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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

WLASNC Board FY 2021-2022

Jamie Keeton - Chair/ Organizational Rep.
Ron Migdal - Vice Chair/ At Large Rep.
Jay Handal - Treasurer/ Business Rep.
Jay Ross- Secretary/ Organizational Rep.

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1645 Corinth Ave.
Los Angeles Calif. 90025
(310) 235-2070

Chair - Jamie Keeton
Jamie@WestLASawtelle.org

Website:
www.WestLASawtelle.org

Planning Dept.

**Re: Resolution - Opposition to Zoning Adjustment for roof encroachment
ZA-2021-10614-CE.**

To the City,

At the Feb. 23, 2022, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 4-3-2, to oppose the Zoning Adjust request for roof encroachment into the 45-degree plane (front and both sides), and authorize the Chair to submit Community Impact Statements in the future.

Facts and background:

1. The code was revised in 2017 to require setbacks (encroachment planes) on upper levels to accommodate pitched roofs at a taller height.
2. The house is under construction with a flat roof, per a permit issued by DBS in 2020. But construction was halted when an inspector noted that the front and both sides of the roof design violated the encroachment planes (roof is flat).
3. Zone is R1-1, which allows 28-ft. height for flat roof, and 33-ft. height for pitched roof.
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Findings and justifications:

1. The designer, developer, Planning Dept. and DBS should have been aware of the new code and implemented it correctly.
2. Only the north neighbor (owner and tenant) submitted support letters for the request. The south neighbor did not.

Ex parte communications: J.Ross - Holly Grzywacz , HG Consulting, representative, about scheduling.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Gaby Markley, Council District #11

Hello Naomi, David, Mary, and Andy:

My name is Holly Grzywacz and I am a development consultant for Bobby, your mother's future neighbor and the owner and builder of the family home at 1624 S Amherst. I want to start by apologizing for the miscommunications and the fact that you were likely caught blindsided by the NC Meeting late last month. Typically I would reach out to neighborhood stake holders myself for projects that I work on but I asked Bobby to talk to the immediate neighbors as I knew he had had interactions with everyone throughout construction. I want to clarify that we were not aware of your family dynamic and Bobby did not speak directly to your mother in seeking project support. He wishes to be a good neighbor and as such he had had previous interactions with your brother Andy and spoke with him in asking for support. He was then given the letter of support signed by your mother, Mary Kimura with the assumption that all decision-making family members had approved. It was not until Jay Ross from the Neighborhood Council, asked that the letters be amended with the reasoning for support and Bobby went back to Andy, that Andy mentioned that his brother and sister had concerns and did not approve of the support letter. There was no way for Bobby to understand the family dynamic and he asked to be put in touch with you but at that point the hearing was upon us and he only briefly spoke to David prior to the NC Board meeting.

Zoom meetings are difficult and I was not permitted to speak and explain any of the zoning considerations or clarify any of their concerns. Because of that I am asking they reconsider their position and I hope that we will have your support as well both for both the NC Board this month and for the upcoming ZA hearing that was just scheduled for April 12th.

I understand that you have concerns and questions and I am happy to set up a call or meeting, whatever is convenient for you both to discuss further. But I also want to take this opportunity to provide you with more information that I was not permitted to address during the NC Board meeting that you both attended. First and foremost I want to reiterate that Bobby is here to be a good neighbor and has expressed he wants to work with you to mitigate any concerns that remain. He is

in a very unfortunate position as an inexperienced homeowner trying to build his family their dream home and I am hopeful we can work together.

I also am hopeful you will see the positives that this home brings to your mother's property in enhancing the neighborhood with beautiful new construction that is certain to have a positive impact on everyone's property values.

From a zoning perspective, strict compliance with this ordinance will not achieve a better outcome for anyone. The ordinance would allow for a taller more intrusive building and in this case really only limits the aesthetic design of the flat roof. A two-story building is permitted and allowed and the ordinance, in question, which is addressed in Code Section SEC. 12.08. C. 5 - Massing Encroachment Plane states that the intent of these zones is "to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations in single-family neighborhoods having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity."

