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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.

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

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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



San Pascual Arroyo Seco Wildlife Preservation

Historicgarvanza.com@gmail.com

October 6, 2022

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

Dear East Los Angeles Planning Commission:

We are a Neighborhood group whose members live in the San Pascual Neighborhood, Garvanza, Arroyo View Estates and other neighborhoods of Highland Park. In addition to advocating for wildlife, our group works to improve our Highland Park neighborhoods.

We are writing this letter to support the Appeal of the Neighbors of North Avenue 57. We have been watching this development for several years beginning when it was in the news that residents on North Avenue 57 had to be evacuated twice. Later, we heard the residents speak about the current project at the Historic Highland Park Neighborhood Council meetings. We are very concerned for the safety and well-being of our neighbors on North Avenue 57. We hope you will give their appeal careful consideration.

We are concerned with the safety and well-being of the residents who live near the proposed project. North Avenue 57 is a very curvy narrow road with little parking:

Project Site in Very High Fire Hazard Severity Zone:

The project site is located on a steep hill. During the building of the adjacent project at 1484 N Avenue 57, residents had to be evacuated when a cement

truck was dangling off the hillside and again when a contractor was retrieving a porty potty. The current project will use the same access way to build the house, swimming pool and ADU. The Zoning Administrator listed a number of conditions, but the previous Zoning Administrator on a previous project also listed conditions, yet these were ignored and problems persisted.

The project should not have been approved because it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), LAMC's Continuous Paved Roadway Requirement ("CPR Requirement"). The applicant did not apply for relief from this in his application. The Zoning Administrator cannot grant that which has not been asked for.

This area is a Very High Fire Hazard Severity Zone. We are concerned that the substandard less than 20 foot street will not allow for evacuations if there is ever a wild fire in the steep hillside area. We know that climate change will result in more frequent wildfires. When there was less density on this hillside, evacuations were less of a problem. The addition of more homes means that vehicles are more often blocking the roadway so that firetrucks have difficulty accessing the area and residents have difficulty leaving. This is why the state has required ten-foot roadways in each direction. Additionally, first responders will have difficulty arriving to provide life-saving care to residents who live here. The Zoning Administrator's have already allowed the secondary street Highgate not to be 20 feet as required by LAMC Section 12.21C.10(i)(2), to have the primary street also not be the continuously required 20 feet puts these residents at risk.

We are concerned that the building or structure will be materially detrimental or injurious to the adjacent property or improvements and in this instance that the construction of a new single-family dwelling on a lot zoned for residential use will be materially detrimental or injurious to adjacent properties or improvements.

We are concerned that the conditions issued for this project will be ignored by the developer as the conditions issued for the adjacent project for this same developer were largely disregarded. Why will this project be any different? Please see below, how this same developer ignored the previous Zoning Administrator's conditions on the adjacent project site at 1484 N Avenue 57.

For the foregoing reasons, we urge you to grant the appeal of the Neighbors of North Avenue 57.

San Pascual Arroyo Seco Wildlife Preservation

Cc: councilmember.kevindoleon@lacity.org
emma.howard@lacity.org

Conditions not followed at 1484 N Avenue 57 Construction by same applicant

Condition 11. All debris, trash and waste generated by the construction, including but not limited to building material remnants, removed weeds or dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, trash receptacle on the property. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.



Condition 19. Storage of Materials. During all phases of construction, all materials related to the construction of the proposed project shall be stored on-site and **not within the public right-of-way** during hauling and construction operations, except for that portion of the public right-of-way which has been issued a revocable permit for use as an access driveway for the project.



Condition 2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

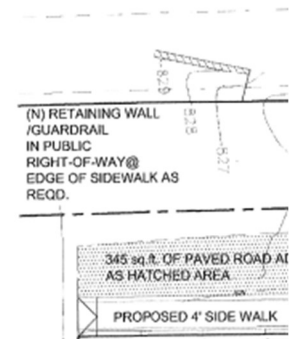
From Findings Section:

The representative explained that the project will be widening Avenue 57 to a 20-foot width, **including a four-foot wide sidewalk**, at the property's street frontage (62 feet).

At the 1484 N Av 57, ZA hearing, the applicant provided the following comments: The improvement will allow a 20 feet street with a 4 foot sidewalk.

Finding: The applicant is providing a four-foot sidewalk, which will improve pedestrian safety on that portion of the street.

PLOT PLAN SCALE



Above Photo taken in 2022 of Sidewalk.

Below Photo taken in 2022 of Sidewalk used to store trash receptacles. Vehicle parked in less than 20 foot roadway. (Note: Vehicle is parked in a no parking zone.



Finding #5,
The
vehicular
traffic
associated
with the
dwelling
itself will not
create any
additional
adverse
impact on
street access
or circulation
in the
surrounding

neighborhood as the use is that of a single-family dwelling.

Finding #7 The construction of the proposed single-family dwelling will not have a materially adverse safety impact on the surrounding neighborhood because the applicant is dedicating and improving the street frontage on Avenue 57 to the required width.

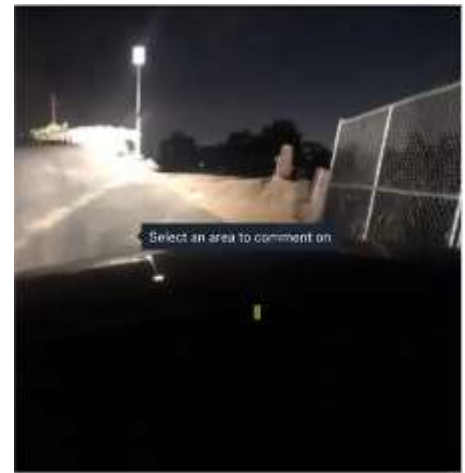


Finding #2
...the
proposed
project will
be
compatible
with and will
not adversely
affect or
further
degrade
adjacent

properties, the surrounding neighborhood, or the public health, welfare, and safety.

On two occasions 13 residents had to be evacuated.

At right, construction site left open at night.





Planning APC East LA <apceastla@lacity.org>

case number ZA2020-1180-ZAD-ZAA-1A and environmental case number ENV-2020-1181-CE1 message

BOB RIGDON <bobrigdon@sbcglobal.net>

Sun, Oct 9, 2022 at 11:57 AM

To: "apceastla@lacity.org" <apceastla@lacity.org>, "Adrineh.melkonian@lacity.org" <Adrineh.melkonian@lacity.org>, "emma.howard@lacity.org" <emma.howard@lacity.org>, "councilmember.kevindeleon@lacity.org" <councilmember.kevindeleon@lacity.org>

As a long-time resident of North Avenue 57 (47 years), I am of course concerned about the building policies in our neighborhood.

The prolonged constructions sites (three so far with several more planned) have caused many problems: roads have often been blocked or obstructed, noise has been unabated, debris has been strewn haphazardly, and so on.

