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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.

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

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.



Planning APC West LA <apcwestla@lacity.org>

Request - Pedestrian Bridge at Lincoln over creek to access bike path

Tracy Blair <tracy.a.blair@gmail.com>

Sun, Aug 27, 2023 at 4:30 PM

To: info@tracipark.com, Laura Tencati <Laura.Tencati@fsresidential.com>, Crystal Valencia <crystal.valencia@fsresidential.com>, PVPAL Patrol <39174@lapd.online>, cpc@lacity.org, randell.erving@lacity.org, innovate@lacity.org, dina.elkinawy@lacity.org, apcwestla@lacity.org, PLUC@ncwpdr.org, Tracy Blair <tracy.a.blair@gmail.com>

Dear All,

My name is Tracy Blair and on behalf of my communities and family benefit, I would like to know how best to support the correct team to act fast to verify and install safe passage, by means of a pedestrian bridge over ballona creek at lincoln boulevard to access the bike path before year's end.

Even though I am semi-new to the area, the community has been aware of this proposed bridge since the conception of Playa Vista back in 2003. This would support 20,000 residents from playa vista to neighboring communities via the established bike path. What did happen to stop this from being built, I am unsure.

My personal situation has a time restraint as my daughter is in her 8th grade at middle school, and this affects our family's need for a second car. Having safe access to the bike path for my children to go to and from school will reduce the need for a second car, which has many benefits that reach far beyond our family which we can all agree on.

Sadly, this may not support direct ease of access from Marina Del Rey to Playa Vista and vice versa which further investigation would be needed by clever engineering and beyond my capacity yet willing to support where i can. This may also benefit the local walk scores and personal property values as well as another exit point and reduce the bottleneck of cars.

My goal would be to get this pedestrian bridge built by the end of 2023. How may I be of assistance to get this bridge built in time? I heard the design and proposal was completed back in 2003, it would require rebidding and installation.

Please can you and your team help move this forward, and let me know what's needed? Thank you

Ideas could be yet not limited too; a point person can collect signatures for those who are against and/or help raise funds with an event to support the build. Or neither and use existing funding and build like previously proposed.

I've reached out to our Local Council Traci Parks, Bridgeway Mills HOA, LACITY, PVPAL Patrol, Building & Safety Dept, West Neighborhood Commission, Area Planning Committee, Innovation commission, Planning and land use Westchester Playa and bcc Neighbors in case they too have suggestions and directions on how best to proceed. Thank you all.

Regards,

Tracy Blair
310 383 6959
Realtor, [EarleySchick](#)

SECONDARY SUBMISSIONS

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JULIAN K. QUATTLEBAUM, III
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CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

September 4, 2023

VIA ELECTRONIC MAIL

West Los Angeles Area Planning Commission
200 N. Spring Street
Los Angeles, CA 90012
apcwestla@lacity.org

Re: DIR-2021-8570-BSA; 824 N. Kenter Avenue

Dear Members of the West Area Planning Commission:

This firm represents Friends of Kenter ("Appellant") with regard to the building permit appeal for the development project located at 824 N. Kenter Avenue ("Project"). As explained herein, the appeal should be granted.

I. LADBS Erred or Abused Its Discretion by Issuing Permits in Violation of Hillside Retaining Wall Ordinance

The Hillside Retaining Wall Ordinance ("Ordinance") limits the number of retaining walls that can be built as a matter of right on a single parcel in hillside areas. The City issued a building permit for 824 N. Kenter Avenue for the construction of two retaining walls with a maximum of ten feet (Building Permit No. 78020-30000-01811). LADBS erred or abused its discretion in issuing the permit because there is already a retaining wall built on the 824 N. Kenter Avenue property and therefore the construction of two *new* retaining walls would exceed the maximum allowed under Ordinance No. 176445. This retaining wall was constructed by the applicant to facilitate the construction of an adjacent development at 822 N. Kenter Avenue. However, the wall was built in the wrong place (i.e. on the 824 N. Kenter Avenue property instead of the 822 N. Kenter Avenue property). A picture of this retaining wall is shown below.

Picture of Retaining Wall Built in the Wrong Place



The fact that the retaining wall was built in the wrong place is evidenced by reliable ariel photography from ZIMAS, the County of Los Angeles Assessor's Portal, Google Earth and NavigateLA.