Both Bobby and your mother's property are disadvantaged with substandard lot widths, the code section assumes that lots are 50' in width and the lot here is only 42'. Bobby thought his home was compliant and was designed and built to respect all of the zoning setbacks but the architect missed the code section related to the fairly new encroachment plane, which frankly is confusing. If the lot were 50' wide as is assumed in this zoning, the encroachment plane would not be an issue. While Bobby had no intention of seeking an exception to the zoning compliance, unfortunately due to mistakes made by his architect and then throughout the city plan check and inspection process, we are now in this position.

After first exercising all due diligence by obtaining city plan check approval (which took the better part of 2020), review by plan check supervisors throughout the process, a pre-construction meeting and review of plans with the building inspector and many subsequent building inspections without anyone noting this code exception, Bobby spent many months trying to resolve the issue with his architect and City. At that point, Bobby reached out for help and I was able to ascertain through many weeks and conversations with senior planners I was

advised that this was a minor issue and could be resolved with a zoning administrator adjustment rather than a complete redesign, new permitting, partial demolition, and again constructing the framing. This is the only reason we proceeded with this process. I do not think that a home designed to be compliant is better in any way for you as neighbors. Below is an example of a home under construction and presumably compliant with the encroachment plane, likely being built by a developer to maximize the scale of the home without regard for good design unlike Bobby's home.





Additionally, complying with the encroachment plane, which would cause a complete design, partial demolition, tremendous cost and delays that will impact not only Bobby but also your mother and the other neighbors who will be forced to endure construction for longer than necessary and all for changes that will not have any meaningful impact on reducing the scale and mass of the overall building.

Code permits 33' maximum height for a pitched roof and for a flat roof (less than 25% slope) code permits a structure height of 28'. The approved permit plans are for 26' 6" height but I would also like to point out that the built structure is in fact

built to just 24.7'. We have looked at a multitude of options to make the home compliant from moving in the second floor walls to modifying the parapet to be angled, to a pitched roof but in all options the result is a less attractive home or a taller structure, none of which is what Bobby wants and none of which benefit you as neighbors. One idea I had was that we look at adding a trellis to Bobby's home on the side of your mothers property to add a green wall element that will be visually beautiful to look at, but that is just one idea and Bobby is happy to consider other ideas that you may prefer or that might better mitigate whatever your concerns are.

We do want to work with you and I hope you will see that Bobby is trying to do the right thing and build a beautiful home to add to the neighborhood that he plans to live in with his family.

Also, I know this can all be confusing and I want you to feel comfortable with not only what we are asking but also in understanding the code. I understand one of your neighbors across the street is an architect, who is familiar with code compliance and this project and we could put you in touch with him if you wanted an outside party to discuss further.

Is there a time that would work for you both to continue this conversation? Alternatively, you are welcome to call me any time on my cell phone 805-587-5232.