Then, when the current construction has been completed, we are left with the overbuilding of a too narrow street with insufficient parking.

I cannot help but worry about a potential fire or other emergency that would preclude safe containment or evacuation.

I respectfully ask that any potential future construction be permitted only after these problems and concerns have been fully addressed.

Bob Rigdon
1475 N Ave 57
L.A. 90042



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

David Corey <davecorey@me.com>

Sat, Oct 8, 2022 at 4:16 PM

To: adrineh.melkonian@lacity.org, apceastla@lacity.orgCc: councilmember.kevindeleon@lacity.org, emma.howard@lacity.org

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered.

This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Dave Corey
323.687.6969
davecorey@me.com
www.davecorey.me



Planning APC East LA <apceastla@lacity.org>

1480 North Avenue 57, Los Angeles

Pat Sakamoto <pattysakamoto@gmail.com>

Mon, Oct 10, 2022 at 6:59 AM

To: apceastla@lacity.org, adrineh.melkonian@lacity.org, emma.howard@lacity.org, councilmember.kevindeleon@lacity.org

Cc: ggnaner68@gmail.com, Marcia Gurrola <mgurrola323@gmail.com>

Case Number: ZA-2020-1180-ZAD-ZAA-1A
Environmental Case Number: ENV-2020-1181-CE

To Whom It May Concern,

Appeal hearing regarding property located at [1480 N. Avenue 57](#).

During the past construction by developer, Don Caverhill AKA Rampant Resources LLC. Rampant Resources LLC.

There was total disregard for the following:

- Concern that the developer will not be required to widen the road to meet the Minimum Roadway Width' of 20 feet. (required by law)
- Disregard for the neighborhood's safety - Issues that arose during the construction of [1484 N. Avenue 57](#)
- Piecemeal development - building one home at a time does not allow for cohesive planning.
- Sidewalks (some of the new buildings required them and others did not). We feel there should be continuity.

Sincerely,

Dennis Kuromi
Patricia Sakamoto
[1351 North Avenue 57](#)Marcia Gurrola
[1355 North Avenue 57](#)

On Thu, Oct 6, 2022 at 3:22 PM Pat Sakamoto <pattysakamoto@gmail.com> wrote:

To Whom It May Concern,

Appeal hearing regarding property located at [1480 N. Avenue 57](#).

During the past construction by developer, Don Caverhill AKA Rampant Resources LLC. Rampant Resources LLC.

There was total disregard for the following:

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- Piecemeal development - building one home at a time does not allow for cohesive planning.
- Sidewalks (some of the new buildings required them and others did not). We feel there should be continuity.

Sincerely,

Dennis Kuromi
Patricia Sakamoto
[1351 North Avenue 57](#)

Marcia Gurrola
[1355 North Avenue 57](#)



Planning APC East LA <apceastla@lacity.org>

Case #ZA-2020-1180-ZAD-ZAA-1A

1 message

Gail Kibbe <whitespacereduction1@yahoo.com>

Mon, Oct 10, 2022 at 2:03 PM

To: apceastla@lacity.org

Cc: Adrineh.melkonian@lacity.org, emma.howard@lacity.org, councilmember.kevindeleon@lacity.org

Dear LACITY:

Critical concerns regarding Environmental Case Number: ENV-2020-1181-CE

Regarding the upcoming constructions on Avenue 57, I have great concerns for the need in widening this street as a must before these projects begin. Residents and people coming into this neighborhood use this winding, narrow street daily for transversing York Blvd. to Figueroa, and at present, this street, as is, is really a one-car lane.

Another critical need for widening the street is during the COVID years, many of us started using home deliveries, and that trend and convenience has continued. This has caused delivery trucks to park in the middle of our streets, making it difficult to pass. This creates pile-ups and congestion while waiting for drivers finish their deliveries.

There are also No Parking Fire restrictions on this street that don't allow for homes that don't have adequate garage spaces to park on this street.

Please take these problems in your consideration before going forward with project.

Thanks,
Evelyn Kibbe
1510 Highgate Avenue

Sent from my iPad



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

Juliana Nocker Ferry <threebeans@sbcglobal.net>

Sat, Oct 8, 2022 at 12:22 PM

To: adrineh.melkonian@lacity.org, apceastla@lacity.orgCc: councilmember.kevindeleon@lacity.org, emma.howard@lacity.org

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered.

This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Thank you,
Juliana Nocker
6007 La Prada St., Los Angeles, CA 90042
Threebeans@sbcglobal.net

Sent from my iPhone



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

Luis Trujillo <luis.dela.trujillo@gmail.com>

Sun, Oct 9, 2022 at 11:28 AM

To: adrineh.melkonian@lacity.org, apceastla@lacity.org

Cc: councilmember.kevindeleon@lacity.org, emma.howard@lacity.org

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

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This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Best,
Luis Trujillo
2342 Cabot st
Los Angeles, Ca 90031
Luis.dela.Trujillo@gmail.com



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

Rachel Ridgway <georellen@gmail.com>

Mon, Oct 10, 2022 at 10:34 AM

To: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>, "apceastla@lacity.org" <apceastla@lacity.org>

Cc: "councilmember.kevindeleon@lacity.org" <councilmember.kevindeleon@lacity.org>, "emma.howard@lacity.org" <emma.howard@lacity.org>

East Los Angeles Planning Commission

c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) andc/o apceastla@lacity.org

Los Angeles City Planning

[200 N. Spring Street, Suite 525](#)[Los Angeles, CA 90012](#)

Dear Commissioners:

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This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Name: Rachel Ridgway

Address: [830 Monterey Rd. South Pasadena, CA 91030](#)Email Address: georellen@gmail.comSent from [Mail](#) for Windows

DAY OF HEARING SUBMISSIONS

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL
Post Office Box 50791 Los Angeles, CA 90050
<http://www.highlandparknc.com>
Certified as NC #33 May 28, 2002

DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT
200 N. Spring St. Ste. 2005 Los Angeles, CA 90012
Telephone: (213) 978-1551

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First Vice President Emily Spokes
Second Vice President Jens Jonasson
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Ramona Joy Mikelson

HOMELESSNESS DIRECTOR

Theresa Saso

ENVIRONMENTAL DIRECTOR

Emily Spokes

SENIOR DIRECTORS

Vacant, Vacant

YOUTH DIRECTOR

Roger Mora

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

Community Impact Statement

October 12, 2022

East Los Angeles Planning Commission

c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) (c/o apceastla@lacity.org)

Los Angeles City Planning

200 N. Spring Street, Suite 525

Los Angeles, CA 90012

RE: Appeal for Zoning Entitlements for 1480 N. Ave. 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE)

Dear East Los Angeles Planning Commission:

The Historic Highland Park Neighborhood Council supports the appeal of N. Ave. 57 residents regarding project entitlements granted for the construction of a single family home at 1480 N. Ave. 57 in Highland Park. This Community Impact Statement was considered and approved at the October 12, 2022 special board meeting.