Ariel Image From ZIMAS



Aerial Image from County of Los Angeles Assessor's Portal



Ariel Image from Google Earth with Parcel Lines Displayed



Ariel Image from Navigate LA



To further validate this, Friends of Kenter hired a licensed drone operator to take videos and photos of the two properties and conduct a scan to collect 3d imaginary and Geographic Information System (“GIS”) data. See attached declaration. This work took place on September 2, 2023. Approximately 400 photos were taken. Each photo contained metadata showing its exact GIS location. These photos were then unloaded into a special software that uses photogrammetry to locate where the picture was taken in space utilizing the GIS information from the photos. The drone operator, who is also a NCARB registered architect, then utilized a special software and created the document below, which is a true and correct copy of an image taken by the drone on September 2, 2023. The image accurately depicts the scene on the ground captured by the drone. The image includes parcel lines, which the drone operator added, that are depicted in red. The parcel boundaries were obtained from the County of Los Angeles. These lines are verified to their location using QGIS, a special mapping software. The image also validates that the retaining wall for 822 N. Kenter Avenue is indeed located on the 824 N. Kenter Avenue property.

The Area Planning Commission should not simply accept any assertions from the developer’s attorney that “all is okay.” The applicant is actually being sued in LA County Superior Court (*Wixen v. Kenter Investment Land, LLC*; Case No. 22SMCV00265) by a neighbor for unlawfully constructing a caisson on their property. The Verified Amended Complaint states as follows:

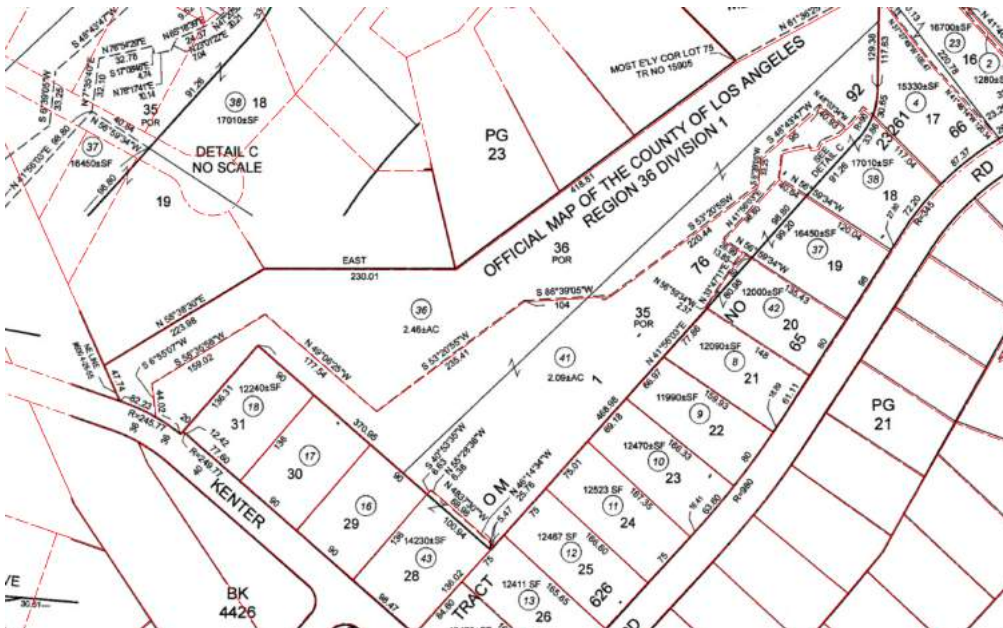
“Plaintiffs are informed, believe and based thereon allege that in 2020, Defendants and/or their agents intentionally and knowingly trespassed onto the Wixen Property without the knowledge, consent or permission of Plaintiffs, and intentionally and knowingly removed soils, graded the land, and constructed structure(s), including a caisson, on the Wixen Property, despite any lack of agreement with Plaintiffs relating to purchasing a portion of the Wixen Property.”

Ariel Image from Drone Photography with Parcel Lines Overlaid (Exhibit 1)



