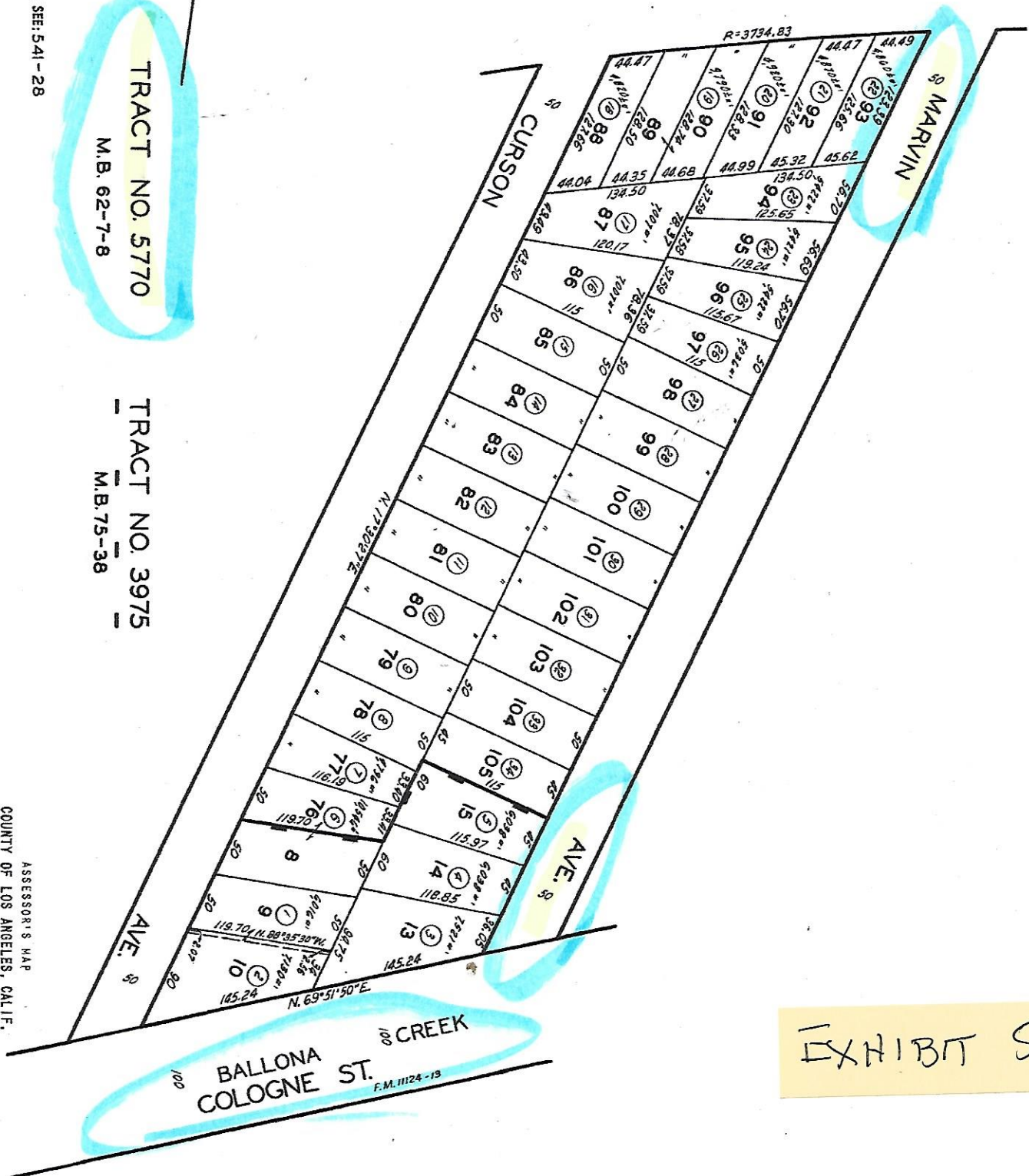
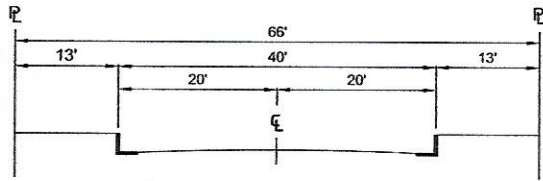
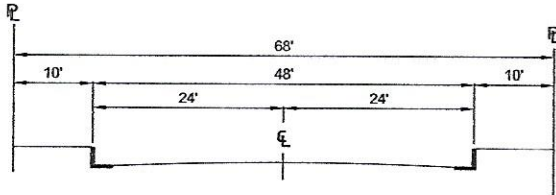


EXHIBIT 5

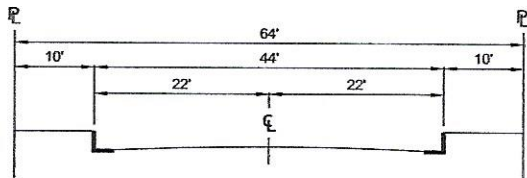
NON-ARTERIAL STREETS



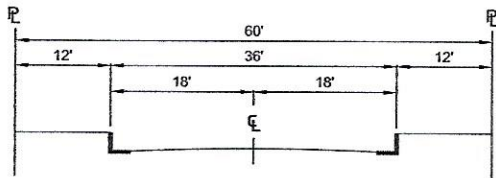
COLLECTOR STREET



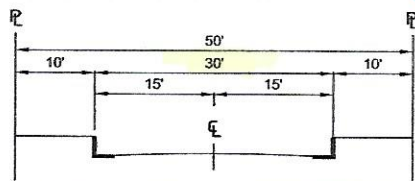
INDUSTRIAL COLLECTOR STREET



INDUSTRIAL LOCAL STREET

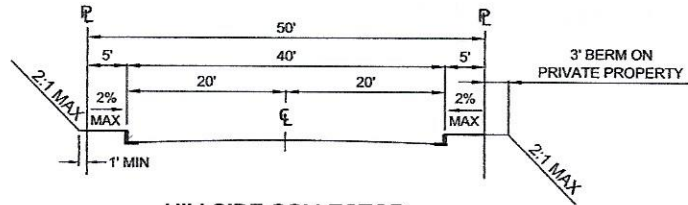


LOCAL STREET - STANDARD

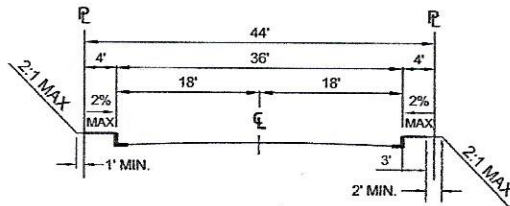


LOCAL STREET - LIMITED

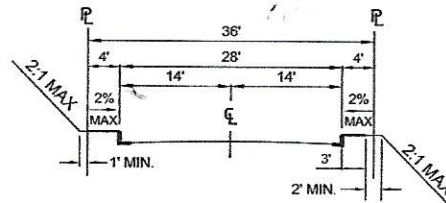
HILLSIDE STREETS



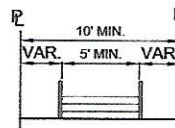
HILLSIDE COLLECTOR



HILLSIDE LOCAL



HILLSIDE LIMITED STANDARD



PUBLIC STAIRWAY

CONSTRUCTED IN ACCORDANCE WITH
BUREAU OF ENGINEERING STANDARD PLANS

EXHIBIT 6

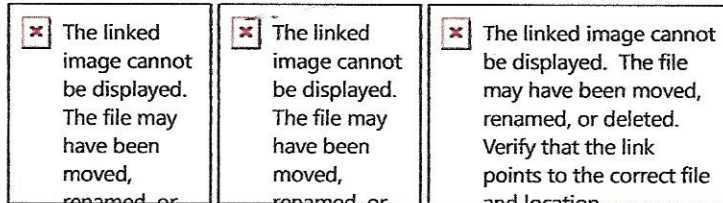


From: 311@lacity.org

Sent: Wednesday, June 23, 2021 11:12 AM

To: azcapcc@gmail.com

Subject: MyLA311: Closed - Street Sweeping - 1721 S CARMONA AVE, 90019



Your Street Sweeping request was updated on 06/23/2021 11:12 AM.

