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

SECONDARY SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

Re: 1740 Penmar Appeal Hearing: 2/16/2022

Tony Russo <tony@crestrealestate.com>
To: Kevin Fulton <kevin.fulton@lacity.org>
Cc: Planning APC West LA <apcwestla@lacity.org>

Thu, Feb 10, 2022 at 12:30 PM

Hello Kevin and West LA APC,

I regret to inform that the applicant and project team is requesting a continuance to a time uncertain to allow more time to review the design and see if there are other options for the site/project in an effort to evaluate options

We will notify the neighbors/appellants of this as well

Therefore, we will not be submitting any updated Powerpoint tomorrow and will be requesting a continuance at the APC meeting. Please confirm if we still need to show up.

Thank you for your time as always.

Thanks,

Tony Russo | *Senior Planner*



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[11150 W Olympic Blvd, Suite 700](mailto:Tony@CrestRealEstate.com)
Los Angeles, CA 90064
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"Trusted through our Knowledge, Hard Work & Dedication"

[Quoted text hidden]



Planning APC West LA <apcwestla@lacity.org>

17440-17444 West Castellammare Dr. - Appeal to WLA APC - Continuance to Date Uncertain

1 message

Thomas Donovan <donovantm@gmail.com>

Thu, Feb 10, 2022 at 2:14 PM

To: apcwestla@lacity.org, irene.gonzalez@lacity.org, Nick Vasuthasawat <nick.vasuthasawat@lacity.org>

Cc: Jordann Turner <jordann.turner@lacity.org>, Judi Watson <judiwatson@me.com>

Los Angeles Area Planning Commission

Attn.: Irene Gonzalez, Commission Office Manager

Nick Vasuthasawat, Planning Assistant

Re: DIR-2019-1115-CDP-MEL // ENV-2019-1116-CE

[17440-17444 West Castellammare Drive](#)

Dear Ms. Gonzalez & Mr. Vasuthasawat:

As you know, I represent Judi Watson (Appellant) in this Appeal of the above-referenced Director's Determinations. The Appeal was scheduled to be heard on February 16, 2021, but City Planning has requested a continuance to a "date uncertain." We understand that the Applicant has consented to this continuance.

In my telephone conversation with Mr. Vasuthasawat and Jordann Turner on 2/9/22, I requested that Planning provide me with any writings (including emails) between Planning and the Applicant thus far regarding the revised materials that are being sought. These can be emailed to me.

Appellant also consents to this continuance. Attached please find a letter accepting the continuance. We understand that no formal appearance by Appellant is necessary on February 16, 2022.

Very truly yours,

Tom

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February 10, 2022

By Email
apcwestla@lacity.org
nick.vasuthasawat@lacity.org

Honorable Commissioners
West Los Angeles Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: DIR-2019-1115-CDP-MEL-1A, et al. // CEQA No. ENV-2019-1116-CE
Address: 17440-17444 West Castellammare Drive

Honorable Commissioners:

I represent Judi Watson (Appellant) regarding the Appeal to the West Los Angeles Area Planning Commission (WLA APC) as to the above-referenced Director's Determinations.

The Appeal was scheduled to be heard on December 1, 2021, but City Planning requested a continuance to February 2022. The Appeal was then scheduled for February 16, 2022.

Now a new continuance is requested by Planning and the Applicant to "a date uncertain." Planning has indicated that the Applicant has been requested to provide "revised materials," but that all parties will be provided with the revised materials with sufficient time to review them before the appeal is heard.

On this basis, Appellant consents to this continuance but requests that Appellant be provided any revised materials at least 30 days before the Appeal is heard. Appellant also requests that Planning provide any written communications (including emails) between the City and the Applicant regarding requests for the additional revised materials, meetings and any revised plans and technical reports.

We understand that no formal appearance by Appellant is necessary on February 16, 2022.

Appellant reserves the right to lodge supplemental submissions regarding the Appeal to the WLA APC before any hearing. Please continue to keep the undersigned on the "interested parties" list in order to receive all notices from the City regarding this Appeal.

Please feel free to contact me for any reason regarding this Appeal. Thank you for your consideration in this matter.