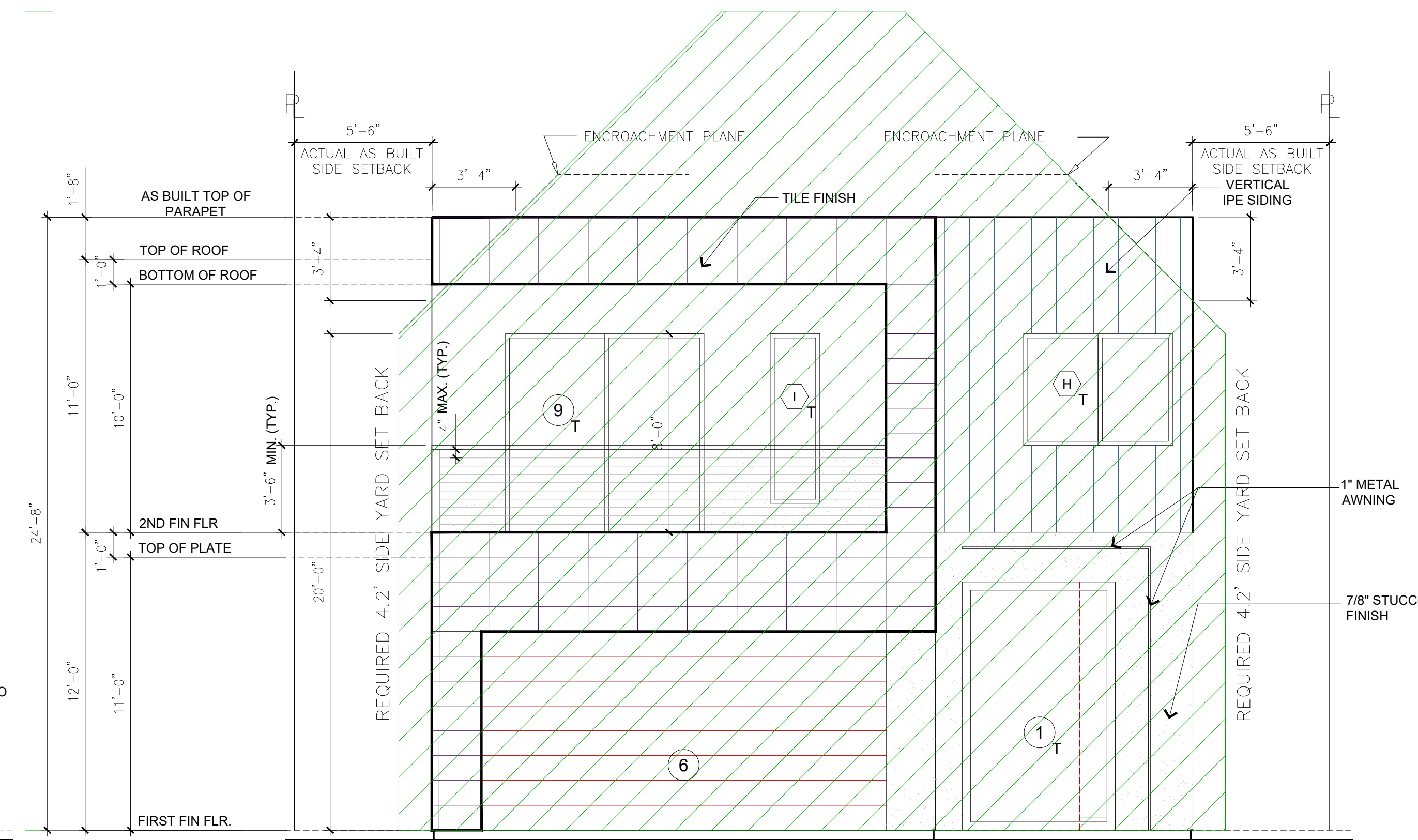
Respectfully,

Holly Grzywacz

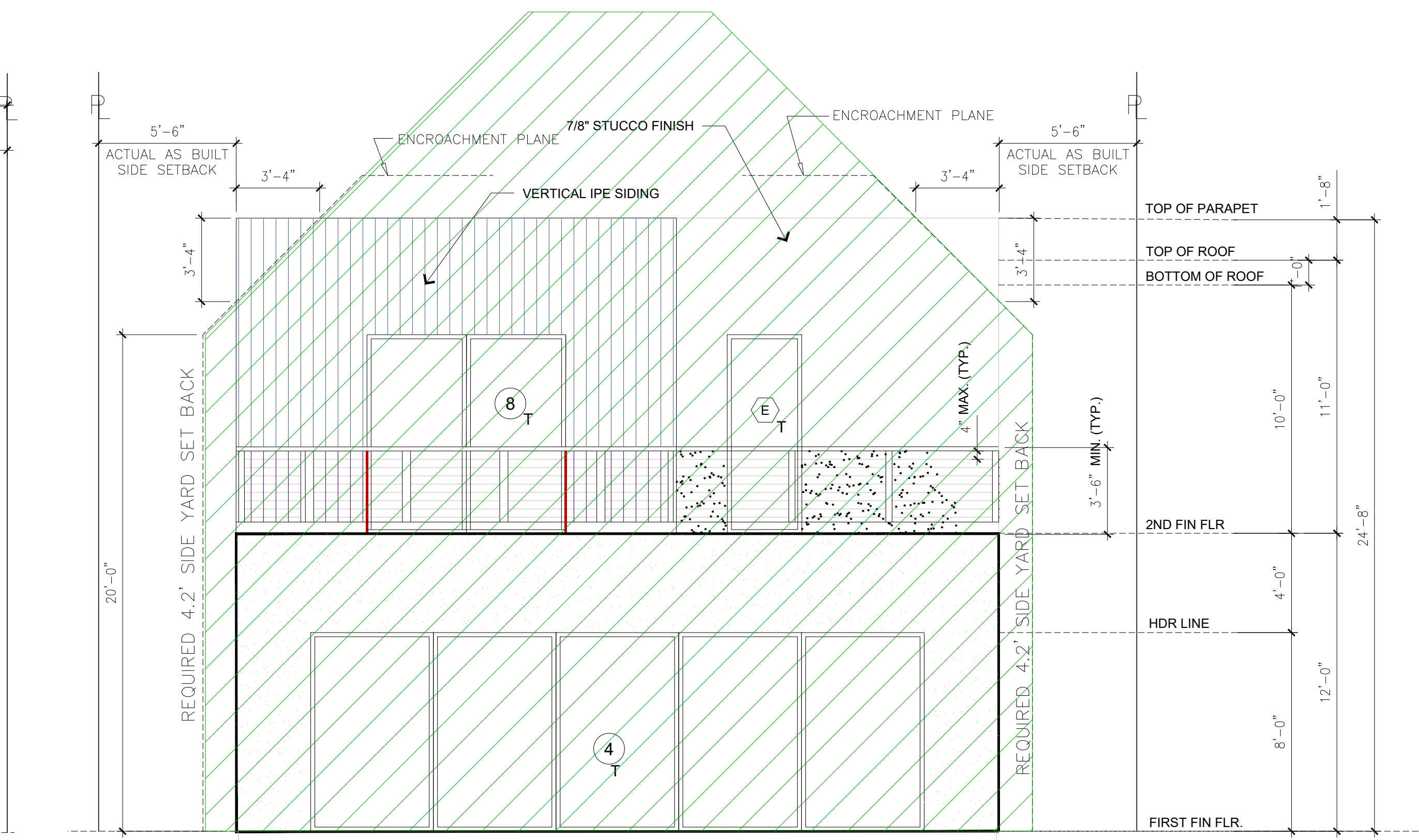
NOTES:

1624 S AMHERST AVE, LOS ANGELES CALIFORNIA 90025

SCALE : $1/4" = 1'-0"$



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SCALE : $1/4" = 1'-0"$

SCALE : $1/4" = 1' - 0"$

- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS AND BASEMENTS. SHOW DETAILS ON PLANS. MINIMUM 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 57 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. R302.7
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. R303.7 & R303.8
- PROVIDE 42 INCH HIGH GUARDS WITH MAXIMUM 4 INCH CLEAR SPACING BETWEEN RAIL S. R312.1.2, R312.1.3.

SHEET DATE
APRIL 20, 2019

SHEET TITLE

PROPOSED
BUILDING
ELEVATIONS

SHEET NO.

A3.0

1. ALL DIMENSIONS ARE FROM FINISH TO FINISH.

These drawings and specifications are the property and copyright of the Designers and shall not be used for any other work except by written agreement with the Designer.

NOTES :

NOTES

PROPOSED 2 STORY
SINGLE FAMILY RESIDENCE
1624 S AMHERST AVE, LOS ANGELES CALIFORNIA 90025

	REV. 11-17-20
	REV. 11-30-20

	REV. 11-17-20
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	REV. 11-30-20
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Drawn by: Proj.No. **1624 AMH**

SHEET DATE
APRIL 20, 2019

1	SHEET TITLE
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PROPOSED BUILDING ELEVATIONS

SHEET NO.

A3.0



- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS AND BASEMENTS. SHOW DETAILS ON PLANS. MINIMUM -24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL.

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NOTE:

1. ALL DIMENSIONS ARE FROM FINISH TO FINISH.

DAY OF HEARING SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

ZA-2021-10613-ZAA-1A: Public comment (1624 Amherst)

1 message

Jay Ross <jayr@westlasawtelle.org>
To: Planning APC West LA <apcwestla@lacity.org>

Mon, Jun 13, 2022 at 1:27 PM

To WLA APC:
Please see attached public comment from West LA Sawtelle NC.

Planning Dept.

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Disclosures and conflicts of interest: None disclosed by any committee members.

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/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Gaby Markley, Council District #11

**Resolution WLASNC Amherst1624 2.2022.pdf**

155K

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