Service Request # 1-1985887241

Location: 1721 S CARMONA AVE, 90019

Status: Closed

Closed - See Comments

Recent comments:

Motor sweeper operators are unable/ prohibited from backing up or driving in reverse due to safety concerns and or damaging private or city property (dead end streets). Due to non compliance of residents moving cars, sweeper operators are unable to perform tasks on posted sweeping days.

You can check the status of your request by

1. Visiting <https://myla311.lacity.org>
2. Using the mobile app from [Google Play](#) or the [Apple Store](#)
3. Contacting Bureau of Street Services with your service request number

BSS Call center hours: M-F 7:00 am - 3:55 pm

Telephone / TTY: dial (800) 996-CITY or (800) 996-2489

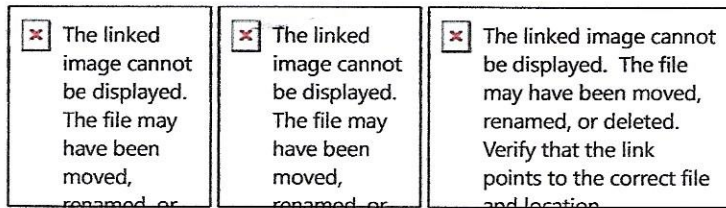
EXHIBIT 7

From: 311@lacity.org

Sent: Thursday, July 1, 2021 9:45 AM

To: azcapcc@gmail.com

Subject: MyLA311: Pending - Street Sweeping - 1721 S CARMONA AVE, 90019



Your Street Sweeping request was updated on 07/01/2021 9:45 AM.

Service Request # 1-1993220741

Location: 1721 S CARMONA AVE, 90019

Status: Pending

Regular sweeping resumed

Recent comments:

Motor sweeper operators are unable/ prohibited from backing up or driving in reverse due to safety concerns and or damaging private or city property. Street leads to a dead end and it's unsafe for the operator to either back up all the way out to Venice Blvd or to attempt a 3 point turn at the end of the dead end.

You can check the status of your request by

1. Visiting <https://myla311.lacity.org>
2. Using the mobile app from [Google Play](#) or the [Apple Store](#)
3. Contacting Bureau of Street Services with your service request number