Very truly yours,



Thomas M. Donovan

1740 S. Penmar Avenue – Case No. AA-2018-3776-PMLA-SL, ENV-2018-3778-CE, ZA-2018-3779-ZAA, ADM-2018-3775-SLD

West Los Angeles Area Planning Commission – February 16, 2022 – Agenda items #7 and #8
Appeal Supplemental Submission

Honorable Commissioners,

The additional material is submitted as supplemental to justify the appeal of Case No. AA-2018-3776-PMLA-SL, ENV-2018-3778-CE ZA-2018-3779-ZAA, ADM-2018-3775-SLD.

For the record, prior to the December 1, 2021, WLAAPC hearing, the appellants asked multiple times (via email and phone calls) if there was an Appeal Recommendation Report for Department of City Planning (DCP) Case No. ZA-2018-3779-ZAA (Item #8 on WLAAPC Agenda for February 16, 2022, meeting). Just a few days before the hearing we were informed that Zoning Administrator (ZA) cases do not require a report and that DCP would provide a response to the appeal at the hearing.

In the Appeal Recommendation Report for Case No. AA-2018-3776-PMLA-SL, Planning Staff made two references to the reduced setbacks and how the appellants failed to challenge and provide evidence to the Deputy Advisory Agency decisions.

Staff Response No. 1-3 (page A-4)

"This appeal point does not challenge the findings made by the Deputy Advisory Agency in approving the current Map on September 23, 2021. The appellant claims the reduced setbacks approved by the Zoning Administrator would adversely affect and degrade both their property and adjacent properties. The concurrent Zoning Administrator decision (Case No. ZA-2018-3779-ZAA) approved the reduction of front, rear, and side yard setbacks."

DCP responded by citing the findings of the ZAA case and concluded: "As discussed, the project would be in conformance with all other applicable Los Angeles Municipal Code requirements."

Staff Response No. 2-10 (page A-9)

"This appeal point does not challenge the findings made by the Deputy Advisory Agency in approving the current Map on September 23, 2021. The appellant claims that the list of recent zoning actions within a 1,000-foot radius of the subject property, found in the Background section of the Zoning Administrator's Determination, were "improperly relied on" to grant the reduced setbacks. However, the purpose of including recent zoning action within a 1,000 foot radius of the subject site this information is to provide a list of recent determinations from similar cases in the vicinity of the project site for informational purposes only. The Zoning Administrator does not cite any of these zoning actions as justification for approving the reduced setbacks."

Appeal Recommendation Report concludes (page A-10)

"In consideration of the foregoing and upon in-depth review and analysis of the issues raised by the appellants for the proposed project, no substantial evidence exists of errors or abuse of discretion committed by the Deputy Advisory Agency regarding the appeal points raised."

The ZA case is concurrent with the AA case, the AA case lists the approved ZA setback reduction in the form of a matrix (page 6), there is no setback reductions findings or data in the AA case, and there is no Appeal Recommendation Report for the ZA case.

How are the appellants supposed to provide evidence of error or abuse when nowhere in the za case, does the DCP provide any information or data used to justify its decision for reduction of setbacks?

The lack of DCP's Appeal Recommendation Report on this ZA Case, and the lack of any evidence used to justify this ZA Case put the appellants in the impossible position to justify their opposition to setback reductions when DCP provided no data and/or examples to be challenged or to cross examine.

This supplemental submission will provide evidence of the three specific items that demonstrate the DCP's erroneous and capricious justifications that were used to grant the Zoning Administrator Adjustment setback reductions, and subsequent setback reduction listed in the AA case.

- 1) Misleading and incomplete disclosure from DCP's Senior Planner Jonathan Hershey RE: previous SLS case on this property
- 2) DCP's Senior Planner Hershey's erroneous and selective methodology in the assessment of the Penmar Area pattern of development
- 3) DCP's Senior Planner Hershey's erroneous argument of 'impractical' when assessing the irregular shape of the lot after dedication and LAMC yards requirements, and conclusion that without the setbacks reductions no practical home could be built.