After thorough review, the Historic Highland Park Neighborhood Council firmly believes that zoning entitlements granted to Rampant Resources LLC were granted erroneously on the following points:

- The project does not comply with the LAMC's Continuous Paved Roadway (CPR) requirement. The developer was granted an exemption to required street enhancements for a 14-foot-wide substandard street that by acknowledgement of the Zoning Administrator cannot be widened/enhanced because of an elevated private driveway for 7 houses across the street dating to 1952. Waiting for a nebulous, undetermined time/opportunity for redevelopment of these houses across N. Ave. 57 to widen the street to 20 feet as articulated by the Zoning Administrator's determination presents a weak and uncertain justification for something that may never happen. 1480 N. Ave. 57 and surrounding houses are all in a Very High Fire Hazard Severity Zone. A standard-width 20-foot street is imperative to ensuring adequate emergency vehicle access. Further burdening emergency vehicle access by adding more homes to this bottleneck is non-sensical. The CPR purpose requirement in the Baseline Hillside Ordinance is to ensure that lots are "truly and fully accessible for fire safety and other emergency personnel and equipment." The current exemption does not conform with public safety and violates California State law and regulations for regarding emergency vehicle access and egress in Very High Fire Hazard Severity Zones.
- Rampant Resources' recent construction of an adjacent single family dwelling plus ADU at 1484 N. Ave. 57, which required street widening enhancements, presented numerous significant safety issues for nearby residents, including impeded access for homes at 1483, 1479 and 1475 N. Ave. 57 and others. In an August 21, 2021 hearing for 1484 N. Ave. 57, the Zoning Administrator acknowledged significant construction process issues that should be addressed

during the community update plan process, while ignoring the real impact of construction processes, including supply deliveries and construction vehicles and equipment blocking resident and emergency vehicle access. These dangers are further exemplified by a May 2020 incident at this construction site that saw a cement truck stuck and dangling its rear wheels over the roadside, requiring evacuation of 13 homes below and a fire department crane to pull the truck back onto the road. One month later, a similar accident occurred at the same location with a lavatory vacuum truck. How these accidents were not identified as public safety issues is inconceivable. The staging site for 1480 N. Ave. 57 is the same staging site used for 1484 N. Ave. 57 and will present similar resident safety threats.

- The construction of 1480 N. Ave. 57 is not CEQA exempt. Developer Rampant Resources owns three additional adjacent lots at 1476, 1472, and 1470 N. Ave. 57 that are also planned for development as evidenced by grading permits applied for by the developer. The cumulative impact of construction of five total adjacent houses must be considered under CEQA law. The current project is not eligible for a Class 3 categorical exemption because the “whole of the action” consists of more than three single family homes. CEQA review forbids piecemeal review of the significant environmental impacts of a project.
- Street enhancements required by ZA-2018-3194-ZAA-ZAD (8/19/2019), including widening the street to 20 feet and building a sidewalk, are now used for guest parking for the residents of 1484 N. Ave. 57, defeating the whole purpose of enhancing that portion of the street to a standard width. Further, after constructing a curb and sidewalk, the developer removed the sidewalk, replacing it with decomposed granite. The owner is now using the space as a planter and for storage of Los Angeles Department of Sanitation garbage and recycling cans. It is also believed that the owner has petitioned the city to remove the no parking sign. Removal of the sidewalk helps obscure that the driveway for 1484 N. Ave. 57 is not long enough to fully accommodate most automobiles and trucks, contradicting the claims of the project’s architects made at the 6/18/19 public hearing for this project that the driveway will accommodate two cars. Similarly, the driveway at 1485 Highgate Ave., adjacent to 1484 N. Ave. 57 and also constructed by Rampant Resources LLC principal Don Caverhill, is also not deep enough to accommodate a car. The attached photos demonstrate that public right of way with both of these properties is impeded in their current implementation. The addition of another home at 1480 N. Ave 57, at a space where the road cannot be widened per ZA-2020-1180-ZAD-ZAA, will only exacerbate this situation with additional impeded emergency vehicle access and illegal parking, further demonstrating cumulative impact of further home building on a 14-foot-wide substandard street.

Violations of ZAD requirements for 1484 N. Ave. 57 and related safety issues for the proposed project at 1480 N. Ave. 57 have been discussed at numerous HHPNC meetings and generated multiple Community Impact Statements supporting residents’ concerns. Developer Don Caverhill has not participated in HHNPC meetings, demonstrating little concern or remorse for public safety or resident concerns. Further, his representatives respond combatively when approached with resident concerns. For all of these reasons, the Historic Highland Park Neighborhood Council firmly requests that the East LA Planning Commission rule in favor N. Ave. 57 residents.

Sincerely,



Harry Blumsack
President

cc: Emma Howard, Planning Deputy, Council District 14 (emma.howard@lacity.org)
Vince Bertoni, Director of Planning, LA City Planning (vince.bertoni@lacity.org)

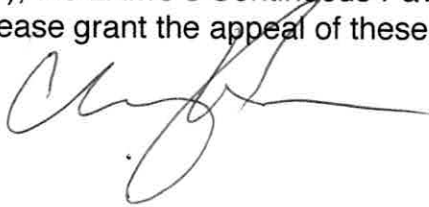
East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered.

This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Name: CHANNING KEROE



Address: 1897 N AVE 51

Email Address: CHANNING.KEROE@GMAIL.COM

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
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Name: Jennifer Castro

Address: 712 San Pascual Ave
Los Angeles, CA 90042

Email Address:

J.LLCASTRO8@gmail.com

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
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Name: Joy JOHNSON

Address: 1942 VESTAL AVE LA 90026

Email Address: omnijoy1re@gmail.com

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
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Los Angeles, CA 90012

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This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Name: *Charlton Pardo*

Address: *1469 Campus Rd Los Angeles 90042*

Email Address: *CHARLTON - Pardo @ yahoo.com*

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
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Name: *Cheyenne Jankulovski*

Address: *Cheyennejankulovski@gmail.com* ↗

Email Address: *1469 Campus Road,* ↙

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Name: Colette Gonzalez

Address: 6311 Aldama St. #3 LA CA 90042

Email Address:

gonzalez.colette 97@gmail.com

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c/o apceastla@lacity.org
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RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

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Please grant the appeal of these neighbors.

Name: Sylvia Remias
Address: 4934 Stratford Rd
Email Address: larinio-sylvia@hotmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name: Kelly Rose Garza

Address: 6516 Crescent St

Email Address: Kellyrgarza@gmail.com

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Please grant the appeal of these neighbors.

