

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

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

SECONDARY SUBMISSIONS

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

Options to Participate:

By phone:

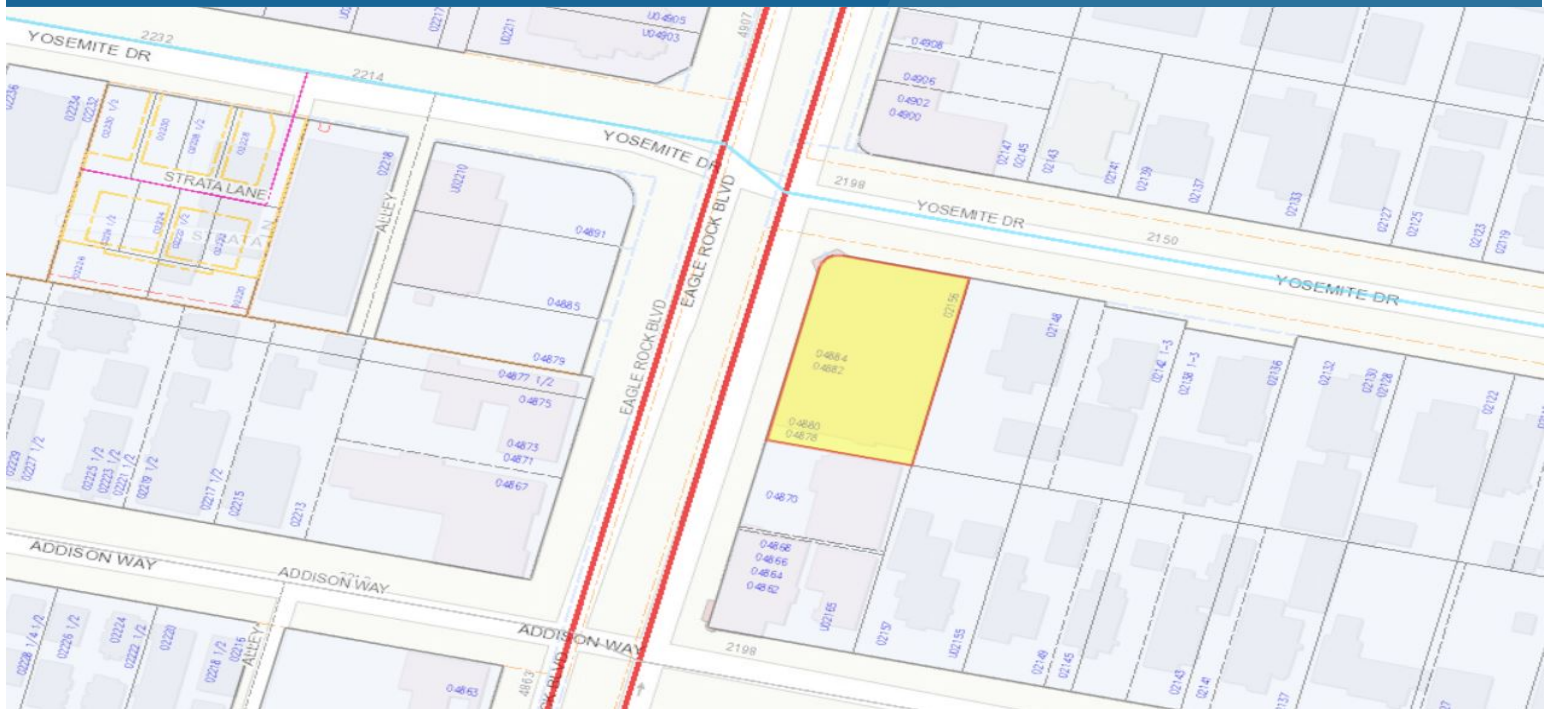
When prompted, enter the Meeting ID:

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

Enter Meeting ID:

and Passcode:

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

Environmental Case Number(s):

Related Case Number(s):

Overlay(s):

Zone:

Community Plan Area:

Land Use Designation:

Assigned Staff Contact Information:

Council District:

Applicant:

Appellant:

Applicant Representative:

Appellant Representative:

Who's Receiving This Courtesy Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this courtesy notice either because you live on or own property that is where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this limited hearing that will be held pursuant to an Interlocutory Remand Order issued in *Katherine E. Rubenstein v. City of Los Angeles* (Los Angeles Superior Court Case No. 21STCP00991).