1. Misleading and incomplete disclosure RE: 2014 SLS Case #AA-2014-581-PMLA-SL and Zoning Administrator Case # ZA-2014-583-ZAA (1740 Penmar Avenue)

At the December 1, 2021 WLAAPC meeting, Senior Planner Hershey stated that (minute 0:14:05) “... *there was a prior action associated with a Small-Lot-Subdivision on the site that was ultimately withdrawn. In fact, there was a Small-Lot-Subdivision action approved on appeal by this Commission. There was an associated Zoning Administrator action, that was, again associated with that Small-Lot-Subdivision, that was withdrawn, and so that’s noted, as part of the background, but was not part of the consideration.*”

Senior Planner Hershey's statement is incomplete, misleading, and selective because:

At this “prior action”, on November 19, 2014, the WLAAPC added specific conditions to the project before approving the Small-Lot-Subdivision (SLS). Amongst these conditions was the denial for setback reductions, as listed in the September 25, 2014, DCP Determination Letter for the Parcel Map Case AA-2014-581-PMLA-SL, page 4, Item 15.g.

DCP records show that the ZA action (Case No. ZA-2014-583-ZAA) was withdrawn at a July 2, 2014, hearing; that is 2.5 months prior to the issuance of the parcel map Determination Letter (AA case) and 4.5 months prior to the WLAAPC meeting of November 19, 2014.

Back in 2014, the appellant and the community voiced their concern about the project, the reduction in setbacks was a key component for the appeal. At the WLAAPC meeting, on November 19, 2014, the Commissioners, DCC staff, appellant, and the public, devoted a large part of the case discussion about the setback reductions.

If the application for reduction in setbacks had been withdrawn, and if the applicant did not seek setback reduction, why were setback reduction granted? And why did the WLAAPC added specific conditions about restoring the mandated LAMC setbacks at the hearing?

We have mentioned this before, but it should be noted that the WLAAPC meeting minutes for the November 19, 2014, do not properly reflect the Commission final recommendation on the case, the meeting minutes make no reference to the specific conditions imposed by the commission to the project.

The fact that the ZAA had been withdrawn was never mentioned in the 2 hours discussion at the WLAAPC hearing.

The Commissioner have access to the audio file of the WLAAPC meeting and can corroborate the veracity of the information, please refer to Item #3 in this link <https://planning.lacity.org/dcpapi/meetings/document/48590>

Although Senior Planner Hershey stated that the decisions about the prior case on this property was not part of DCP consideration in current case. It is critical to consider the fact that:

- In 2014, DCP granted adjustments in setback reduction, when the ZAA application had been withdrawn,
- In 2014 WLAAPC rejected any setback reductions and imposed the mandated LAMC setback.
- The meeting minutes for the WLAAPC of November 19, 2014, make no reference to the special condition imposed by the WLAAPC on this SLS Case.

2. Erroneous and selective methodology in the assessment of the Penmar area pattern of development

The appellants learned of the DCP methodology and reasoning used to justify the granting for the setback reductions for the first time at the WLAAPC hearing of December 1, 2021.

In response to Commissioner Marguelis inquiry about specificity on where the pattern of zero side yard existed in this specific part of the Penmar area, Senior Planner Hershey gave an overview of the method he used.

He stated (time 0:30:35): “*my observations come from the 2007 ortho photograph that appears in the zoning information map access system, we have the ability to go and ... lot line are overlaid on top of the photo, we can do measurements, broadly speaking, and so we can look at where a property is developed in relationship to the property lines*”. (For the record, there is no 2007 digital color-ortho on Zimas, the most recent ortho photo dates 2017).

During his comments, at the hearing, Senior Planner Hershey pointed out to areas and lots on the zoning information map access system (Zimas). He referred to some “*lots north of Appleton Way*”, “*a lot at south of Palms Blvd, where ‘court homes’ are aligned kind of linearly*”, a “*lot across the street from there with 3 individual houses*”, and a “*lot at the intersection of Palms and Penmar, on the west side of Penmar*”.

Perhaps, the Commissioners had access to Zimas during the hearing and could follow where Senior Planner Hershey was pointing to, but it was not part of the record and therefore not available to the public. Members of the public and the appellants did not have visual of the map and could follow his presentation or evaluate his claims.