Name: Claudia Ortega
Address: _____
Email Address: claortega22@yahoo.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

DAVE CHAPPLE

Address:

4224 GLENALBYN DR. LA CA 90065

Email Address:

DC@CHAPPLEDESIGN.COM

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Jaira Cohen

Address:

6164 Ruby Place

Email Address:

jaira.romero@gmail.com

Cc: councilmember.kevindoleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Molly Kahr
Address: 5105 Strahlford Rd LA, CA 90042
Email Address: mesullit@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Amanda Farris
Address: 5635 Monte Vista St #221, LA, CA 90042
Email Address: farris@usc.edu

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: SUZANNE GERO
Address: 815 N. AVENUE 57 LA 90042
Email Address: Suzgero@att.net
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: JAMES HIDDEN
Address: 1000 FARNAM ST
Email Address: JAMESHIDDEN1@GMAIL.COM
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name: Mario + Melissa Hunt

Address: 408 N Catalina Ave #4, Pasadena, CA 91106

Email Address: melissadhunt@gmail.com

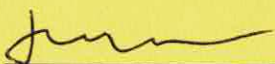
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Name: Jeffrey Diego Hernandez Solis

Signature: 

Address: 521 North Avenue 67
LA 90042

Email Address: diego.hersolis@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

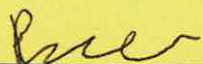
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Name: Pluto Hernandez Solis

Signature: 

Address: 521 N Ave 67

Email Address: 1HammerHank@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name: DAVID R. HERNANDEZ
Address: 1258 N. 51 AVE L.A. CA 90042
Email Address: Dquidez0270@yahoo.com.

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name: Meredith Ney
Address: 5708 Meridian St 90042
Email Address: meredith.ney@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name:

Stephanie McCuskey

Address:

1504 El Paso Dr

Email Address:

stephanccuskey@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name: Samir Ramos
Address: 317 South Ave 18 L.A. Ca. 90031
Email Address: sramos1211@gmail.com
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

ASUNCION KEVANY

Address:

994 Terrace 49 90042

Email Address:

akevany@alumni.usc.edu

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Amber Gonzalez
Address: 5683 1/2 York Blvd
Email Address: Ambergonzalez61@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Alma Catalan
Address: 1350 Pennsylvania Ave
Email Address: almaecatalan@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Adrian Buce

Address:

1503 Nolden St

Email Address:

ap.silverleke@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Lara Sinkovick

Address:

1417 Nolden St. Apt B, LA CA 90042

Email Address:

larasinkov@yahoo.com

Cc: councilmember.kevindoleon@lacity.org; emma.howard@lacity.org

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Name: SYLVIA GARCIA

Address: 7500 Lasaine Ave. Lake Balboa CA

Email Address:

mebesig@yahoo.com

91406



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

Karen S. Daniel <kshirinian@gmail.com>

Wed, Oct 12, 2022 at 3:14 PM

To: adrineh.melkonian@lacity.org, apceastla@lacity.orgCc: councilmember.kevindeleon@lacity.org, emma.howard@lacity.org

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Los Angeles City Planning
[200 N. Spring Street, Suite 525](#)
[Los Angeles, CA 90012](#)

RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re
[1480 N Avenue 57](#)

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered. This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement.

Please grant the appeal of these neighbors.

Name: Karen S Daniel

Address: [947 Larker Ave, Los Angeles, CA 90042](#)

Email Address: kshirinian@gmail.com



Planning APC East LA <apceastla@lacity.org>

Letter of appeal support

1 message

Ryan Campbell <rcamp87@gmail.com>

Wed, Oct 12, 2022 at 12:32 PM

To: apceastla@lacity.org, adrineh.melkonian@lacity.org, emma.howard@lacity.org

To Adrineh Melkonian, ELA Planning Commission, and Emma Howard,

We are writing today to express our concern for the ZA findings in regards to 1485 Highgate, 1484 N Ave 57, and 1480 N Ave 57. These projects were given approval for a number of exemptions without regard for the safety of the public and neighborhood. We support those who have put forth an appeal to address the safety issues that have been overlooked by the ZA findings.

In accordance with LA Municipal Code Section 12.21-C.10(1)(3), the existing roadway should be widened to a minimum width of 20', yet these projects were approved for an exemption. This is NOT okay. This Code is of major importance in this circumstance due the safety for the public who both drive and walk along Ave 57, which in this case, is also along a blind curve on an incline. With the new projects that have been completed, there is increased occupation of on street parking spaces and increased foot traffic along the already narrow roadway. Prior to construction, The residents were also promised a sidewalk on the sites of the currently completed projects to address the safety of pedestrians, yet no sidewalks were ever installed. Due to increased parking and lack of promised sidewalks and promised road widening, there are many circumstances where there isn't enough room for passing cars and pedestrians. There are many cases where the space is so narrow (even along the slightly widened street portions along the newly constructed projects) where there wouldn't be enough space for a Fire Truck to pass a legally parked vehicle on Ave 57. The road must be widened to at least 20' to allow the road to be safe for both current, AND the future residents of these homes that are being built.

There are two other points of concern. The first is that the developer and his crew have always disregarded the safety of the local residents. On more than one occasion, their poor planning and construction have led to construction vehicles falling over or tipping over the hillside, leading to evacuations of local homes and having to rely on emergency services and search and rescue to secure the vehicles. This is on top of many cases where they have just had materials dropped on the already narrow street without crews on sites to move the materials, nor traffic staff to direct traffic around them in a safe manner. This has led to circumstances that local residents fear not only for their own homes and private property from damage, but also for their own physical safety.

A second points is the number of special exemptions this developer has received. This developer has been able to proceed with piecemealing a 5 home development, one at a time, allowing the developer to get away without making other public work improvements to the infrastructure such as utilities, sidewalks, roadway, etc. There are numerous cases locally, where other developers of multiple adjacent sites have had to file environmental impact reports, widen roads, bury powerlines, etc.

During every meeting and review, the Developer has constantly fed the local residents empty promises of safety and a false sense of commitment to the integrity of the neighborhood, all to try and manipulate the situation to get approval for large, out of place homes, that are way out of the financial reach of the majority of LA Residents. Since those who can afford the homes don't need to worry about additional rental income, the ADU's added to the projects, meant to address the housing crisis, are just used for additional uses like a home office, or guest suite, or gym, all for private use.

We, as local residents of Ave 57, hope we can count on our local government departments to keep us safe from out of area developers who are well funded and well connected, who are looking to profit at the cost of the safety and integrity of the general public.

Thank you so much for your time, and your support to appeal the ZA's exemptions.

Campbell Household
Residents of North Avenue 57, 90042



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

robin fox <robinfox_ca@yahoo.com>

Wed, Oct 12, 2022 at 4:22 PM

To: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>, "apceastla@lacity.org" <apceastla@lacity.org>

Cc: "councilmember.kevindeleon@lacity.org" <councilmember.kevindeleon@lacity.org>, "emma.howard@lacity.org" <emma.howard@lacity.org>

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered.

This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Additionally, I am very concerned that this project was approved to include a cantilevered swimming pool that would be constructed on a filled, potentially unstable slope, with downslope neighbors below. That, too, is a safety issue!!