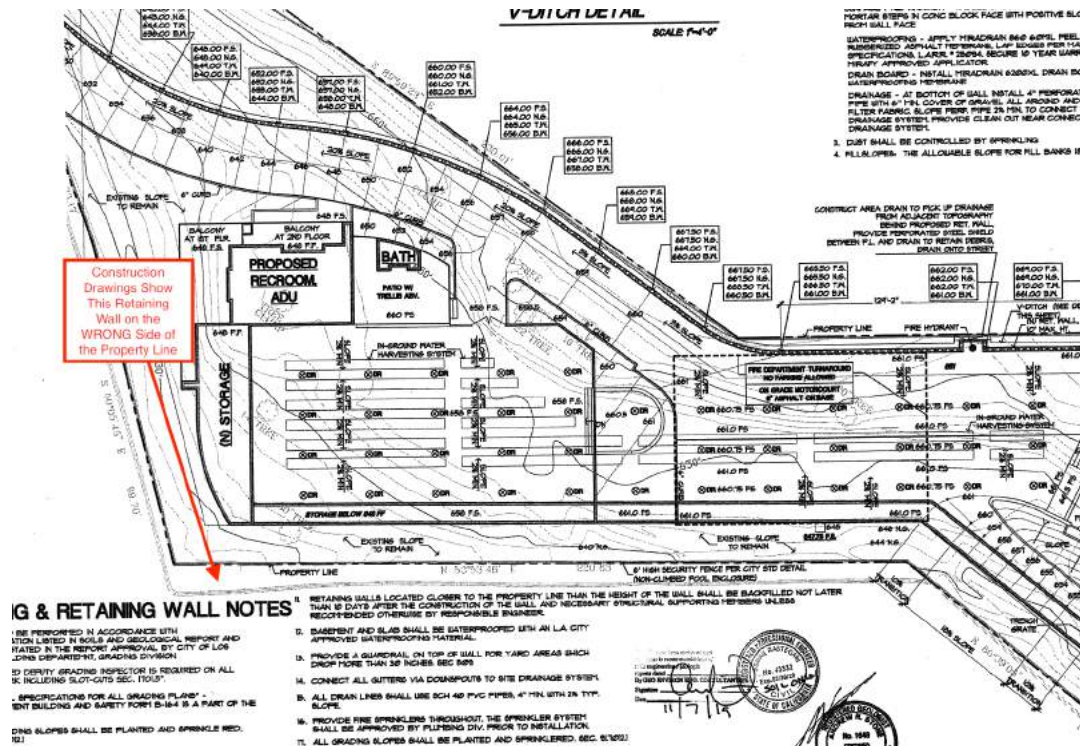
The drone operator also overlaid the parcel data from the County's ArcGIS system onto the Official Assessor's Map of the County of Los Angeles. This work is reflected below.

Official Assessor's Map with Parcel Lines Used to Overlay Drone Photography (Exhibit 2)



Sheet A-1.1 of the applicant's building plans¹ show the retaining wall for the 822 N. Kenter Avenue Property and depict it as constructed on the 822 N. Kenter property. See below. However, this was clearly not accurate based on the ariel photography and available GIS data.

Applicant's Building Plans Show Retaining Wall On Wrong Side of Property Line



LADBS may claim that they did not abuse their discretion because they relied on information that was presented to them by the applicant. However, a certain minimum amount of due diligence is required when a developer submits an application for a building permit. Looking at available arial photography to determine if any existing structures have been placed on a property is fundamental. The LADBS plan checker could have easily concluded there was a problem by viewing the arial photography from the County of Los Angeles Assessor Portal website, which allows you to see images from various years (all the way back to 2002). The wall in question was under construction in 2017. This key fact could have been verified at the time that the applicant applied for a building permit in 2019. An image from 2017 is shown below.

¹ These building plans can be accessed via dropbox at <https://www.dropbox.com/scl/fi/3k21u4cuiu0eh1dwkw2t/824-Kenter-Building-Plans-1.pdf?rlkey=82md8iulmq2wp71xluat12zuo&dl=0> and <https://www.dropbox.com/scl/fi/h9e4hnoalce5o0c74ra0j/824-Kenter-Building-Plans-2.pdf?rlkey=u8l4sr9v2e3kvjp3gclw20ilh&dl=0>

Aerial Image from 2017 from County of Los Angeles Assessor's Portal



In any event, the Los Angeles Municipal Code allows a building permit to be appealed when there is an error OR abuse of discretion. Even if the plan checker did not abuse his/her discretion by relying on information presented by the applicant (which Appellant does not concede), it certainly was an ERROR². LAMC Section 11.02 makes it clear that any permit that is issued in violation of the Code is void. This section of the municipal code states in pertinent part:

“Notwithstanding any other provisions of this Code or any other ordinance of the City of Los Angeles, no permit or license shall be issued in violation of any provisions of this Code or any other ordinance of the City of Los Angeles; if any permit or license is issued in violation of any provision of this Code or any other ordinance of the City of Los Angeles the same shall be void. Any permit or license issued, which purports to authorize the doing of any act prohibited by any other provision of this Code or any other ordinance of the City of Los Angeles, shall be void.”

LADBS erred in issuing a permit in violation of the Hillside Retaining Wall Ordinance. The applicant would need to seek a variance to have three retaining walls pursuant to LAMC Section 12.21 C(8)(c). As a result, that permit is void. The building permit appeal process is specifically designed to provide a relief valve for citizens when LADBS refuses to acknowledge

² Furthermore, LAMC Section 98.0601 gives LADBS the power to correct errors on their own. This section of the code states as follows: “The Department shall have the authority to revoke any permit, slight modification or slight determination whether such action granted in error or in violation of other provision of the code and conditions are such that the action should not have been allowed.”

its own error. This Area Planning Commission has an affirmative obligation to decide whether or not error has occurred.