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1360 the Commission Office Main Line at (213) 978-1300 or by email at apceastla@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

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

OFFICERS

President Harry Blumsack
First Vice President Emily Spokes
Second Vice President Jens Jonason
Treasurer Samantha McBride
Secretary Theresa Saso

COMMITTEE CHAIRS

Budget & Finance Samantha McBride
Executive Harry Blumsack
Land Use Co-Chairs Camille Demano, John Collinson
Outreach Co-Chairs Shanna Oskin, Jens Jonason
Rules Emily Spokes
Public Safety Co-Chairs Steve Crouch, Vacant
Environmental Emily Spokes
Youth and Education Ad Hoc Miriam Torres Sanchez
Elections Ad Hoc Theresa Saso
Housing, Renters & Homelessness Homelessness Ad Hoc Theresa Saso
Arts Ad Hoc Ramona Joy Mikelson
HHPNC Ad Hoc Committee on the Northeast Los Angeles Community Plan Clara Solis, Rick Marquez

CITY OF LOS ANGELES
CALIFORNIA



DIRECTORS AT-LARGE

Harry Blumsack, John Collinson, Jens Jonason,
Angela Mendoza, Shanna Oskin, Vacant, Vacant,
Vacant, Vacant, Vacant

PUBLIC SAFETY DIRECTORS

Steve Crouch, Samantha McBride

BUSINESS DIRECTORS

Camille Demano, Miriam Torres Sanchez

HOUSING DIRECTOR

Ghazal Hashemi

ARTS DIRECTOR

Ramona Joy Mikelson

HOMELESSNESS DIRECTOR

Theresa Saso

ENVIRONMENTAL DIRECTOR

Emily Spokes

SENIOR DIRECTORS

Clara Solis, Vacant

YOUTH DIRECTOR

Roger Mora

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

December 1, 2022

City Planning Commission
City of LA Planning Department
200 North Spring Street
Los Angeles, CA 90012
cpc@lacity.org

COMMUNITY IMPACT STATEMENT

Re: Agenda Item 1, December 8th 2022, DCP Processes related to the Tree Protection Ordinance

In Support of Black Walnut Day, the Southern California Black Walnut and the Los Angeles Tree and Shrub Protection Ordinance (LATPO)

Dear City Planning Commissioners:

The Historic Highland Park Neighborhood Council wholeheartedly supports Black Walnut Day and the protection of the Southern California Black Walnut. Many in our community have come together to advocate for this wonderful tree. This tree is important to our wildlife and to our environment. These trees that provide so much to us are being lost to development throughout Los Angeles, with tree removal permits granted at a rate of one tree every 7.2 days. We stand in solidarity in demanding that the extermination of this tree stop so that they will still be present for wildlife and future generations.

We are concerned that the planning department is applying the Los Angeles Tree and Shrub Protection LATPO inconsistently. In the project known as Eastern and Lombardy development (case no. APCE-2015-2048-ZC-ZADZAA), the California Department of Fish and Wildlife, CDFW and LATPO regulations were bypassed during the planning process and approval was recommended by planning staff. Nearly a mile away, in the same community of El Sereno (case no. ENV-2014-3179-MND), another project known as Onyx Street, a similar hillside development, was NOT recommended by planning staff because it violated CDFW rules among others. These inconsistent interpretations of the LATPO are unfair and contradictory. The LATPO must be applied to all projects equitably. It should be noted that in the

Eastern/Lombardy development case, community members were forced to file a CEQA lawsuit and were vindicated when Los Angeles Superior Court **Judge Leiter on November 18, 2022 found that there was inadequate mitigation for Southern California Black Walnuts and ruled that a full CEQA Environmental Impact Report was required for the project.** Judge Leiter specifically opines that the replacement requirements in the LA Tree Protection Ordinance are inadequate when he states **"The dangers posed by the project to Southern California Black Walnut Trees may not be properly eliminated by the requirement to plant trees of any protected variety."**

We are also concerned that the Director of Planning did not approve of the LATPO. We urge Bertoni to change his position. The Southern California Black Walnut (SCBW) has been a cultural resource for the Tongva, Kizh Nation and other Indigenous People of Los Angeles long before colonization. To the communities of Northeast Los Angeles, the SCBW also represents a similar and significant natural resource. The California black walnut is a foundation species that can establish wildlife habitats. It has been known to attract more than 30 species of birds. As a native species it is well suited for hillsides prone to seasonal fires, regenerating quickly even after it has been burned to the ground and thereby stabilizing the environment quickly. Urbanization has encroached on more than 30% of the SCBW's habitat and as a result it has been designated a rare and protected tree.

We support the following ten points that if implemented will move the City of Los Angeles' planning department and the Los Angeles Fire Department (LAFD) brush clearance into alignment with our community of Highland Park and our visions for responsible land stewardship.

01) Lead other Southern California municipalities in environmental protection of community resources by prioritizing native species and recognizing historical and cultural precedents.