After the meeting, the appellants researched Senior Planner Hershey's apparently selected properties. From his description we assume the properties listed below were the properties Senior Planner Hershey identified when asked for specific examples of "zero side yard".

- 1) 4 lots on Penmar between Appleton Way and the alley north of Appleton Way (1620, 1628, 1630 and 1632 Penmar Avenue)
- 2) 1208 Palms, 1900 and 1902 Penmar
- 3) 1144 Nowita Place/1935 Penmar Avenue
- 4) 1169 Palms Blvd/1801-1821 Penmar Avenue

- | | | | |
|--------------------|---------------------------------------|--|------------------------------------|
| 1) Penmar/Appleton | 2) 1208 Palms
1900 and 1902 Penmar | 3) 1140 and 1044 Nowita Place
1935 Penmar | 4) 1169 Palms/
1801-1821 Penmar |
|--------------------|---------------------------------------|--|------------------------------------|



Senior Planner Hershey stated that he relied exclusively on Zimas to assess existing setbacks for properties along Penmar Avenue.

Of the 7 lots identified:

- 1) The four north of Appleton Way are one-story building and were built prior to 1952. Their side setback ranges from ~3'-3" to ~10'-3".
- 2) The 1920s-1930s "court homes" south of Palms no longer exist, a 2017 SLS replaced them with 3 new buildings that met LAMC setback requirements at the time.
- 3) The property across the street from these 'court homes', at 1140 and 1144 Nowita Place/1935 Penmar, were built in 1919/1930. They are situated on two lots under one deed. The side yard, facing Penmar Avenue is 29-ft for the front units and 10'-6" for the back unit. The front setback on Nowita Place is 15'-6", and the rear setback abutting the adjoining lot is 17'-6".
- 4) The fourth and final lot identified is a recent SLS Bungalow Court that this Commission heard on November 17, 2021. The seven existing bungalows, built in 1937, are to remain and the second story additions meet the required current LAMC setbacks.

None of the properties identified by Senior Planner Hershey have a zero-side yard. The five bungalows at 1900 Penmar, south of Palms, no longer exist. Two of the other properties orientation is not Penmar Avenue, but Nowita Place and Palms Blvd. The buildings, on the only comparable lots on Penmar Avenue, north of Appleton Way, are one story buildings (one lot has a partial 2nd story on the rear of the lot) with an average building area of 1,113 sf.

It is common knowledge, at DCP and LADBS, that dimensions taken from Zimas are unreliable. In general, DCP and LADBS, require certified surveys as to provide the accurate dimension and building location on any lot. Due to the nature of the superimposing an ortho photo on a 2D map, Zimas measuring tools can only give a general idea, and cannot be relied upon for accurate dimensions.

DCP Senior Planner Hershey's pattern of development findings were based on unreliable and inaccurate information sourced from Zimas.

An attentive analysis would have been to research 1) the Case Number for the lots along Penmar Avenue; 2) research building records; and; 3) do a survey of the lots taken into consideration for the finding's justification; 4) and as supplemental, look at google map.

DCP did none of the above. Senior Planner Hershey relied upon the inaccurate Zimas, where a 5-year-old ortho-photo is superimposed on the zoning map.

He failed to recognize that there are five new buildings along Penmar Avenue, built after 2017. Three of these new buildings replaced the 'court homes' at 1900 Penmar, which he singled out at the hearing as an example for his findings justification. He failed to acknowledge that another lot he cited (1169 Palms Blvd), is a bungalow court with seven homes, which DCP recently approved for SLS. He also failed to recognize that the three homes on the double lot at 1140/1144 Nowita Place, date from 1919 and 1930.

Of the four similar lots fronting Penmar Avenue (1620, 1628, 1630 and 1632 Penmar), he ignored these properties buildings' area, height, and front yard, in an attempt to create a comparable pattern of development. The only information that he deemed relevant are the current size of the side yards.

DCP lack of proper analysis is both erroneous and an abuse of discretion. Not only does the 2018 SLS ordinance purposefully mandate larger yards, the LAMC for RD3 also requires the same front and rear side yards. Building to meet the minimum yard requirements is not mandatory, many properties along Penmar have been developed by leaving larger yards than the minimum mandated. We do not have zoning archival information going back to the 1920 or 1950, but we can assume these developments met the code requirement at the time they were built as their yard dimensions are all consistent with each other.