BSS Call center hours: M-F 7:00 am - 3:55 pm

Telephone / TTY: dial (800) 996-CITY or (800) 996-2489

EXHIBIT 8

4993-10

5714-3

EXHIBIT 9

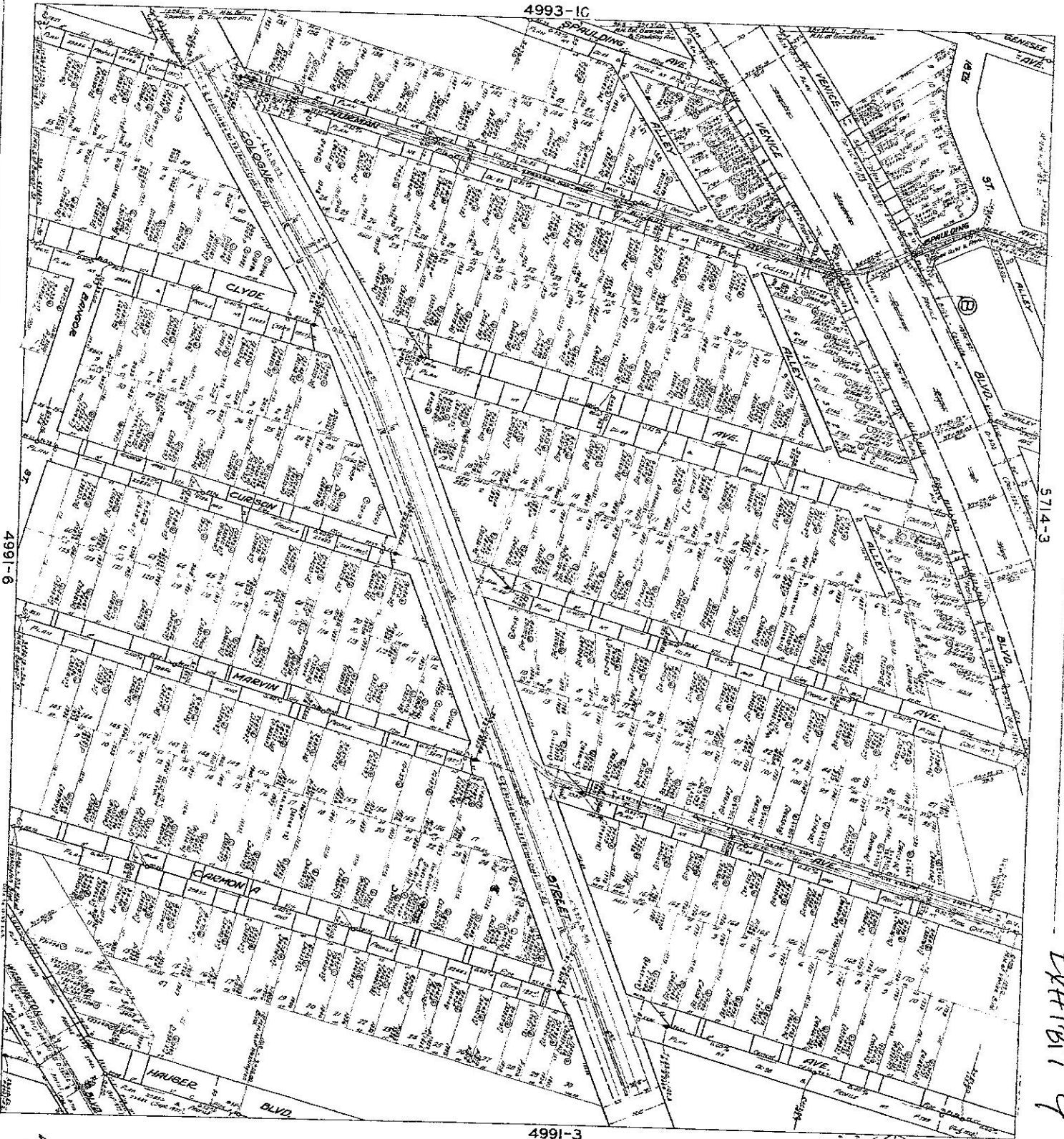
4991-3

4991-4

4991-6

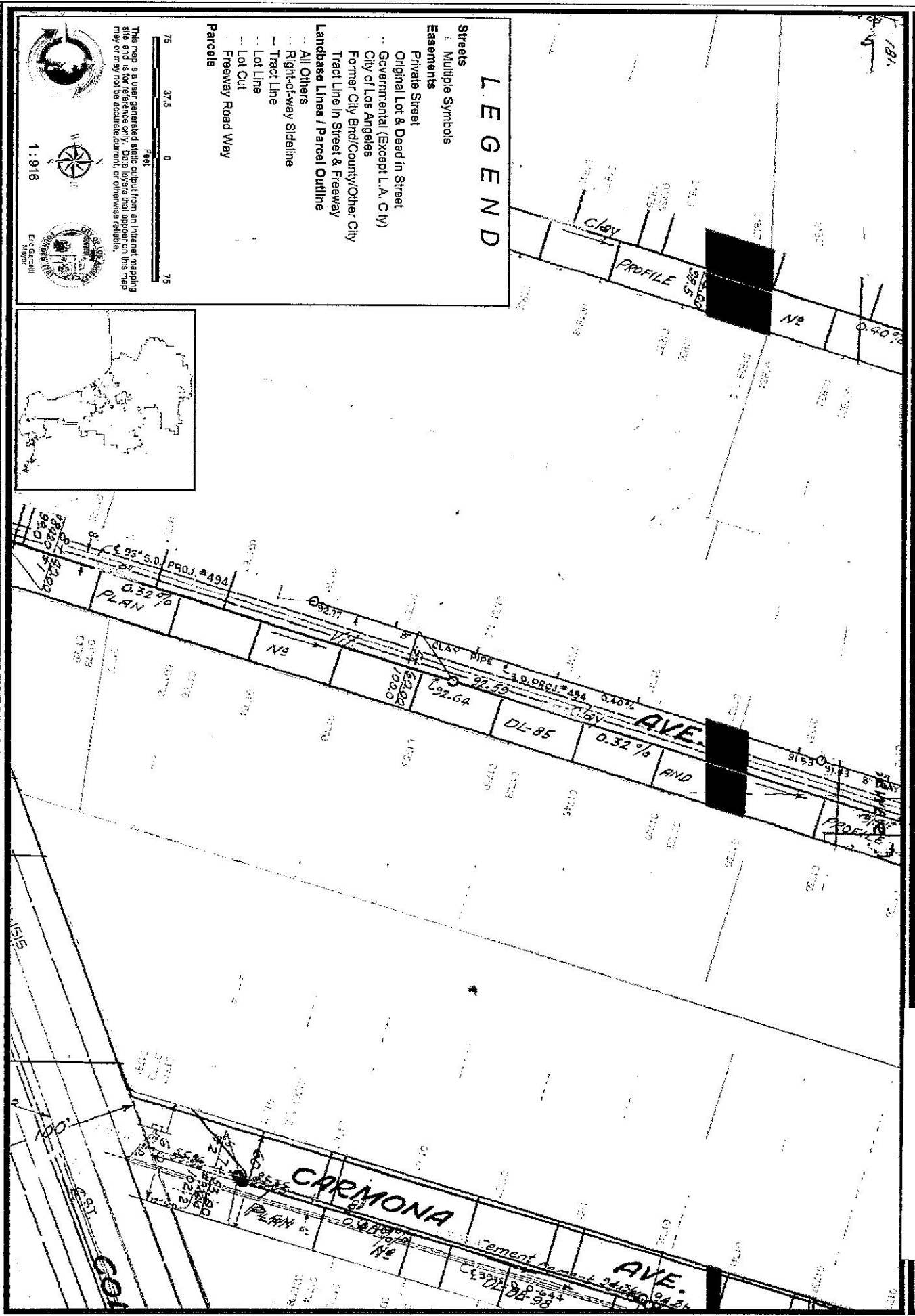
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REPRODUCED BY THE
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250



Navigatela Map

EXHIBIT 10



From: Liana Engie
Sent: Tuesday, July 20, 2021 11:03 AM
To: Paul Ciancetta
Cc: Roxie McClenton; Birgitta Croil-Snell
Subject: Re: question for the meeting tonight at 6:30

EXHIBIT 11

Hello Paul,

The 1747 Marvin project has not been discussed in the PLUM committee as far as I am aware. I am cc'ing the PLUM co-chairs, Birgitta and Roxie. Our July meeting was cancelled and our next PLUM meeting will be on August 16th. I'm very sorry for the poor communication about the meeting cancellation.

Liana Engie | Region 7 Representative
MID CITY NEIGHBORHOOD COUNCIL



MOBILE: +1 510 590 0151 | EMAIL: leengie@mincla.org
[Instagram](#) | [Facebook](#) | [Twitter](#) | [Nextdoor](#) | www.mincla.org

On Mon, Jul 19, 2021 at 6:23 PM Paul Ciancetta <azcapcc@sbcglobal.net> wrote:

Was the project at 1747 Marvin reviewed by the council and what was the out come

Paul Ciancetta

310-613-7057

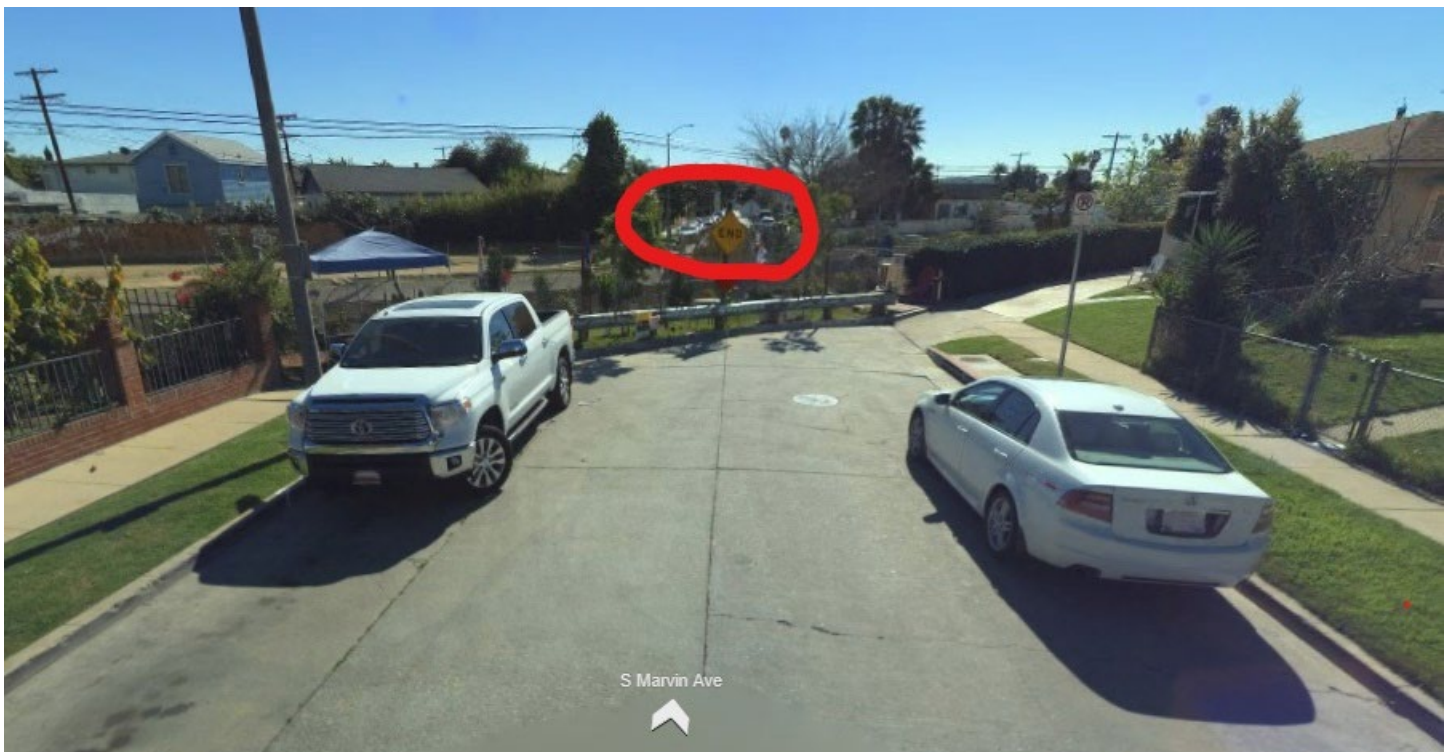
Sent from Mail for Windows 10

Response to Appeal Staff report

We are frankly shocked by the empty and rather robotic responses to our appeal points by the Planning Dept. Instead of taking the time or opportunity to really address some of the concerns raised as well as to address their errors of omission for the environmental review, such as not describing that Marvin Avenue is a dead end street with no turnaround area – they instead completely ignore this fact and just repeatedly state “the appellant failed to provide substantive evidence....” As such, below is an attempt to provide the additional evidence apparently needed to substantiate our appeal points.

Appeal Point 1 response to staff report:

1. Marvin Avenue is a dead end street with no turnaround area for large fire trucks or emergency vehicles. Below is a Google Street view photo of the south end of Marvin Avenue. (Note: the driveway at the end to the right is a private driveway that is approximately 10 feet wide).



This existing condition conflicts with the 2020 City of Los Angeles Fire Code, **Section 503.2.5 Dead ends.** - *“Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.”*

According to Appendix D of the 2020 City of Los Angeles Fire Code – Table D103.4, the following kinds of turnaround areas are required based on street length:

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

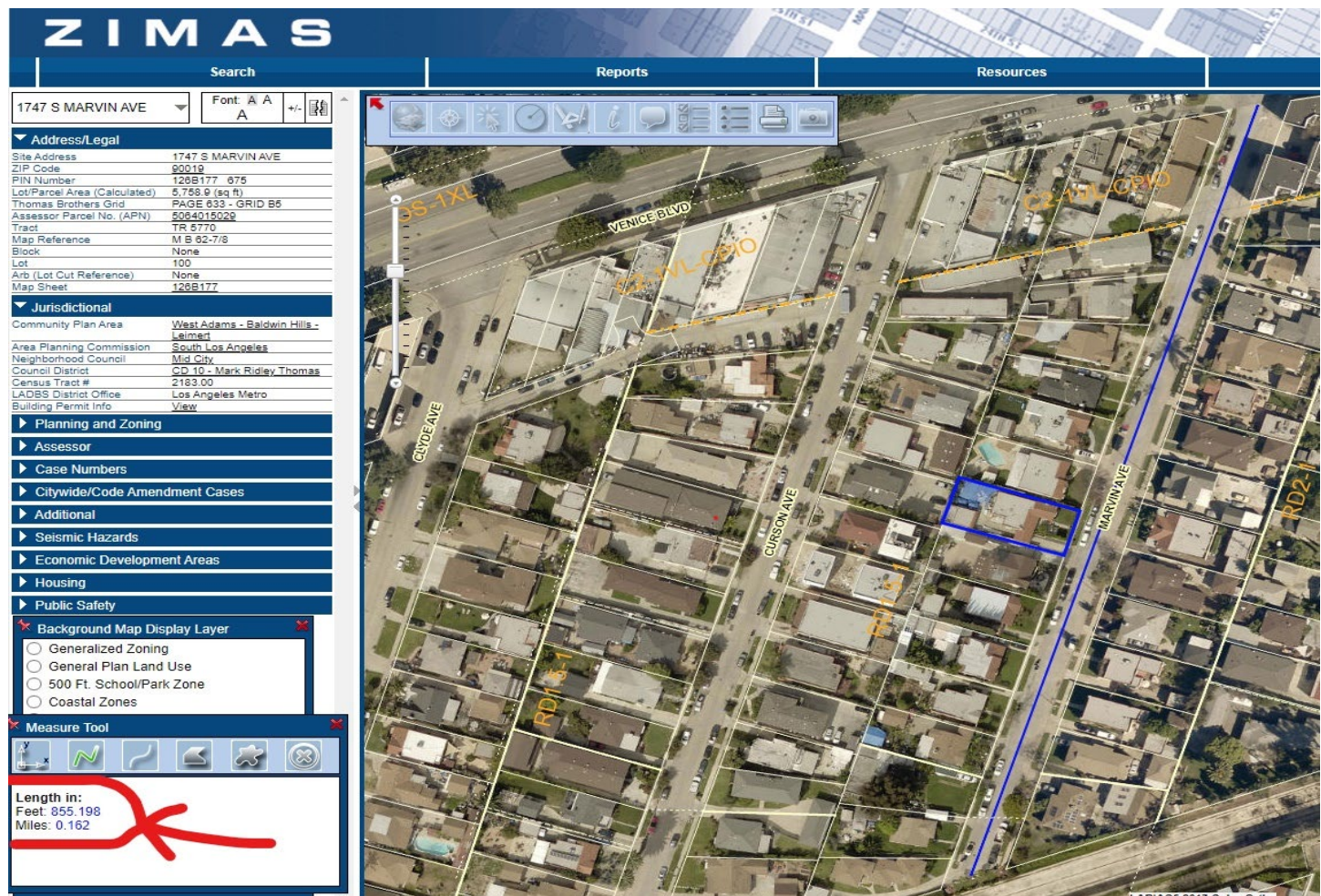
TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

As noted, there is no fire department turnaround area on Marvin Avenue nor has one been recommended or required as part of the project.

- Marvin Avenue is an 855 foot long dead end street with no secondary access for emergency vehicles. Below is a ZIMAS aerial measurement of Marvin Avenue from Venice Boulevard to the dead end.