02) Support the Los Angeles Tree and Shrub Protection Ordinance.

*03) Recognize existing protections including CEQA, California Environmental Quality Act (Section 15380 of the CEQA Guidelines (14 CCR § 15380 (b)(2))), CDFW, California Department of Fish and Wildlife recognition of all *Juglans californica* Alliances as a Sensitive Natural Communities.*

04) Start the exploration of developing robust city processes and staffing that review, comment and enforce existing protections named above.

05) Start the process to end CEQA categorical exemption "class 32" infill developments as this was the policy in the past.

06) Adopt a higher standard for mitigation with developments that have no other options but to remove SCBW.

07) "on/off-site permanent protection or restoration of the same habitat type at a specified mitigation ratio as recommended by CDFW be 5:1 (in area/acreage)."

08) "If impacts are unavoidable, an area-based mitigation scheme is required, with permanent protection, performance criteria, and enforceability, as part of CEQA compliance."

09) Understanding that the city is currently making updates to the LATPO, strongly consider collaborating with our coalition and community supporters to review and incorporate these proposed changes in the next update to strengthen the LATPO.

10) The first step is to develop a training curriculum for LA City Planning Department planners, LAFD Brush Clearance and additional appropriate staff in order to educate them on how the city can recognize, protect and enforce the protections of the LATPO, specifically the CBW.

Establishing these principles for equity and consistency can limit future liabilities. More importantly it moves us in the right direction towards responsible land stewardship and away from exploitation. We reiterate that it is crucial for you to support these points to protect our communities. Should you desire to collaborate on accomplishing these points, anyone of our coalition members would gladly offer assistance.

Thank You.

Sincerely,



Charles "Harry" Blumsack
President, Historic Highland Park Neighborhood Council

Community support petition from across Northeast Los Angeles as of this date is nearing 400 community members.

https://drive.google.com/drive/folders/1hhBPYdhuzs43G2B2DBYHrs7_Ok_ytK3N?usp=sharing

cc:

Vince Bertoni, AICP, vince.bertoni@lacity.org

East Los Angeles Planning Commission, apceastla@lacity.org

Aura Garcia, President, Board of Public Works
aura.garcia@lacity.org c/o fernando.campos@lacity.org

Rachel Malarich, City Forest Officer, rachel.malarich@lacity.org

Jimmie Woods-Gray**
LAFD Fire Commission, President, c/o LAFDrequest@lacity.org

Diana Kitching, City of Los Angeles, City Planner, diana.kitching@lacity.org

Kat Superfisky, City of Los Angeles, Urban Ecologist, kat.superfisky@lacity.org

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

NELA Black Walnut Day Committee, northeastla.alliance@gmail.com

Councilmember Elect Eunisses Hernandez eunisses@eunissesforthepeople.org



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

Jorge Ramirez <ramjorge@msn.com>

Sun, Dec 11, 2022 at 6:50 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) andc/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: Jorge Ramirez

Address: [703 N. Ave 66 Los Angeles, CA 90042](#)Email Address: ramjorge@msn.comSent from [Mail](#) for Windows



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

Tom Williams <outlook_53AFD8E1375551E2@outlook.com>

Sun, Dec 11, 2022 at 3:48 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 strongly support the appeal of our Neighbors on North Avenue 57 and Highgate Ave.. These neighbors were endangered by previous projects next to this one by the same developer since 2018 especially with near road closures without flagmen for concrete placement and materials deliveries. Neighbors have 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 especially when deliveries and employees park vehicles and limit access. If there is a wildfire, these residents would be endangered. The potential for damages is real and would involve liabilities for the City if they approve and monitor this project.

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: Dr Clyde T. Williams

Address: [4117 Barrett Rd LA Ca 90032-1712](#)

Email Address: ctwilliams2012@yahoo.com

Sent from [Mail](#) for Windows



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

Ysabel Jurado <ysabel.jurado@gghllp.com>

Mon, Dec 12, 2022 at 9:50 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) 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: Ysabel Jurado
Address: 90042
Email Address: ysabel.jurado@gmail.com



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

Rachel Ridgway <rridgway@glendale.edu>

Mon, Dec 12, 2022 at 10:10 AM

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

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

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.

Sincerely,

Rachel Ridgway



Student Counseling Services
Get involved with Student Clubs - ASGCC
Multicultural Community Engagement
Center
Student Learning Communities
GCC Virtual Bulletin Board

Rachel Ridgway, M.S., PG

Instructor - Oceanography & Geology

Faculty Advisor - Glendale Students for

Sustainability

Campus office: CR-142

Zoom office by appointment

She/Her/Hers | Cell Phone (Call/Text): 657-667-

3423



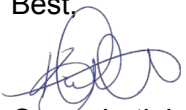
December 12, 2022

To whom it may concern,

We have reviewed the approval letter from the city dated September 28, 2022 and their plans.