Name: Sylva Blackstone
Address: [1867 North Avenue 51 Los Angeles, CA 90042](#)
Email Address: robinfox_ca@yahoo.com



Planning APC East LA <apceastla@lacity.org>

Case Number: ZA-2020-1180-ZAD-ZAA-1A /Environmental Case Number: EVA-2020-1181-CE1 message

Gina Jebbia <ggnaner68@gmail.com>

Wed, Oct 12, 2022 at 3:34 PM

To: Planning APC East LA <apceastla@lacity.org>, Adrineh Melkonian <adrineh.melkonian@lacity.org>, Emma Howard <emma.howard@lacity.org>, "councilmember.kevindeleon@lacity.org" <councilmember.kevindeleon@lacity.org>

Dear City of Los Angeles, East LA Planning Commission:

I have lived in Highland Park on North Avenue 57 for twenty-six years and seen a lot of change in this neighborhood over that period of time.

In recent years I have witnessed much new development in Highland Park, which I am not against. What I am against is the approval of projects that benefit The City, but end up being detrimental to neighborhoods and the residents of those neighborhoods.

I am in favor of the appeal of ZA Jack Chaing's Determination dated July 25, 2022. It seems he has put more focus on conditions on the builder during the construction phase (many conditions were not enforced by the City on the [1484 N. Avenue 57](#) project) rather than the real issues that are a concern for many residents of N. Avenue 57.

Some of these are as follows:

The same developer building one structure at a time without a plan for the whole of the project.

(5 homes, some with ADU's)

Not enough parking to accommodate homes of this size, the increased traffic.

Widening of the street to the required minimum of 20 feet, the addition of sidewalks - **for safety** and to accommodate the increase in population these homes will bring.

I ask that you consider what has been presented to you by the residents on N. Avenue 57 and the surrounding neighborhood.

Thank you,

Gina Jebbia

[1483 N. Avenue 57](#)



Planning APC East LA <apceastla@lacity.org>

Case Number: ZA-2020-1180-ZAD-ZAA-1A Environmental Case Number: ENV-2020-1181-CE1 message

Gina Jebbia <ggnaner68@gmail.com>

Tue, Oct 11, 2022 at 1:37 PM

To: apceastla@lacity.org, Adrineh Melkonian <adrineh.melkonian@lacity.org>, Emma Howard <emma.howard@lacity.org>, "venita1458@gmail.com" <venita1458@gmail.com>

Dear Commissioners,

I am the 83 year old owner of the property that is next to the property in question. My address is [1458 North Ave. 57](#). One of the concrete delivery trucks on this developer's last project almost fell on my property one morning, within approximately 6 feet, and it had to be towed away by the fire department. I had to leave my house with my bed clothes on that morning accompanied by the fire department.

The concrete by my mailbox is cracked by the numerous large trucks that come to his properties on this extremely narrow street on this hill. The months of noise, street closures, and the trash and construction debris have seriously affected my quality of life and my past feelings of tranquility and safety. The fact that the contractor/property owner has ignored instructions from the City of Los Angeles is not comforting. The height, pool, garage and additional dwelling units on this narrow street are things that will affect the quality of life of all North Avenue 57 neighbors and make it difficult to navigate over the street safely.

I oppose the granting of this permit.

Venita Edwards

[1458 N. Avenue 57](#)email: venita1458@gmail.com

This letter is submitted in regards to the construction project planned for 1480 North Avenue 57. Case No. ZA-2020-1180-ZAD-1A. Environmental Case No. ENV-2020-1181-CE.

I live at 1428 North Avenue 57. I have been here for more than 20 years. I am one of the Neighbors of N. Avenue 57, an association that has filed an appeal of the Zoning Entitlements for the above referenced project. I offer the following comments in advance of the October 12, 2022 Planning Commission meeting on this matter, the proposed project at 1480 North Avenue 57.

Widening of Road

North Avenue 57 at the site of the project should be widened and improved for public safety. The developer should be required to make these improvements. Presently, there is no curb, gutter or sidewalk. This stretch of road, starting at the 1480 address, and going south past the next two lots (prospective projects of the same developer) is narrow, with a dropoff on one side, an embankment on the other and a blind curve at the southern end. Cars coming in opposite directions must slow and proceed carefully to pass one another. Pedestrians must be cautious even when there is only one car on the road. There is no room for parking without obstructing traffic. Past development in this hillside area has required street improvement on both sides of the street. Addresses 1383 - 1411 (5 houses) included curbs and gutters and a sidewalk on the side of the street fronting the houses. Subsequent enforcement of street improvements has been inconsistent and confusing. At 1437, the street was widened, curbs and gutter added but no sidewalk. At 1369, no street improvements were made beyond what was necessary for the driveway transition. 1485 Highgate somehow evaded any street improvements even though it fronts Avenue 57, and has its front door and driveway on Avenue 57. (However, its mailbox is located on Highgate, which had already been improved by another developer.) At 1484 (same developer as 1480), the road was widened, and a curb and sidewalk were added. Then the concrete was removed from the sidewalk. It was replaced with decomposed granite, planted in one section, the residents' trash cans occupying the other section, effectively taking away the sidewalk. Meanwhile, just below this area on the lower section of Highgate Ave., 4 houses (1414 - 1426) were recently built. All street improvements were done. The developer of 1480, who was the developer of 1484, appears to have at least two more adjacent projects planned. They should be held to the at least same requirements as the Highgate builders. (Also, for some reason, the most recently completed projects, 1485 Highgate and 1484 Avenue 57, have driveways that are too short to fit an average-size car, pulled all the way up to the garage door, without partially sticking out into the street.) There should be consistent standards that are enforced and take into consideration that with new development comes additional strains on the existing neighborhood, and the City needs to make sure that existing residents are not disfavored to the interests of developers.

Ongoing Construction

Another concern is the effect of the ongoing construction -- the noise, the dust, trash and debris, truck traffic, and so forth. Neighbors had complained about the conduct of the developer and contractor during the construction of 1484. On July 25, 2022, the Zoning Administrator, Jack Chiang, wrote a report in which, among other things he addressed those complaints. For future construction, he specified a

number of conditions for future construction. These conditions are sensible and necessary, and will obviate some of the problems that occurred during construction. However, how exactly is compliance enforced? The administrator's report states that violations of the conditions would be a misdemeanor, but describes no mechanism for the neighbors to assert a violation and seek enforcement. A well-defined protocol would make sure that the administrator's conditions are met.