There are 25 properties on the East side of Penmar Avenue, between Lake Avenue and Vienna Way, their Penmar facing width varies from 40 to 93 feet, with the current code for RD3 lot the minimum side yard is between 5 and 9.3 feet. Of the 25 properties, only eight lots, if developed, will be required to have a minimum side yard of 5-foot.

Although maybe irrelevant, it is worth noting that there are no other 3-story building fronting Penmar Ave. that have a 68-foot-wide façade facing Penmar as proposed by this project. Additionally, the only other 3-story development on Penmar Avenue (1208 Palms, 1900 and 1902 Penmar) are detached homes with a 7-foot gap, these three buildings were also a result of a SLS.

The appellants and the community would not contest DCP logic of the re-orientation of Parcel A, if DCP would require Parcel A to meet the functional front and rear yards minimum setback of 15-foot. Requiring Parcel A to meet the 15-foot front yard along Penmar Avenue would follow the pattern of development along Penmar, as only 6 of the 25 lots, between Lake and Vienna Way have Penmar Ave. as their property's side.

3. Capricious conclusion of 'impractical'

ZA Case DCP Determination Letter, pages 14 and 16 read of : *"... The proposed setbacks allow for this is a manner that is consistent with the intent of the regulations of the zone code and pattern of development within the community. The unusual street-widening dedications required by of the property resulting in irregular shaped lots, and the orientation of Parcel A in relation to the setback requirement of the small lot subdivision make strict adherence to the zoning regulation impractical, but nonetheless, the proposed setbacks conform with the intent of those regulations."*

We have already challenged the definition of impractical as utilized in the DCP mandated findings 1 and 2, yet DCP failed to clarify at the past WLAAPC Hearing why an irregular shaped lot, its orientation and the LAMC setback requirements make a project impractical.

As suggested by WLAAPC president Mr. Newhouse at the December 1, 2021, WLAAPC Hearing, the appellants met with the applicant's representative. On January 14, 2022, Mr. Russo, on behalf of the applicant, clearly stated that the only compromise they were offering was the shifting of the building on the site as presented to the WLAAPC Hearing. When asked about the possibility to re-design to accommodate larger yards, Mr. Russo was categorical in his client intention that the building design would not change. We pointed out the 'unused' spaces on Parcel A lot, and his response was that this is his client's chosen design and that the building design will not be modified. It was clear from his statement, that economy of space or efficient design was not the applicant's priority when designing the two homes for this SLS.

Mr. Russo stated that his team asked for reduction in setbacks because *"we can"*, he did not mention any constraints that implied a building with strict adherence to the zoning regulation was impractical or impossible. When presented with the comparison of lots in the Venice Canals, where the buildable width is 24-feet, Mr. Russo reiterated that the project's design is what the applicant wants, and it requires setback reductions. The design of the two homes has been predicated on the premise that DCP would grant the applicant the setback reductions requested in the ZA case. At a prior meeting, Mr. Russo told the appellants that no changes to the buildings were possible as the engineering of the buildings was already completed, as if the setbacks reductions were a done deal.