We are supportive of Scott Gaudes' construction at 1431 N Ave 57, Los Angeles, CA 90042. Scott and Helen have always been great neighbors. We believe that this addition easily falls within what is appropriate for them to build. I see this as a great addition to not only their lives but adds value to the neighborhood at large.

Best,



May L. Moore

Casey Latiolais and Marla Moore
1444 North Avenue 57
Los Angeles, CA 90042

December 8, 2022

To whom it may concern,

I stand neutral in the matter of Scott Gaudes' construction at 1431 N Ave 57, Los Angeles, CA 90042, as long as he is following the guidelines approved by the city ruling dated September 28, 2022.

Best,

A handwritten signature in blue ink, appearing to read "David Kettering", with a large, stylized initial "D" and a long horizontal flourish extending to the right.

David Kettering
1414 North Ave 57
Los Angeles, CA 90042

December 12, 2022

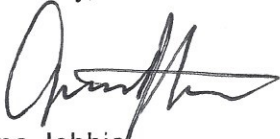
To whom it may concern,

I have been a resident on N. Avenue 57 for twenty-six years and have seen a lot of changes in the neighborhood over that period of time. New homes have been built and many neighbors have done additions or improvements to their homes.

I have reviewed the City approved plans for the proposed project and feel that it has little to no impact on the community or surrounding residents. I believe Scott has the right to enhance his home, as other neighbors have.

I am in support of Scott Gaudes' construction at 1431 N Ave 57, Los Angeles, CA 90042, as long as he is following the guidelines approved by the city ruling dated September 28, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gina Jebbia', with a stylized, flowing script.

Gina Jebbia

1431 N. Ave. 57 Highland Park Ca. 90042



THE TREE DR TLC

ISA ARBORIST WE#9101A

T.R.A.Q. Tree Risk Assessment Qualified

QAL #124087 A&B

661 361-8516

ARBORIST FIELD INSPECTION:

Prepared by: Julio Matos (THETREEDRTLCL), ISA Certified Arborist.

LOCATION: 1431 N. Ave. 57

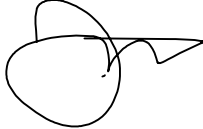
Arborist inspection: Proposed plans for patio addition to property may impact selected Oak. Due to the tree's proximity to structural plans, arborist inspection will cover, species, health, size, and impact proposed construction will have on said tree.

1. *Quercus agrifolia* (Live Oak) 22" DBH with a canopy spread of 20' approx. ht. 25'.
Tree sits on a steep slope at the rear of the property. Tree trunk is approximately 30' away, and 8-10' below grade of existing foundation. Tree is growing at a slight angle, canopy looms over downhill slope. Tree trunk exhibits signs of a deep wound compartmentalization. Origin of this cavity is unknown. Tree canopy shows signs of topping and severe pruning history. Large cuts, with heavy reactionary foliage growth at severed limbs. Co-dominant leader stems, slight separation at the crotch of the two stems. Poor pruning practices, heavy end weight growth, broken, and dead wood, along with a downward gravity pull (due to growth pattern and slope angle). The tree is in poor condition!
I recommend structural pruning to correct poor branch pattern and weight distribution. Bracing to mitigate possible failure from possible internal structural defects. Plant health care management to provide bio additives to aid in recovery. Mitigating recommendations serves as temporary aid and does not guarantee the longevity of life nor the structural stability of the tree.
Going over the proposed plans to add/extend a patio. I find there are two reasons why there will be little to no impact on the tree. 1st, The proposed patio will be set at a distance that not encroach on the tree's canopy. 2nd, The proposed footing installation and placement will not impact the tree's root system, due to the difference in grading level on the slope.

1431 N. Ave. 57 Highland Park Ca. 90042

It is my professional opinion, based on my knowledge and experience that the proposed structural plans will not have a negative effect on the tree. I do recommend that a proper fence barrier be placed during construction. The barrier of 10' in diameter shall be placed around selected oak. This will ensure no harm comes to the tree via, construction materials, equipment, chemical, or vehicle traffic during the course of said work.

THANK YOU

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a final horizontal stroke.