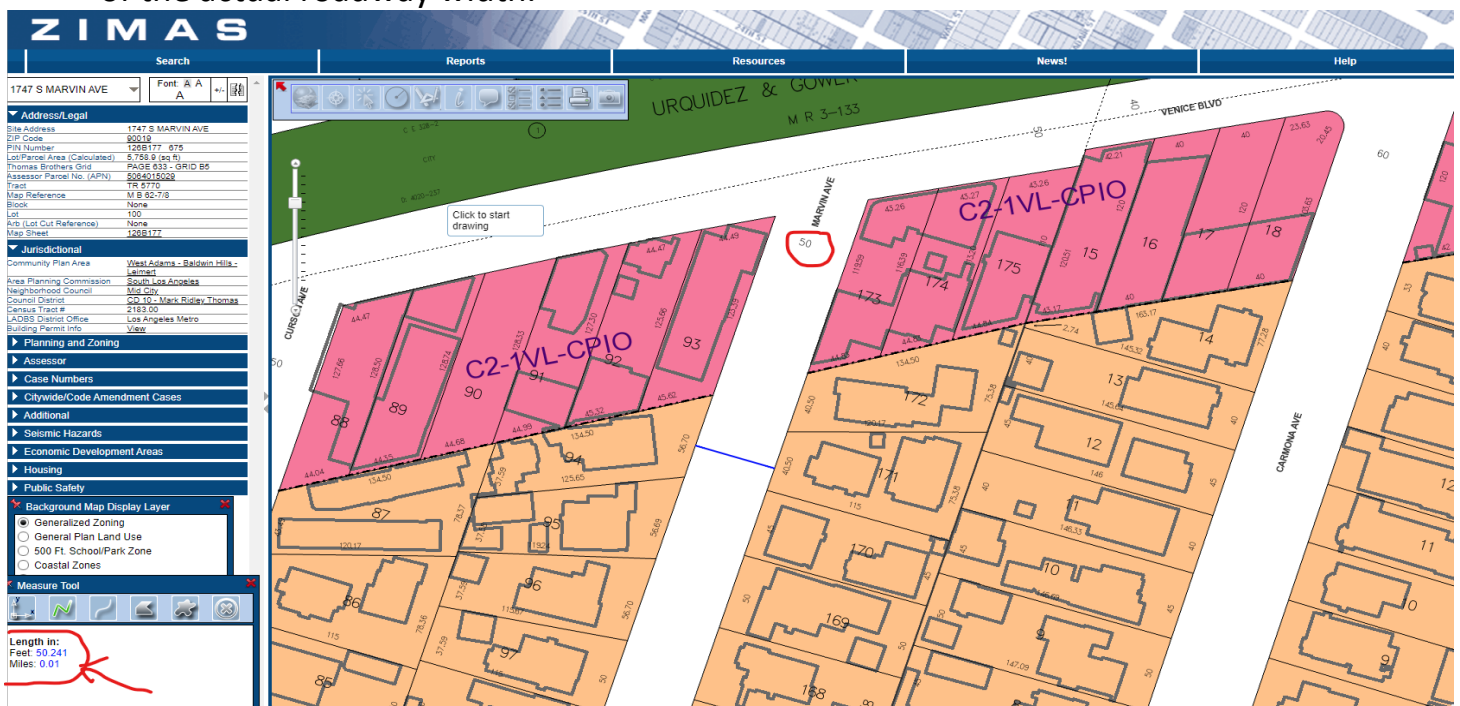


This existing condition also conflicts with the 2020 City of Los Angeles Fire Code, per **Section 503.1.5 Dead end access**. *“When required access is provided by an improved street, fire lane or combination of both that results in a dead end street in excess of 700 feet in length from the nearest cross street, at least one additional ingress-egress roadway shall be provided in such a manner that an alternative means of ingress-egress is accomplished.”*

As noted, this street is over 700 feet long without any secondary access, nor has one been recommended or required as part of this project.

We had also shown in our appeal submittal exhibits, that Marvin Avenue was presented as a “through street” by many map documents, including the Preliminary Parcel Map which was distributed to various agencies, including the Fire Department for review and recommendation. We believe it is possible the Fire Department missed this important existing street condition on Marvin Avenue because the map did not clearly show Cologne Street is actually the Ballona Creek. In any event, the recommendation letter provided by the Fire Department, and further included as Conditions of Approval under Condition No. 42, does not address that Marvin Avenue is a dead end street without secondary access as otherwise required for a new development.

3. Marvin Avenue is a Local Limited Street with a right of way width of 50 feet and an actual roadway width of 30 feet. The neighborhood is heavily parked reducing the actual roadway width to approximately 16 feet when cars are parked on both sides of the street. Below is ZIMAS Current ROW width and ZIMAS aerial measurement photos of the actual roadway width.



Existing Right of Way width is 50 feet as shown above.

ZIMAS

Search Reports Resources Ne

1747 S MARVIN AVE Font: A A +/- 1747

▼ Address/Legal

Site Address	1747 S MARVIN AVE
ZIP Code	90019
PIN Number	1208177 075
Lot/Parcel Area (Calculated)	5,758.9 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID B5
Assessor Parcel No. (APN)	5084015029
Tract	TR 5770
Map Reference	M 8 62-7/8
Block	None
Lot	100
Arb (Lot Cut Reference)	None
Map Sheet	1208177

▼ Jurisdictional

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	Mid City
Council District	CD 10 - Mark Ridley-Thomas
Census Tract #	2183.00
LADBS District Office	Los Angeles Metro
Building Permit Info	View

► Planning and Zoning

► Assessor

► Case Numbers

► Citywide/Code Amendment Cases

► Additional

► Seismic Hazards

► Economic Development Areas

► Housing

► Public Safety

✖ Background Map Display Layer ✖

- ☐ Generalized Zoning
- ☐ General Plan Land Use
- ☐ 500 Ft. School/Park Zone
- ☐ Coastal Zones