Richard Thompson

October 11, 2022



Planning APC East LA <apceastla@lacity.org>

Case Number: ZA-2020-1180-ZAD-ZAA-1A Environmental Case Number: ENV-2020-1181-CE1 message

Gina Jebbia <ggnaner68@gmail.com>

Tue, Oct 11, 2022 at 1:37 PM

To: apceastla@lacity.org, Adrineh Melkonian <adrineh.melkonian@lacity.org>, Emma Howard <emma.howard@lacity.org>, "venita1458@gmail.com" <venita1458@gmail.com>

Dear Commissioners,

I am the 83 year old owner of the property that is next to the property in question. My address is [1458 North Ave. 57](#). One of the concrete delivery trucks on this developer's last project almost fell on my property one morning, within approximately 6 feet, and it had to be towed away by the fire department. I had to leave my house with my bed clothes on that morning accompanied by the fire department.

The concrete by my mailbox is cracked by the numerous large trucks that come to his properties on this extremely narrow street on this hill. The months of noise, street closures, and the trash and construction debris have seriously affected my quality of life and my past feelings of tranquility and safety. The fact that the contractor/property owner has ignored instructions from the City of Los Angeles is not comforting. The height, pool, garage and additional dwelling units on this narrow street are things that will affect the quality of life of all North Avenue 57 neighbors and make it difficult to navigate over the street safely.

I oppose the granting of this permit.

Venita Edwards

[1458 N. Avenue 57](#)email: venita1458@gmail.com



Planning APC East LA <apceastla@lacity.org>

Support Appeal RE: 1480 North Avenue 57, 1441 Highgate, Case Numbers ZA-2020-1180-ZAA-ZAD, ENV-2020-1181-CE

1 message

claramsolis@earthlink.net <claramsolis@earthlink.net>
To: Planning APC East LA <apceastla@lacity.org>

Wed, Oct 12, 2022 at 4:34 PM

Dear East Los Angeles Planning Commissioners:

I support the appeal of the Neighbors of Avenue 57. The road leading up to Avenue 57 is too narrow to safely allow so many new residences and ADU's. With climate change we will see more wildfires especially in very high fire hazard severity zones. Do not put these residents at risk. The zoning administrator can't give that which wasn't asked for in the original application. The applicant did not ask for relief from the 20 foot wide Continuous Paved Roadway request. The 20 foot wide Continuous Paved Roadway request is not irrelevant to the safety of residents in this neighborhood many of who are elderly.

I am deeply concerned that these residents would be in danger if there is a fire. As seen in many of the photos submitted. Some neighbors park where it is not permitted. With more homes, it will become more difficult for residents to flee. We have learned from the Paradise wildfires that it is the elderly who are most vulnerable. In this neighborhood, you have seen letters from residents who had to be evacuated from their homes in their night clothes by the fire department. If cars are streaming down this narrow roadway, how will the fire truck get up to rescue the elderly or to put out the fires. The hillside could go up in minutes.

Please grant this reasonable appeal.

Thank you



Planning APC East LA <apceastla@lacity.org>

RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

2 messages

Amy Ludwig <acludwig@gmail.com>

Wed, Oct 12, 2022 at 4:49 PM

To: adrineh.melkonian@lacity.org, apceastla@lacity.org

Cc: councilmember.kevindeleon@lacity.org, Emma Howard <emma.howard@lacity.org>

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by work on a previous project next to this one by the same developer. They had to be evacuated TWICE. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered. This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement.

Please grant the appeal of these neighbors, in the interest of community safety.

Sincerely,

Amy Ludwig

6500 Repton Street, LA CA 90042

ACLudwig@gmail.com

Emma Howard <emma.howard@lacity.org>

Wed, Oct 12, 2022 at 5:01 PM

To: Amy Ludwig <acludwig@gmail.com>

Cc: adrineh.melkonian@lacity.org, apceastla@lacity.org, councilmember.kevindeleon@lacity.org

Hello Amy,

I just wanted to note that this item has been continued to December 14th as there are materials the planning department has had to review and the appellant has also asked for that continuance. I believe Adrineh will add you to the notification list and I am keeping notes on public comments to ensure Council Office continuity no matter what is ahead.

Thank you for sharing your comments with me.

Emma

Emma G. Howard (she/her)

Planning Director

Council District 14

200 N. Spring Street, Suite 425

10/12/22, 5:52 PM

City of Los Angeles Mail - RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 ...

Los Angeles, CA 90012

[Quoted text hidden]



Planning APC East LA <apceastla@lacity.org>

Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

Pilar Reynaldo <maripilim@gmail.com>

Wed, Oct 12, 2022 at 9:41 AM

To: adrineh.melkonian@lacity.org, apceastla@lacity.orgCc: councilmember.kevindeleon@lacity.org, emma.howard@lacity.org

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered.

This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Name: Pilar Reynaldo
Address: 1051 N. Ave 64, LA, 90042
Email [Address:maripilim@gmail.com](mailto:maripilim@gmail.com)

Sent from my iPhone
PRM



Planning APC East LA <apceastla@lacity.org>

RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

Chris Foran <chrisjforan@gmail.com>

Wed, Oct 12, 2022 at 8:03 AM

To: apceastla@lacity.org, adrineh.melkonian@lacity.org, councilmember.kevindeleon@lacity.org, emma.howard@lacity.org

East Los Angeles Planning Commission
Adrineh Melkonian, City Planner
Los Angeles City Planning
[200 N. Spring Street, Suite 525](#)
[Los Angeles, CA 90012](#)

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered. This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement.

Please grant the appeal of these neighbors.

Chris Foran

[1580 Yosemite Dr. #4](#)

[Los Angeles, CA 90041](#)



Planning APC East LA <apceastla@lacity.org>

RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re 1480 N Avenue 57

1 message

Michelle García Gutiérrez <mi@garciagutierrez.org>

Tue, Oct 11, 2022 at 10:41 PM

To: adrineh.melkonian@lacity.orgCc: apceastla@lacity.org, councilmember.kevindeleon@lacity.org, Emma Howard <emma.howard@lacity.org>

East Los Angeles Planning Commission

c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) andc/o apceastla@lacity.org

Los Angeles City Planning

[200 N. Spring Street, Suite 525](#)[Los Angeles, CA 90012](#)RE: Appeal of Neighbors of North Avenue 57 (ZA-2020-1180-ZAD-ZAA; ENV-2020-1181-CE) re [1480 N Avenue 57](#)

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered. This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement.

Please grant the appeal of these neighbors.