JULIO MATOS

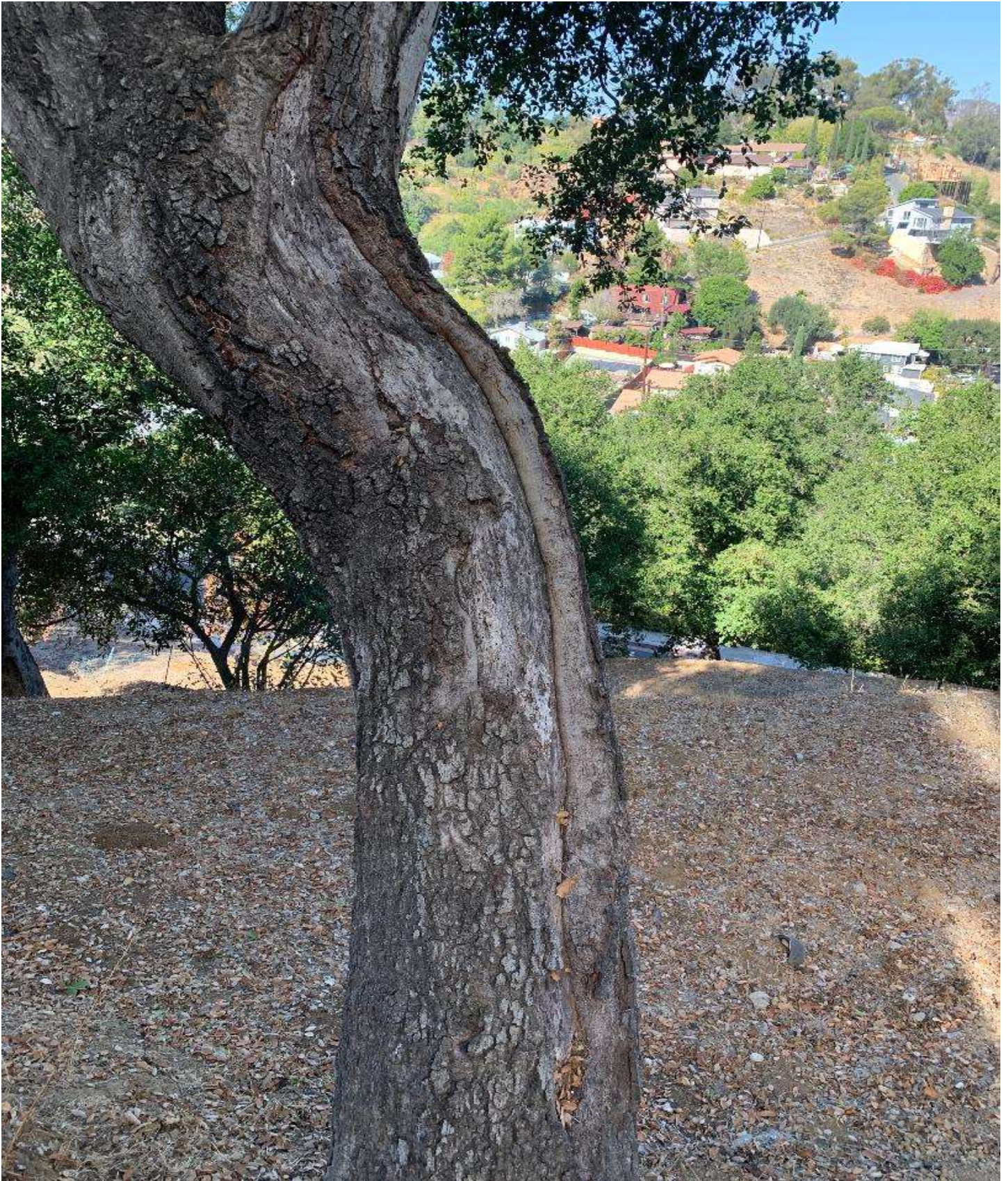
ISA ARBORIST #WE-9101A

1431 N. Ave. 57 Highland Park Ca. 90042



Quercus agrifolia (Coast live oak) 22" DBH

1431 N. Ave. 57 Highland Park Ca. 90042

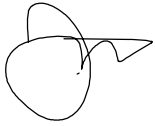


Large trunk wound/cavity

1431 N. Ave. 57 Highland Park Ca. 90042

I, Julio Matos, ISA WE #9101-A, I have personally visited the site and inspected the tree(s) referred to in this report and have stated my finding accurately. The extent of the evaluation is stated in the attached report. I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. The analysis, opinions, and conclusions stated herein are my own, and are based on current scientific procedures and facts. My compensation is not contingent upon the reporting of a predetermined conclusion that that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events. The analysis, opinion and conclusions in this report have been prepared according to commonly accepted Arboricultural practices. No one provided significant professional assistance to the consultant, unless indicated within the report.

THANK YOU

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a small upward flick.