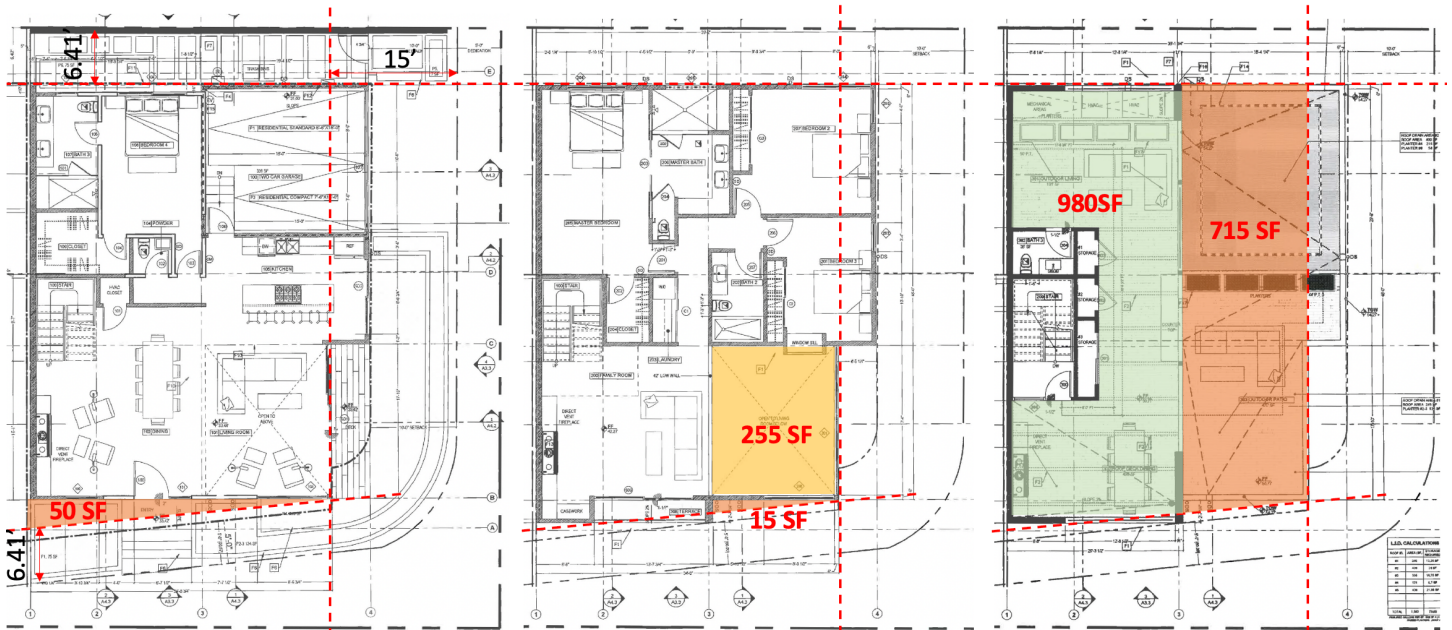
The 2018 SLS Amendment listed specific Small Lot Design Standards, and there are requirements for façade articulation, varied roofline, and roof decks. None of these requirements preclude a practical project at this location.

We analyzed the plan submitted as Exhibit A. The image below shows the floor plans for the building on Parcel A and Parcel B.

Notes with a dashed red line are the mandated minimum yards required of 15-foot rear yard on the north side of the Parcel A (left) and 6.41-foot side yard on both the west and east side of the lot, and 15-foot front yard on the south side of the Parcel B (right).



The geometry and the positioning of the building on Parcel A, leave a large part of the lot open. With the mandated setbacks, the total open area not utilized over 3 levels is 1,660 sf. Furthermore, the design proposes a 185 sf, interior 2-story open space and a 655 sf master suite.



Unlike Parcel A, the building on Parcel B is aligned with the east side yard and leaves minimal buildable area of the lot unused. It features a 255 sf, 2-story open space, and the 3rd level of Building B is the roof deck area, where 715 sf are open to the sky while 980 sf are covered.

Overall, the design choices for both building do not focus on efficiency but rather on features. DCP cannot use the irregular lot shape and adherence to the LAMC zoning regulation as obstacles to the design of homes, where there is such a large amount of space unused or inefficiently used. The only impractical constrain in this case is the building design itself not the lot shape or the LAMC setbacks.

A. CONCLUSION

THEREFORE, per the above listed reasons, we believe that the DCP's granting of the setbacks reductions is erroneous and an abuse of discretionary power, it has no merit and is not corroborated by evidence.

Senior Planner Hershey abused his discretion when he:

- 1) Used the width of the dedication along Preston Way as reasoning to grant a reduced front yard setback on Preston Way,
- 2) Granted a reduced side setback along the entirety of the property along Penmar Ave (eastern side) to mitigate the non-conformance of one corner of the garage on Parcel A,
- 3) Re-oriented Parcel A (internal lot) and changed the property rear yard to a side yard to justify the rear yard setback reduction.
- 4) He failed to provide any evidence to support his claim that lot shape and mandated LAMC setback would make the property "impractical" to develop.