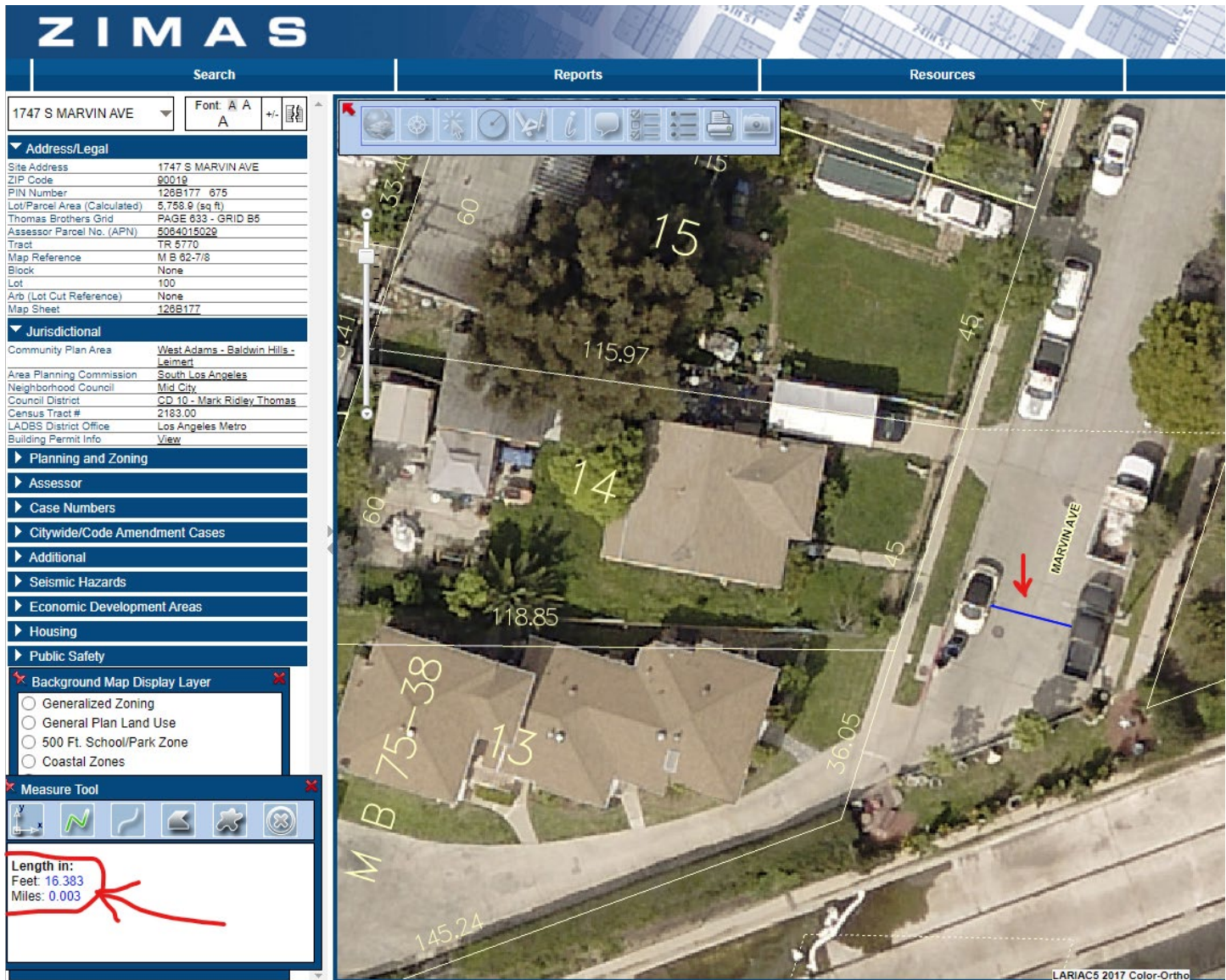
✖ Measure Tool ✖

Length in:
Feet: 30.835
Miles: 0.006

Click to start drawing

LARIAC5 2017 Color-Ortho

Existing actual roadway width is 30 feet.



Existing actual roadway is 16 feet in width when cars parked on both sides.

This existing condition conflicts with the 2020 City of Los Angeles Fire Code, **Section 503.2.1 Dimensions.** - *"Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders..."*

As noted, the existing roadway does not provide the minimum 20 foot wide unobstructed access.

Planning Staff points out that the Marvin Avenue has a "designated" Right of Way width of 60 feet per the Mobility Plan 2035, however seems to ignore our points raised, that the existing Right of Way width is actually 50 feet, which is a "Limited" Local Street. Since this street width in front of the property currently does not the designated Standard Local Street dimensions per the Mobility Plan of a 60 foot wide Right of Way and a 36 foot wide Roadway, then it begs

the question why was there no dedication and roadway widening required for this project? Was this something missed by Bureau of Engineering as there is no mention of the substandard width in their recommendation letter? How is permitting a 50 foot ROW *consistent* with the designated 60 foot ROW of the Mobility Plan 2035, which is part of the General Plan? As approved, this street width is NOT consistent with the General Plan, thus the required Subdivision Map Act Finding (b) “THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS” has not been made.

This dead end street is a significant roadway condition that was not identified in the environmental review, nor was the current right of way and roadway width and street parking conditions, therefore we believe the project has not been properly analyzed per CEQA and that it poses a potential significant adverse impact to public safety in the event of an emergency, such as a fire, or for that matter, explosives, at the project sight. There is also a potential cumulative impact for any future four-story multiple buildings on a lot on Marvin Avenue, as there is inadequate street width access and no econdary access for emergency vehicles, such as large fire trucks, to the Marvin Avenue neighborhood. Aside from fire trucks not being able to access the project site in a worst case scenario, this neighborhood could be potentially trapped should an evacuation be needed as there is no other way out (i.e. secondary access) and it presents potential access issues for other emergency vehicles to assist other residents on the street. We believe a categorical exemption per CEQA is not applicable in this case and that such potential impacts need to be properly analyzed, mitigated, and include mitigation monitoring requirements.

For the reasons stated herein, we believe the project does NOT meet the Class 32 criteria/exemption of “(e) *the site can be adequately served by all required utilities and public services*” and that there ARE exceptions that exist under Class 32, specifically “(b) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances*” and “(a) *Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place over time is significant.*”

This is the first 4-story multiple building project on Marvin Avenue and in the immediate area. This neighborhood is predominately comprised of one-story modest size homes built in the 1930’s. If this gets approved as is, there will be more successive projects of the same type in the same place that will only result in an increased potential adverse impact to our public safety.

Appeal Point 2 response to staff report:

Our concern raised is that a “supplemental report” is noted to be required to be submitted to the Grading Division per page 19 of the determination letter which reads “

“A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way, adjacent property, or adjacent structures (3307.3). A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans (7006.2.”)

As this site is within a Liquefaction Hazard Area and the project involves a significant increase in weight and mass (i.e. three 4-story buildings) compared to the existing modest one story dwellings that currently make up the neighborhood, this appears to be a deferred environmental review that should occur before the project is approved. I had asked a number of times to get a copy of the actual soils report (not just soils approval letter) but never received it, therefore we have not been given the opportunity to provide additional substantive evidence that would either support and alleviate our concerns. Also, as it stands, there is not a condition of approval that requires a “supplemental report”, therefore the Finding C “THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT” includes a requirement that we are unclear what it is.

Appeal Point 4 response to staff report:

The point is the Planning Dept./Advisory Agency could have taken this case under advisement until it was brought to the Mid City Neighborhood Council since there was opposition voiced at the hearing and most neighbors did not have the opportunity to review the project before the hearing. Instead, the case was heard on 7/14/21, approved on 7/27/21, and appealed on 8/6/21. What good is it to have the NC review the project on 8/16/21 after the case has been decided on?? The applicant and applicant representative is not new to the planning process and has had ample time before July to present to the NC but didn't.

Appeal Point 6 response to staff report:

A landscape plan is a requirement for a small lot design standards review – see form below:



ADMINISTRATIVE REVIEW

SMALL LOT DESIGN STANDARDS (SLD)
Administrative Review

RELATED CODE SECTION: Los Angeles Municipal Code Section 12.22 C.27(a)(2) authorizes the Director of Planning's review for compliance with the Commission's Small Lot Design Standards.

GENERAL INFORMATION

New Applications - This application and full set of architectural plans as listed below shall be filed concurrently with any small lot subdivision application request (*Vesting Tentative Tract or Preliminary Parcel Map*) and along with any applicable Geographic Project Planning Referral Form (CP-7812).

Modifications to Approved Projects (Deemed Complete After April 18, 2018) - Any subsequent modifications to architectural plans found not to be in substantial compliance with the originally approved Exhibit A shall be required to file a new application for Administrative Clearance and pay all applicable fees concurrently with a building permit application for a small lot project ("Project").