JULIO MATOS

ISA ARBORIST #WE-9101A

T.R.A.Q. Risk Assessment Arborist

QAL #124807 A&B

1431 N. Ave. 57 Highland Park Ca. 90042

*Disclosure Statement: Certified Arborists are tree specialists who use their education and experience to examine trees, recommend measures to enhance the health and aesthetic qualities of trees. Arborists also attempt to address and reduce the potential and real risks inherent to trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice. Arborists cannot detect every condition that could lead to the structural failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Weather conditions can turn severe and put stress on trees in a short span of time. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. This report considers the condition of the inventoried trees during a site review.

1431 N. Ave. 57 Highland Park Ca. 90042

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

OFFICERS

President Harry Blumsack
First Vice President Emily Spokes
Second Vice President Jens Jonason
Treasurer Samantha McBride
Secretary Theresa Saso

COMMITTEE CHAIRS

Budget & Finance Samantha McBride
Executive Harry Blumsack
Land Use Co-Chairs Camille Demano, John Collinson
Outreach Co-Chairs Shanna Oskin, Jens Jonason
Rules Emily Spokes
Public Safety Co-Chairs Steve Crouch, Vacant
Environmental Emily Spokes
Youth and Education Ad Hoc Miriam Torres Sanchez
Elections Ad Hoc Theresa Saso
Housing, Renters & Homelessness Homelessness Ad Hoc Theresa Saso
Arts Ad Hoc Ramona Joy Mikelson
HHPNC Ad Hoc Committee on the Northeast Los Angeles Community Plan Clara Solis, Rick Marquez

CITY OF LOS ANGELES
CALIFORNIA



DIRECTORS AT-LARGE

Harry Blumsack, John Collinson, Jens Jonason,
Angela Mendoza, Shanna Oskin, Vacant, Vacant,
Vacant, Vacant, Vacant

PUBLIC SAFETY DIRECTORS

Steve Crouch, Samantha McBride

BUSINESS DIRECTORS

Camille Demano, Miriam Torres Sanchez

HOUSING DIRECTOR

Ghazal Hashemi

ARTS DIRECTOR

Ramona Joy Mikelson

HOMELESSNESS DIRECTOR

Theresa Saso

ENVIRONMENTAL DIRECTOR

Emily Spokes

SENIOR DIRECTORS

Clara Solis, Vacant

YOUTH DIRECTOR

Roger Mora

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

December 1, 2022

City Planning Commission
City of LA Planning Department
200 North Spring Street
Los Angeles, CA 90012
cpc@lacity.org

COMMUNITY IMPACT STATEMENT

Re: Agenda Item 1, December 8th 2022, DCP Processes related to the Tree Protection Ordinance

In Support of Black Walnut Day, the Southern California Black Walnut and the Los Angeles Tree and Shrub Protection Ordinance (LATPO)

Dear City Planning Commissioners:

The Historic Highland Park Neighborhood Council wholeheartedly supports Black Walnut Day and the protection of the Southern California Black Walnut. Many in our community have come together to advocate for this wonderful tree. This tree is important to our wildlife and to our environment. These trees that provide so much to us are being lost to development throughout Los Angeles, with tree removal permits granted at a rate of one tree every 7.2 days. We stand in solidarity in demanding that the extermination of this tree stop so that they will still be present for wildlife and future generations.

We are concerned that the planning department is applying the Los Angeles Tree and Shrub Protection LATPO inconsistently. In the project known as Eastern and Lombardy development (case no. APCE-2015-2048-ZC-ZADZAA), the California Department of Fish and Wildlife, CDFW and LATPO regulations were bypassed during the planning process and approval was recommended by planning staff. Nearly a mile away, in the same community of El Sereno (case no. ENV-2014-3179-MND), another project known as Onyx Street, a similar hillside development, was NOT recommended by planning staff because it violated CDFW rules among others. These inconsistent interpretations of the LATPO are unfair and contradictory. The LATPO must be applied to all projects equitably. It should be noted that in the

Eastern/Lombardy development case, community members were forced to file a CEQA lawsuit and were vindicated when Los Angeles Superior Court **Judge Leiter on November 18, 2022 found that there was inadequate mitigation for Southern California Black Walnuts and ruled that a full CEQA Environmental Impact Report was required for the project.** Judge Leiter specifically opines that the replacement requirements in the LA Tree Protection Ordinance are inadequate when he states **"The dangers posed by the project to Southern California Black Walnut Trees may not be properly eliminated by the requirement to plant trees of any protected variety."**

We are also concerned that the Director of Planning did not approve of the LATPO. We urge Bertoni to change his position. The Southern California Black Walnut (SCBW) has been a cultural resource for the Tongva, Kizh Nation and other Indigenous People of Los Angeles long before colonization. To the communities of Northeast Los Angeles, the SCBW also represents a similar and significant natural resource. The California black walnut is a foundation species that can establish wildlife habitats. It has been known to attract more than 30 species of birds. As a native species it is well suited for hillsides prone to seasonal fires, regenerating quickly even after it has been burned to the ground and thereby stabilizing the environment quickly. Urbanization has encroached on more than 30% of the SCBW's habitat and as a result it has been designated a rare and protected tree.