Michelle Garcia

[2912 Lincoln Park Ave. Los Angeles, CA 90031](#)mi@garciagutierrez.org



Planning APC East LA <apceastla@lacity.org>

North Avenue 57 development concerns. Case Number: ZA-2020-1180-ZAD-ZAA-1A

1 message

David Ketterling <davidketterling@gmail.com>
To: "apceastla@lacity.org" <apceastla@lacity.org>

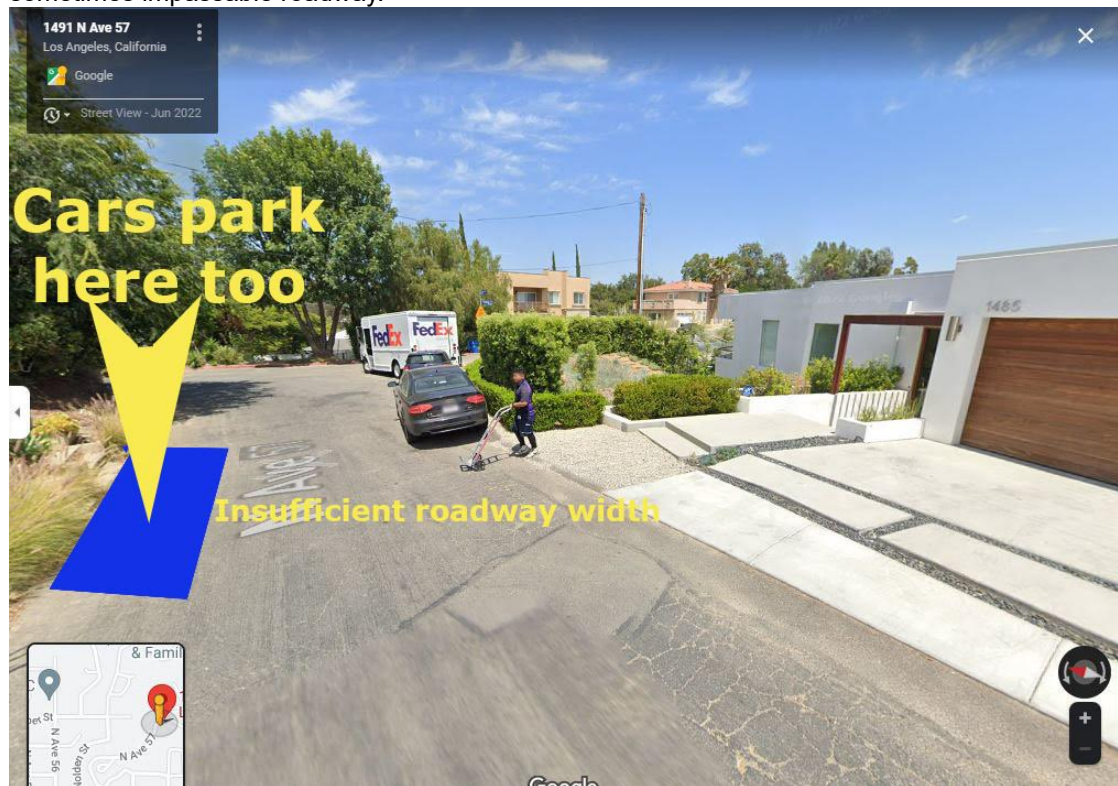
Tue, Oct 11, 2022 at 5:48 PM

Dear East LA Planning Team,

I'm writing to share my concerns about a project being built in my neighborhood by developer Don Caverhill AKA Rampant Resources LLC.

Case Number: ZA-2020-1180-ZAD-ZAA-1A
Environmental Case Number: ENV-2020-1181-CE

As a resident of the North Avenue 57 neighborhood since 2004, I have seen the significant changes in the neighborhood first hand. I'm happy to have reasonable development in our neighborhood, but the projects built by this developer have already had a negative impact on the daily lives of those of us who live here. To get around the need for a widened roadway at the now existing **1485 Highgate** project - the developer moved the mailbox to Highgate - instead of widening the roadway on Avenue 57. This created a dangerous traffic bottleneck at the site. Multiple cars park at the un-widened part of the road, leaving little room for escape in case of emergency and creating significant obstacles for emergency vehicles responding to potentially life-threatening emergencies. Not to mention the daily tension of dealing with a sometimes impassable roadway.



At **1484 N. Avenue 57**, the developer was asked to widen the road and install a sidewalk. Now, the sidewalk has been removed and is being used as a planter and storage for Garbage and Recycling bins.



At the proposed new construction site (**1480 N Ave. 57**) this developer wants to add another large project near the most dangerous blind corner on the roadway. The site of multiple accidents over the years.

I beg of you to please ensure that the developer is held to the safety standards set by the city for hillside development on substandard streets. We need **wide, walkable roads with access to parking**. These large developments on our substandard street have already increased traffic significantly - making driving and walking on the road dangerous. Also, where will guests and multiple cars park when the developments are occupied? If Rampant Resources had acted in the interest of the community from the beginning, I don't think the neighbors would have such great concerns. But with the problems already created by overdevelopment and non-adherence to standards set to protect the neighbors, I ask you to closely monitor this situation with the interest of the residents in mind.

Here is an article from when a cement truck slid off the hill forcing evacuations during construction of the **1484 N Avenue 57** project:

https://www.theeastsiderla.com/neighborhoods/highland_park/sliding-concrete-mixer-truck-prompts-highland-park-evacuation/article_7e6e19da-9c82-11ea-a7f4-b3e8130b6157.html

Thank you for acting in the best interest of our community.

Sincerely,
David Ketterling



Planning APC East LA <apceastla@lacity.org>

Case Number: ZA-2020-1180-ZAD-ZAA-1A / Environmental Case Number: ENV-2020-1181-CE

1 message

Cecily Dixon <cecilygar@gmail.com>
To: apceastla@lacity.org
Cc: SHAWN PAPER <spaper@me.com>

Wed, Oct 12, 2022 at 2:14 PM

To Whom It May Concern,

My husband and I are writing in support of our neighborhood's appeal against further construction by Don Caverhill (a.k.a. Rampant Resources LLC) who is currently building on [1480 N. Avenue 57](#). He also owns three lots next to that site, with grading-permit applications pending.

Our concern about future construction by this developer arise from serious safety hazards and significant quality-of-life issues resulting from Rampart Resources' recent construction at [1484 N. Avenue 57](#).

Twice, during construction at [1484 N. Avenue 57](#), our 82-year-old next-door neighbor Venita Strange had to evacuate her house because of a perilously parked cement-mixer truck on the empty lot between Venita's home and the construction site.

In the first instance, my husband Shawn Paper had been driving by Venita's home when he noticed that the cement mixer, which was perched on a steep grade of unpaved ground above Venita's house, had slid down the hill to a location dangerously near her roof.

The fire department came and immediately saw that it was unsafe for Venita to remain in her house. The fire department did not, however, have the necessary equipment to hoist/pull/drag the cement mixer back up to level ground. And indeed, there was/is no level ground on the lot next to Venita's house — meaning that at no time has it been a safe to park large construction equipment/vehicles there.

On the day of the described incident, the fire department called the phone number on the developer's sign (bolted to the chainlink fence outside the lot), and eventually a towing vehicle was sent to pull the cement truck away from Venita's roof. Unfortunately, the cement truck slid back down the hill on a separate date not terribly long after that, and the whole process had to be repeated (evacuate Venita, etc.)

Of less but still considerable concern are the hazards posed by the construction debris and poor road accessibility during the long months of construction. More than once, my husband and I have had flat tires as a result of running over large nails as we pass the construction site.