Determining a Project:
For the purposes of Small Lot Administrative Clearance application, the term "**Project**" includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes. A Project excludes work that consists solely of interior remodeling, interior rehabilitation or repair work that does not result in alterations to the façade or change in floor area. *The following are examples of building permits that are generally exempt from administrative review:*

- Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings
- In-ground swimming pools where permitted by the LAMC
- Roof-mounted solar modules
- Maintenance, repair, and/or rehabilitation of existing foundations
- Maintenance, repair, and/or rehabilitation of existing window and door treatments
- Mechanical equipment
- Exterior lighting

1. SUBMITTAL REQUIREMENTS

Size and Number of Copies: Provide one full size and five (5) 11"x17" color copies of architectural plans containing the following:

☐ Site Plan	☐ Materials Sheet
☐ Contextual and Dimensioned Floor Plans	☐ Renderings
☐ Detailed Elevations	☒ Landscape Plan (See Technical Requirements applicable to all landscape plans of form CP-6730)
☐ Roof Plan	

2. APPLICANT INFORMATION

Applicant Name _____			
Address _____		Unit/Space Number _____	
City _____	State _____	Zip _____	

In this case the Planner approved the administrative SLD review without the required documents. The point is where is the public due process when a Planner approves something in error and now responds that what we have brought up is not applicable because it is not part of the entitlement request before the Advisory Agency? How about addressing the error? How about requiring a landscape plan as required before you approve a project? For small lot projects, the landscape plan is important as the projects are often intrusive like this one is and the neighbors deserve more generous landscaping screening for privacy, etc. Since there was no NC review before the hearing and the project was approved without a landscape plan, why can't this be addressed by the commission?

DAY OF HEARING SUBMISSIONS



Planning APC South LA <apcsouthla@lacity.org>

AA-2021-1147-PMLA-SL-HCA-1A

1 message

Paul Gill <pgill@socal.rr.com>
To: apcsouthla@lacity.org

Tue, Oct 5, 2021 at 12:36 PM

Dear Commissioners,

The Marvin Avenue appeal case before you is for Market Rate Housing, not Low Income, Very Low Income, or even Moderate Income. The City Attorney opined at the Curson appeal case in August 2021, that per Government Code Section 65589.5 (The Housing Crisis Act") that you couldn't do anything unless there is a specific adverse impact upon public health and/or safety that is quantifiable, etc., and that you cannot propose design changes that are subjective, etc. I hope you have had an opportunity to review that government code section because it does not appear to apply to "Market Rate" housing but is very specific to affordable housing with Low, Very Low, and Moderate Housing units as well as Farmworker Housing and Emergency Shelters. Included herein is the link to the Government Code Section for reference and a few highlighted excerpts:

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65589.5

Page 3 ... (d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, **for very low, low-, or moderate-income households, or an emergency shelter**, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following: (1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, ...

... Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards. (2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact **without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible**. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

I hope this is helpful information to you for tonight's appeal and any future appeals you may have to decide on.

Thank you for your time,

Paul Gill



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

October 5, 2021

TO: South LA Area Planning Commission

FROM: Kyle Winston, Planning Assistant

ADDITIONAL INFORMATION FOR CASE NO. AA-2021-1147-SL-HCA-1A; 1747 S. Marvin Avenue

Transmitted herewith, is Exhibit K – Letter from the Los Angeles Fire Department acknowledging their awareness of the current street conditions on Marvin Avenue to be considered at the South Los Angeles Area Planning Commission meeting of October 5, 2021 related to Item No. 6 on the meeting agenda.

Attachment

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

October 4, 2021

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Sergio Ibarra

FROM: Los Angeles Fire Department

SUBJECT: **PARCEL MAP NO.:AA-2021-1147-PMLA-SL**
(1747 S. Marvin Ave.) Appealed Case

The LAFD understands this is a pre-existing, non-conforming substandard street with no turn-a-round, and therefore will not require a turn-a-round for this Parcel Map.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please email **lafdhydrants@lacity.org**. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:jb
AA-2021-1147-PMLA-SL

Petition Opposing the Project to Build 3, 4-Story Small Homes at 1747 Marvin Ave CASE NO. AA-2021-1147-PMLA-SL-HCA

- **FIRE:** A fire in any of the proposed 4-story buildings is a safety hazard, because Marvin Ave doesn't have the required 20ft access for fire trucks. Marvin dead-ends at Ballona Creek with NO turnaround.
- **LIQUEFACTION:** This is a Liquefaction Hazard Area making us more vulnerable during an earthquake. Marvin Ave is cracked and sinking. No consideration has been given to an aging 8ft-wide storm drain underneath the street.
- **BUILDING HEIGHT:** 4-stories sharply contrast with the character and aesthetics of neighboring single, family Spanish style homes. Blocks solar panel capacity, wind and air circulation, sun from backyard gardens, TV satellite reception, and eliminates privacy.

Name	Address	Signature
HARRY NYAN	1917 CARMONA	
Craig Curtis	1924 Carmona	
Armine Schulte	1920 Carmona Ave	
Rhina Rodriguez	1914 Carmona Ave	
Rhina Rodriguez	1914 Carmona Ave	
Natalie Pardo	1910 Carmona Ave	
Monica Vargas	1829 Carmona Ave	
Jessie H	1815 Carmona Ave	
Lily M	1815 Carmona Ave	
Maria L. Varga	1831 Carmona Ave	
Ethel Middleton	18245 CARMONA	
Alonso Vargas	1827 Carmona Ave	
Brilla Francisco	1836 Carmona Ave	
Argemiro Fajardo	1840 Carmona	
David Vages	1829 Carmona Ave	
Cameron Hall	1837 Carmona	

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Name	Address	Signature
Karen Middleton-Hill	1837 Carmona Ave	
Evelyn Vargas	1831 Carmona Ave	
Janick Gray	1835 Carmona Ave	
Rivan Ayia	1906 Carmona Ave	
Sophia Velez	942 S Ridgeley Dr	
DAVID HELL	1837 CARMONA AVE	
MARY PARASH	1904 CARMONA AVE	
Tyson Crawford	1901 CARMONA AVE	
Terrell Verette	1901 Carmona Ave	
Kern Ann Friel	1833 Carmona Ave	
ARIANE ROSIER	1819 CARMONA AVE	
Daisy Watson	1815 CARMONA AVE	
LIZ BRAUER	1815 CARMONA AVE	
MARIA HERNANDE	1815 CARMONA AVE	
Melissa Munoz	1901 Carmona Ave	
Mage Lanz	1907 Carmona Ave	

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Name	Address	Signature
Jane De Haven	1746 S. Marvin Ave	
Kate Porter	1736/1738 S Marvin Ave	
Samantha Porter	1738 S. Marvin Ave	
Liz Dietl	1731 S. Marvin Ave	
Angie Gollmann	1701 S Marvin Ave	
Scott Burnell	1761 S Marvin Ave	
Corrie Johnson	1757 S. MARVIN AVE	
Miranda Martinez	1751 S. MARVIN AVE	
CARTEA DE HAVEN	1746 S. MARVIN AVE	
Jose L. Balaguer	1742 S. Marvin Ave	
Daniel Rodriguez	1720 S. Marvin Ave	
Patricia De Haven	1746 S. Marvin Ave	
Diana Parillo	1700 S. Marvin Ave	
Veronica Torres	1764 S. Marvin Ave	
Cyfrado Rodriguez	1767 S. Marvin Ave	
Uma Park	1731 S. Marvin Ave	
Dan Marks	1731 S. MARVIN AVE	