The DCP and the Department of LADBS set the standards for pattern of development in every neighborhood, including East Venice. The DCP revises the zoning code and introduces new ordinances to regulate developments, such adjustments to the LAMC are carefully analyzed, presented to the public for comments in both survey form and public hearings, vetted by the City Attorney, voted by City Council, and finally adopted by the City Mayor. It is long process, not a hasty move.

We ask that this Commission respect the work and time put into the SLS Amendment Ordinance. We also ask that you be consistent with WLAAPC's prior decisions regarding other SLS cases in East Venice where setbacks reductions were always denied.

Please follow the DCP amended SLS Ordinance recommendation: **enforce the required setbacks** as they *"introduce more open spaces throughout the projects especially along the perimeter of the subdivision that abuts the street or neighboring lots..."* "...**to ensure small lot projects will be more sensitive and compatible with the existing neighborhood context and zoning.**"

Please make this SLS a better project, mandate the required minimum setbacks and ameliorate this Small Lot Project.

Sincerely,

Paola Pini

For Reference:
Penmar Avenue Property Data – Pattern of development as of February 2022

Penmar Avenue Property Data

Lot ID	Address	LOT INFO				Building INFO							Notes	
		Lot Area	Lot Fronting	Lot Width	Lot Depth	Year Built	SF	Height (stories)	Front Yard	Side Yard	Side Yard	Rear Yard		
EAST Side of Pemar Avenue														
Lake Avenue														
1	1200 Lake	10296.9	Penmar	93	110	1955	1,832	2 13' - 1"	7' - 4"	internal			1 Single Lot with 4 homes 2 fronting Palms and 2 in the back	
2	1506 Penmar		Penmar			1951	730	1 13' - 1"	internal	9' - 7"				
	1512 Penmar	5,500.30	Penmar	50	110	1945	892	1 13' - 3"	5' - 8"	11' - 0"				
3	1520 Penmar	5,500.30	Penmar	50	110	2018	4,367	2 15' - 0"	5' - 0"	5' - 0"	33 - 0"			
4	1526 Penmar	5,500.30	Penmar	50	110	1945	640	1 12' - 9"	4' - 3"	24' - 9"				
5	1532 Penmar	5,500.30	Penmar	50	110	1945	1,518	1 12' - 11"	4' - 8"	14' - 0"				
6	1538 Penmar	5,387.90	Penmar	50	110	1944	892	1 13' - 4"	4' - 8"	14' - 0"				
Morningside Way														
7	1202 Morningside Way	6,593	Morningside	73.45	89.9	1951	1,426	1 17' - 8" MS	10' - 6" (P)	27' - 0"		19' - 10"	Subject Property	
8	1610 Penmar	6,102.30	Penmar	83.78	72.37	1951	1,834	1 9' - 10" (P)	5' - 6"	12' - 9"				
Alley														
9	1620 Penmar	2,904.20	Penmar	40.00	72.28	1952	1,044	1 15' - 11" (P)	3' - 3"	3' - 0"				
10	1628 Penmar	2,893.50	Penmar	40	72.28	1949	940	1 15' - 9"	3' - 6"	3' - 10"				
11	1630 Penmar	2,883	Penmar	40	72.28	1949	742	1 15' - 0"	3' - 4"	4' - 10"				
12	1632 Penmar	3,839.70	Penmar	53.5	71.21	1946	1,725	1 + 2 Rear 15' - 9"	4' - 6"	10' - 3"				
Appelton Way														
13	1704 Penmar	4,268.30	Penmar	60	70.96	1948	1,430	1 12' - 10"	23' - 0"	4' - 0"				
14	1712 Penmar	4,233.70	Penmar	60	70.96	1949	2,161	1 12' - 10"	6' - 6"	14' 3"				
15	1720 Penmar	3,765.50	Penmar	53.5	69.88	1956	1,301	1 25' - 3"	6' - 0"	4' - 8"				
Alley														