Passing the site was, in itself, difficult, since the road is already very narrow. The construction trucks and the vehicles of the construction workers made it impossible for two cars from opposite directions to pass each other in front of the site, and oftentimes it was difficult for even one car to squeeze through. At other times, construction activities blocked the road so that basic activities like getting to and from work/school were obstructed. For neighbors who rely on street parking, there was none to be had during construction hours, when the workers' vehicles took up all available street-parking space. The street outside our home was like a parking lot.

Based on these experiences — especially the negligent and cavalier attitude the developer has shown toward the safety of our next-door neighbor Venita Strange — we are seriously alarmed at the prospect of future Rampart Resources construction projects moving forward in our neighborhood. We hope that your office will take into serious consideration the objections that our neighborhood is voicing. Thank you for hearing us out.

Sincerely,
Cecily Dixon and Shawn Paper

1452 North Avenue 57
Los Angeles, CA 90042

October 11, 2022

To: Adrineh Melkonian, Planner, City of Los Angeles
Emma Howard, Senior Planner CD14
ELA Planning Commission

From: Yolie Flores, CD14 Resident, 1361 N. Ave 57, Los Angeles, CA 90042

Subject: Appeal on ZA Findings for Proposed Construction Project at 1480 N. Ave 57
Case Number: ZA-2020-1180-ZAD-ZAA-1A
Environmental Case Number: ENV-2020-1181-CE

As a resident of the City of Los Angeles and a homeowner near the proposed construction project, I stand with my neighbors who have filed the appeal of the Zoning Administrator's findings/approval to permit the construction of a single-family dwelling (hearing date: August 10, 2021). We urge your reconsideration for the following reasons:

- This will now be the third residential home built on a hillside, on a narrow road, and on a Very Fire Hazard Severity Zone (VFHSZ).
- The project does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3) nor the LAMC's Continuous Paved Road Requirement as outlined in the Appeal, pg. 2-6.
- The project does not comply with state law as outlined in the Appeal, pp. 6-7.
- The project is not exempt from CEQA as outlined in the Appeal, pp. 7-11.

Over the past two years, we have raised similar concerns over two other projects, all by the same developer. His approach – to piecemeal this development – has allowed him to disregard the overall environmental impact on our hillside, not to mention the safety issues and traffic concerns, during and post-project construction. This is unacceptable and, frankly, shocking that the City of Los Angeles Planning Department has allowed this to continue.

It is perhaps even more disconcerting knowing that this developer, Don Caverhill - Rampant Resources LLC. Rampant Resources LLC, plans on developing three additional lots next to the current project site. We understand he has already applied for grading permits on these lots.

I join my neighbors in urging you to reconsider the Zoning Administrator's previous approval and demand that, before allowing the developer to move forward, he be in compliance with all city and state laws, he meet all CEQA requirements, and that – if the permit is granted – strict safety precautions are adhered to during construction.

Respectfully,


Yolie Flores
itsyolie@gmail.com

East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

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This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

Name:

Peter Hess

Address:

336 S. Ave 52 90042

Email Address:

phess@pacbell.net



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Name: MARGUERITE Jones / 
Address: 336 S. Ave. 52
Email Address: chiyekowak@gmail.com

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Please grant the appeal of these neighbors.

Name:

Mary Glazer

Address:

4922 Range View Ave

Email Address:

Hipmary@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Fernanda James
Address: 6016 Mendocino St. 90042
Email Address: fe.and308@gmail.com
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: JOSH JAMES
Address: 6016 MELINDA ST
Email Address: MEANSTOUN@GMAIL.COM
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Reba Saxon

Address:

Highland Park

Email Address:

nozas406@yahoo.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

East Los Angeles Planning Commission

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Please grant the appeal of these neighbors.

Name:

How Apted

Address:

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Email Address:

how-apted@hotmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

John Vangelisti

Address:

6237 Strickland Ave Van Nuys

Email Address:

jtristanvangelisti@icloud.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: ADELA VANGELISTI

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Email Address: ADELAVANGELISTI@GMAIL.COM

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Please grant the appeal of these neighbors.

Name:

Jose Garcia

Address:

5624 Meridian St 202

Email Address:

XJose GarciaX@yahoo.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Rosa Rivas
Address: 6312 Ruby St LA 90042
Email Address: ILSD4r@gmail.com
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Danny Obelo

Address:

621 Nelder St.

Email Address:

dobelo2@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Maria Nastrojannis

Address:

4945 Buchanan St. LA 90042

Email Address:

mnastroj@hotmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Alejandra Ramos

Address:

1415 N. Avenue 51 CA CA 90042

Email Address:

al.ramos986@yahoo.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name:

Teresa Kaye

Address:

6641 Church St.

Email Address:

+kayelc@yahoo.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Charles Hatcher
Address: 6243 North Avenue 57
Email Address: cchatcher@me.com
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name:

Rebecca Hatcher

Address:

6243 Mount Angelus Dr.

Email Address:

Rebecca.hatcher@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Kathryn Wolford
Address: 6325 Garvanza Ave
Email Address: kathryn-wolford@gmail.com
Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Amilear Aguilar
Address: 6325 Garvanza ave
Email Address: amilearaguilar⁹¹@gmail.com

Cc: councilmember.kevindoleon@lacity.org; emma.howard@lacity.org

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Please grant the appeal of these neighbors.

Name: Michael Vega

Address: 3911 VERDUGO RD. APT 3

Email Address: mlv3ga@gmail.com

Cc: councilmember.kevindeleon@lacity.org; emma.howard@lacity.org

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Name: Ismael Huerta

Address: 1706 Phillips Way

Email Address: ijhuerta@yahoo.com

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c/o apceastla@lacity.org
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Name: KERRY LEDBETTER

Address: 5723 MONTE VISTA ST LA CA 90042

Email Address: KraftyKerry67@GMAIL.COM

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Name: Lucia Huerta

Address: 1706 Phillips Way

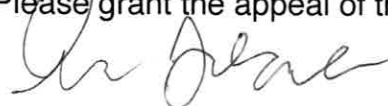
Email Address: Lagunahuerta@gmail.com

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Name: *Ana Talavera* 

Address: *5123 Coringa Dr LA 90042*

Email Address: *ana.talavera13@gmail.com*

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Name: MELANIE INGLESS 

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c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Commissioners:

I support the appeal of the Neighbors of North Avenue 57. These neighbors were endangered by a previous project next to this one by the same developer. They had to be evacuated twice. I am concerned for their safety in this Very High Fire Hazard Severity Zone on a substandard street with less than a 20 foot roadway. If there is a wildfire, these residents could be endangered.

This project should not have been approved as it does not comply with Los Angeles Municipal Code Section 12.21-C.10(i)(3), the LAMC's Continuous Paved Roadway Requirement ("CPR") Requirement. Please grant the appeal of these neighbors.

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