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Name	Address	Signature
Paul Castellon	1781 Carmona Ave 9019	
Joel Doty	1950 Marvin Ave	
Janet Cerdas	1717 Carmona Ave	
Brian Kooler	1717 Carmona Ave	
Ali Bianchi	1719 Carmona Ave	
Jose MARAVILLA	1741 - CARMONA AVE	
BINDA PEREZ	1752 CARMONA AVE	
Wil Greiner	1828 Curson	
Susana Valdez	1851 S Curson Ave	
JESUS ORDONEZ	1832 S Curson Ave	
Josh Lerman	1830 S. CURSON AVE	
Catherina Lerman	1830 S. CURSON AVE	
JEFF ZARATE	1842 Linde Ave	
Patricia Stephens	1742 S. Carmona Ave	
Victor HONDE	1733 CARMONA AVE	
Jacquelyn HONDE	1733 CARMONA AVE	

Petition Opposing the Project to Build 3, 4-Story Small Homes at 1747 Marvin Ave CASE NO. AA-2021-1147-PMLA-SL-HCA

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Name	Address	Signature
Joel Jackson	2126 Clyde Ave	[Signature]
JCS	2140 Clyde Ave apt 1	[Signature]
Jennifer	2140 Clyde Ave apt 2	[Signature]
Lenny Poirier	2140 Clyde Ave apt 3	[Signature]
Dr. Robert Bostic	2220 Clyde Ave	[Signature]
Nahnie DePablo	2428 S Ridgeley Dr	[Signature]
Kinsale Wood	2225 Clyde Ave	[Signature]
Morris D. Davis	2217 Clyde Ave	[Signature]
Marceline	2111 Clyde Ave	[Signature]
Fidel Alarcon	2143 Clyde Ave	[Signature]
Emily Zamudio	2137 Clyde Ave	[Signature]
Rubio Hernandez	2127 Clyde Ave	[Signature]
Valerie Harris	2134 Clyde Ave	[Signature]
M. Buchanan	2025 Clyde Ave	[Signature]
Lera Buchanan	2025 Clyde Ave	[Signature]
Anthony Spiller	2 23 S Curson Ave	[Signature]
Josean Harrison	2101 S Curson Ave	[Signature]

Petition Opposing the Project to Build 3, 4-Story Small Homes at 1747 Marvin Ave CASE NO. AA-2021-1147-PMLA-SL-HCA

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Name	Address	Signature
GEORGE GENTRY	2106 S CURSON AVE	[Signature]
Letricia Warrick	2120 S CURSON AVE	[Signature]
INNOVATION	2115 S CURSON AVE	[Signature]
Dorise C. C.	2115 S CURSON AVE	[Signature]
Jean Lundquist	2119 S CURSON AVE	[Signature]
Alex Calquist	2119 S CURSON AVE	[Signature]
Maria V. V.	2113 S CURSON AVE	[Signature]
ABUNDANCE	2125 S CURSON AVE	[Signature]
Marina A. A.	2125 S CURSON AVE	[Signature]
JUSTIN DOLAN	2131 S CURSON AVE	[Signature]
Jane Hudson	2135 S CURSON AVE	[Signature]
Evon Hochstetler	2135 S CURSON AVE	[Signature]
Deanna Goodlow	2201 S CURSON AVE	[Signature]
MARCO A. A.	2207 S CURSON AVE	[Signature]
Doris Miranda	2112 S CURSON AVE	[Signature]
Manuel Miranda	2114 S CURSON AVE	[Signature]

Petition Opposing the Project to Build 3, 4-Story Small Homes at 1747 Marvin Ave CASE NO. AA-2021-1147-PMLA-SL-HCA

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Name	Address	Signature
Lolo Schwarz	1734 Carmona Ave	[Signature]
Douglas Korn	1767 Carmona Ave	[Signature]
Arthur Dixon	1769 Carmona Ave	[Signature]
DARRYL WASHAK	1767 CARMONA AVE	[Signature]
Murphy Black	1769 Carmona Ave	[Signature]
Walter Smith	1769 Carmona Ave	[Signature]
Brandon Valdez	1769 Carmona Ave	[Signature]
Kathy Richardson	1769 Carmona Ave	[Signature]
Debra Sabella	Crescent Dr. 9000 BH	[Signature]
Colly Cole	Glendale 91101	[Signature]
Dean Medina	1143 N. Sycamore Ave	[Signature]
Tony Luter	740 N Orlando Ave	[Signature]
Laura Tarchini	976 Carrassee St	[Signature]
James Woodard	1745 Carmona Ave	[Signature]
Tommy Cole	1771 Carmona Ave	[Signature]

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CAUSE NO. AA-2021-1147-PMAA-SE-100

PROPOSED 4-story buildings is a safety hazard, because Marvin Ave doesn't have the required 20ft access for fire trucks. **Marvin dead-ends at Ballona Creek with NO turnaround.**

LIQUEFACTION: This is a Liquefaction Hazard Area making us more vulnerable during an earthquake. Marvin Ave is cracked and sinking. No consideration has been given to an aging 8ft-wide storm drain underneath the street.

BUILDING HEIGHT: 4-stories sharply contrast with the character and aesthetics of neighboring single, family Spanish style homes. Blocks solar panel capacity, wind and air circulation, sun from backyard gardens, TV satellite reception, and eliminates privacy.

Signature _____

[illegible]

CASE NO. AA-2021-1147-PMLA-SL-HCA

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[illegible]

5

- **FIRE:** A fire in any of the proposed 4-story buildings is a safety hazard, because Marvin Ave doesn't have the required 20ft access for fire trucks. **Marvin dead-ends at Ballona Creek with NO turnaround.**
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[illegible]

CASE NO. AA-2021-1147-PMLA-SL-HCA

- **FIRE:** A fire in any of the proposed 4-story buildings is a safety hazard, because Marvin Ave does the required 20ft access for fire trucks. **Marvin dead-ends at Ballona Creek with NO turnaround.**
- **LIQUEFACTION:** This is a Liquefaction Hazard Area making us more vulnerable during an earthquake. Marvin Ave is cracked and sinking. No consideration has been given to an aging 8ft-wide storm drain underneath the street.
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<u>Name</u>	<u>Address</u>	<u>Signature</u>
Stephan Baick	1917 S MARVIN AVE	[Signature]
James Magallanes	1908 S MARVIN AVE	[Signature]
ANA TOM	1829 S MARVIN AVE	[Signature]
ALFONSO RUEIGA	1827 S MARVIN AVE	[Signature]
DAVID HIGGS	1857 S MARVIN AVE	[Signature]
Acinta Gray	1837 S MARVIN AVE	[Signature]
Khalid Wright	1837 S MARVIN AVE	[Signature]
SARA SANCHEZ	1832 MARVIN AVE	[Signature]
Gulielmo	1906 S MARVIN AVE	[Signature]
Benny	1906 S MARVIN AVE	[Signature]
Nancy	1906 S MARVIN AVE	[Signature]
Lee Staskin	1916 S MARVIN AVE	[Signature]
Rosario Chacin	1921 S MARVIN AVE	[Signature]
JOHN E LAW	1927 S MARVIN AVE	[Signature]
LARRY MACALINAG	1931 S MARVIN AVE	[Signature]
SURVAY MACALINAG	1931 S MARVIN AVE	[Signature]