16	1726 Penmar	5,134.90	Penmar	73.5	69.79	1947	1,471	1 16' - 0"	5' - 0"	5' - 3"				
17	1740 Penmar	6931	Preston Way	68.71	100	1947	1,504	1 17' - 8"	14' - 2"	6' - 9"	34' - 0"			
Preston Way														
18	1210 Preston Way	6050.7	Penmar	46	131.23	2018 / 2020	3,718	2 15' - 0"	6' - 0"	6' - 0"	48' - 8' / 5' (ADU)	770 sf ADU in the Back		
19	1806 Penmar	5512.6	Penmar	42	131.23	1926	1,492	1 17' - 6"	3' - 10"	12' - 0"				
20	1810 Penmar	5501	Penmar	42	131.23	1924	945	1 18' - 3"	4' - 8"	11' - 3"				
21	1814 Penmar	2964	Penmar	43.5	130.15	2012	2,983	2 22' - 6"	5' - 4"	5' - 4"	26' - 0"			
Alley														
22	1201 Palms / 1832 Penmar	11657.9	Palms	66.22	173.5	1907/1999	964 / 2,318	1 + 2 Rear 26' - 3"	9' - 6" / 27' - 3" (P)	31' - 0" / 5' - 6"	18' - 0"			
Palms Blvd														
23	1208 Palms	2,833.90	Palms (SLS)	54.6	52.71	2020	3,474	3 12' - 0" (Palms)	5' - 0"	5' - 0"	4' - 0"	2016 SLS (Lot 1 of 3) 2016 SLS (Lot 1 of 3) 2016 SLS (Lot 1 of 3) Rear Yard = 15' from Alley CL		
24	1900 Penmar	2,862.7	Palms (SLS)	52.66	54.6	2020	3,292	3 4' - 0"	7' - 0"	5' - 0"	4' - 0"			
25	1902Penmar	2845	Palms (SLS)	52.65	53.94	2020	3,153	3 5' - 0"	7' - 0"	5' - 0"	5' - 0"			
Alley														
26	1920-1922-1926-1930 Penmar	9039.3	Penmar	52.8	165.5	1825	5,927	1 + 2 Rear 10' - 0" (P)	7' - 10"	7' - 4"				
Vienna Way														
WEST Side of Pemar Avenue														
Lake Avenue														
Lincoln Place		795 units in 52 buildings				1951							2020 SLS Bungalow Court	
Alley														
27	1169 Palms / 1801-1821 Penmar	11106.9	Palms	31.31	143.79	1937 / 2020	3,864	2 4' - 7"	3' - 2"	3' - 8"	1' - 9.5"			
Palms Blvd														
28	1160 Palms	7499.8	Palms	64.66	151.41	1947 / 2005	1,142 / 997	1 + 2 Rear 19' - 10" (Palms)	14' - 0" / 5' - 10"	24' - 0"				
Alley														
29	1915- 1917 - 1919 Penmar / 1153 Nowita	8443.5	Nowita	40.06	119.42	1923	2,410	1 31' - 0"	6' - 6"	3' - 0"		5 Units		
Nowita Place														
30	1140-1144 Nowita Pl./1935 Penmar Ave	12403.8	Nowita	134.46	119.42	1919 / 1930	4,015	1 15' - 6"	29' - 0" / 10' - 0" (P)	5' - 0"	17' - 6"	3 Units		
31	2001 Penmar	10037.8	Penmar	89.18	149.85	1962	7,469	2 17' - 3"	3' - 0"	6' - 0"	17' - 3"			



Planning APC West LA <apcwestla@lacity.org>

Re: 1740 Penmar Appeal Hearing: 2/16/2022

Tony Russo <tony@crestrealestate.com>
To: Kevin Fulton <kevin.fulton@lacity.org>
Cc: Planning APC West LA <apcwestla@lacity.org>

Thu, Feb 10, 2022 at 12:30 PM

Hello Kevin and West LA APC,

I regret to inform that the applicant and project team is requesting a continuance to a time uncertain to allow more time to review the design and see if there are other options for the site/project in an effort to evaluate options

We will notify the neighbors/appellants of this as well

Therefore, we will not be submitting any updated Powerpoint tomorrow and will be requesting a continuance at the APC meeting. Please confirm if we still need to show up.

Thank you for your time as always.

Thanks,

Tony Russo | *Senior Planner*



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"Trusted through our Knowledge, Hard Work & Dedication"

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DAY OF HEARING SUBMISSIONS