We support the following ten points that if implemented will move the City of Los Angeles' planning department and the Los Angeles Fire Department (LAFD) brush clearance into alignment with our community of Highland Park and our visions for responsible land stewardship.

01) Lead other Southern California municipalities in environmental protection of community resources by prioritizing native species and recognizing historical and cultural precedents.

02) Support the Los Angeles Tree and Shrub Protection Ordinance.

*03) Recognize existing protections including CEQA, California Environmental Quality Act (Section 15380 of the CEQA Guidelines (14 CCR § 15380 (b)(2))), CDFW, California Department of Fish and Wildlife recognition of all *Juglans californica* Alliances as a Sensitive Natural Communities.*

04) Start the exploration of developing robust city processes and staffing that review, comment and enforce existing protections named above.

05) Start the process to end CEQA categorical exemption "class 32" infill developments as this was the policy in the past.

06) Adopt a higher standard for mitigation with developments that have no other options but to remove SCBW.

07) "on/off-site permanent protection or restoration of the same habitat type at a specified mitigation ratio as recommended by CDFW be 5:1 (in area/acreage)."

08) "If impacts are unavoidable, an area-based mitigation scheme is required, with permanent protection, performance criteria, and enforceability, as part of CEQA compliance."

09) Understanding that the city is currently making updates to the LATPO, strongly consider collaborating with our coalition and community supporters to review and incorporate these proposed changes in the next update to strengthen the LATPO.

10) The first step is to develop a training curriculum for LA City Planning Department planners, LAFD Brush Clearance and additional appropriate staff in order to educate them on how the city can recognize, protect and enforce the protections of the LATPO, specifically the CBW.

Establishing these principles for equity and consistency can limit future liabilities. More importantly it moves us in the right direction towards responsible land stewardship and away from exploitation. We reiterate that it is crucial for you to support these points to protect our communities. Should you desire to collaborate on accomplishing these points, anyone of our coalition members would gladly offer assistance.

Thank You.

Sincerely,



Charles "Harry" Blumsack
President, Historic Highland Park Neighborhood Council

Community support petition from across Northeast Los Angeles as of this date is nearing 400 community members.

https://drive.google.com/drive/folders/1hhBPYdhuzs43G2B2DBYHrs7_Ok_ytK3N?usp=sharing

cc:

Vince Bertoni, AICP, vince.bertoni@lacity.org

East Los Angeles Planning Commission, apceastla@lacity.org

Aura Garcia, President, Board of Public Works
aura.garcia@lacity.org c/o fernando.campos@lacity.org

Rachel Malarich, City Forest Officer, rachel.malarich@lacity.org

Jimmie Woods-Gray**
LAFD Fire Commission, President, c/o LAFDrequest@lacity.org

Diana Kitching, City of Los Angeles, City Planner, diana.kitching@lacity.org

Kat Superfisky, City of Los Angeles, Urban Ecologist, kat.superfisky@lacity.org

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

NELA Black Walnut Day Committee, northeastla.alliance@gmail.com

Councilmember Elect Eunisses Hernandez eunisses@eunissesforthepeople.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

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 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 that this new project will put these residents at risk. 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: Rene Alvarado

Signature: 

Address: 5670 Ash St #3 90042

Email Address: reneinc@yahoo.com

Date: 10/29/22

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

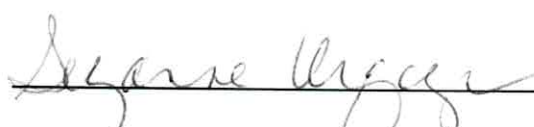
East Los Angeles Planning Commission
c/o Adrineh Melkonian, City Planner (adrineh.melkonian@lacity.org) and
c/o apceastla@lacity.org
Los Angeles City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

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 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 that this new project will put these residents at risk. 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: SUZANNE URQUIZA

Signature: 

Address: 898 W. ALTADENA DR

Email Address: SUZ4Q91001@yahoo

Date: 11/5/2022

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

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 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 that this new project will put these residents at risk. 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: Caleb Schimke

Signature: Caleb Schimke

Address: 3711 Baldwin St 90031

Email Address: cschimke@live.com

Date: 10-28-22

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

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 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 that this new project will put these residents at risk. 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:

Stephanie Barton

Signature:



Address:

2472 Lake View Ave, LA 90039

Email Address:

stephanie.barton@gmail.com

Date:

10/29/22

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

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 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 that this new project will put these residents at risk. 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: Erika Flores

Signature: 

Address: 3134 Arvia St. L.A CA 90065

Email Address: _____

Date: 12-11-22

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

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 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 that this new project will put these residents at risk. 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: Rosemary Serna

Signature: 

Address: 117 S. Ave 64 #203 90042

Email Address: highlandparklifer@gmail.com

Date: 12/11/22

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

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 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 that this new project will put these residents at risk. 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:

TRISHA GOSSETT-DOMINIQUE

Signature:



Address:

1842 PHILLIPS WAY

Email Address:

TRISHA.GOSSETT@GMAIL.COM

Date:

DIC 11 2022

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

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 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 that this new project will put these residents at risk. 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:

Jean Shannawhale

Signature:



Address:

154 Abkama St Apt 9

Email Address:

jeanumi3kl@gmail.com

Date:

12/14/20

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

December 13, 2022

Elizabeth "Ellia" M. Thompson
t 310.229.9689
f 310.229.9901
EMThompson@Venable.com

Formal Request for Continuance

East LA Area Planning Commission
Attn: Linda Lou
Linda.lou@lacity.org

Re: **Request for Continuance – ZA-2020-1180-ZAD-ZAA – 1480 N. Avenue 57**
("Project Site")

Dear Honorable Commissioners:

This letter will serve as a formal request to grant a continuance of this matter to February 22, 2023. The reason we are asking for a second continuance is due to the fact that since we previously appeared before the East Los Angeles Area Planning Commission, we did present our project to the Historic Highland Park Neighborhood Council's Land Use Subcommittee and received a warm response. We were told by the Chair of the Land Use Subcommittee that we had answered their questions and they did not require us to return to the full Neighborhood Council.

Further, we had a productive meeting with neighbors at the Project Site and listened to their concerns and offered certain suggestions for moving forward. We are currently in discussions with their counsel to come to a signed agreement with the Appellant in order to proceed with the project in a manner supported by the neighboring community. Therefore, we are requesting an additional continuance to a date certain – February 22, 2023. This will allow ample time to reach an agreement, if possible, especially in light of the upcoming holiday season.

Please do not hesitate to contact me should you have any question regarding our request.

Sincerely,



Elizabeth M. Thompson

Los Angeles City Planning Department

**EXTENSION OF TIME LIMIT FOR AREA OR CITY PLANNING COMMISSION
DECISIONS ON LAND USE APPLICATIONS AND APPEALS**

This form is to be used to request an extension of the time limit to act for Area or City Planning Commission decisions on legislative and quasi-judicial land use applications and appeals. This request must be made before the matter is agendized. If notice of the hearing has been mailed, the applicant is responsible for the cost of mailing the cancellation and new hearing notice.

To Be Completed by the Applicant or Applicant's Representative:

(Please Type or Print)

Case No. 2A-2020-1180-ZAD-ZAA

Street Address of Property Involved: 1480 N. Avenue 57

Applicant(s): Don Caverhill, Rampart Resources, LLC

⇒ Representative: Elizabeth (Ellia) Thompson

Request for Extension of Time Limit: The current time limit for the Commission to decide the subject case application / appeal will expire on: Oct. 24, 2023. It is hereby requested to extend the time limit for the East Los Angeles Planning Commission to act for a period of _____ weeks, or until Feb/22/2023 (Commission)

⇒ Reason(s) for Request: In order to have ample time to reach a settlement agreement with the Applicant.

⇒ Signed: Ellia Thompson Print Name: Ellia Thompson Date: 12.12.2022
Mailing Address: 2049 Century Park East, 23rd floor LA 90067
Telephone No. 310.229.9689 E-Mail: emthompson@venable.com

To Be Completed by Planning Department Staff:

☒ Pursuant to Municipal Code Section 12.24G [applicable Code Section which permits extensions of time limits by mutual written consent of the applicant and decision-maker], and in accordance with the policy of the Area/City Planning Commission delegating authority to the Director of Planning to approve extensions of time limits on its behalf, the requested time extension is deemed routine in nature and will not prejudice the future decision by the Area/City Planning Commission on the merits of the subject application or appeal, and therefore the requested time extension is granted until: February 22, 2023.

☒ Applicant to pay all BTC Public Hearing Notice costs associated with a new Hearing or cancellation.

VINCENT P. BERTONI, AICP
Director of Planning

By: Jack Chiang Signature: Jack Chiang Name: Jack Chiang Title: Asso. Zoning Admin. Date: 12/12/2022

c: Commission Office
Case File