II. LADBS Erred or Abused Its Discretion in Granting an Area Bonus to Allow the Home to Be Supersized

One way to potentially resolve the issue of the 822 N. Kenter Avenue retaining wall being built on the 824 N. Kenter Avenue property is to process a lot line adjustment between the two parcels. However, if that was done, it would necessarily have an impact on the eligibility for an area bonus for 824 N. Kenter Avenue. Appellant used Google Earth to estimate that the side yard setback will be reduced to less than 11 feet at one location if the lot line is adjusted to ensure the retaining wall in question remains entirely on the 822 N. Kenter Avenue property. The “cumulative side yard setbacks option” in the Baseline Hillside Ordinance is clear that “in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision. . . .” The minimum required for this Project is 12 feet due to its height.

III. Retaining Walls Exceed Maximum Height Allowed if Freeboard of 18 Inches is Taken Into Consideration

The Soils Report approved by the City’s Grading Division required 18 inches of “freeboard” for the retaining walls. This is clearly stated on the approved building plans. However, one can definitely conclude that the freeboard was not taken into consideration when calculating the maximum wall height. There are many instances on Sheet A-1.1 where the difference between “natural grade” and “top of wall” are LESS than 18 inches. This is where the freeboard would be located. This should have been readily apparent to the plan checker at the time of submittal. If you add the additional freeboard to the maximum wall height, then the applicant exceeds the height allowed under the Hillside Retaining Wall Ordinance.

IV. Potential Unlawful Removal of Property Trees

Appellant has obtained the Protected Tree Report³ prepared for the property by Jan Scow dated August 23, 2018. The applicant was only authorized to remove two protected trees by the Urban Forestry Division. Seven trees were required to be “retained” per the Tree Report prepared by Jan Scow. It appears from the arial photography that these trees may have been unlawfully removed. A site inspection and access to the Protected Tree Plan and Mitigation Plan would be needed to confirm this. Appellant is prejudiced by not having access to the of the additional plans on file with UFD.

³ This report and permit can be accessed via dropbox at <https://www.dropbox.com/scl/fi/7cqul1gkzh1b6qlos9zzd/Tree-Removal-Permit-for-824-N.-Kenterpdf.pdf?rlkey=bheg7fuq4ro7na55nyd5r131o&dl=0> and <https://www.dropbox.com/scl/fi/1kzjpqi562c79dxjmpho/Protected-Tree-Reort-for-824-Kenter.pdf?rlkey=i4ndq2msefpuoyo6xuv9dajj4&dl=0>

Screenshot from Protected Tree Report.

4. SCHEDULE OF TREES TO BE RETAINED:

Table 3. (All trees are coast live oaks except Tree 36, a *Quercus berberidifolia*.)

Tree #	Health/Structure Rating	General Location	DSH* (inches)	Disposition
OP1	Good/fair	West of site entrance	15	Encroach
6	Fair/fair	North property line	12.5	Save
11	Good/stump sprouts	Near north property line	N/A	Save
35	Good/fair	Near east corner of main south-facing slope	6,3	Save
36	Fair/good	Near east corner of main south-facing slope	7,7 @ 3'	Save
44	Fair/fair	Bottom of furthest northeast slope	16	Save
45	Fair/good	Bottom of furthest northeast slope	9	Save

*Diameter at standard height of 4.5' unless otherwise specified.

V. Fire Apparatus Access Road Exceeds 10 Percent in Grade and there is No Evidence Applicant Obtain Approval from Fire Code Official

Sheet A-1.OS of the plans demonstrated that the driveway has a 20 percent grade. The Fire Code specifically states that fire apparatus access road shall not exceed 10 percent in grade unless approved by the fire code official. There is no evidence in the record that the required approval was obtained. LADBS therefore erred and abused its discretion in issuing permits in violation of the Fire Code.

There are no transitions for the driveway that is sloped at 20 percent slope – which is over 160 feet. The plan checker erred and abused their discretion by not complying with this code provision and not considering the safety of the neighborhood.

Screenshot from Fire Code

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade.

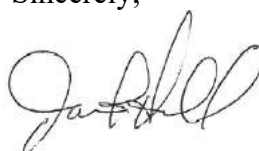
Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

VI. Conclusion

Appellant respectfully request that the Area Planning Commission grant the appeal. Appellant reserves the right to supplement the bases for appeal.

Sincerely,



DECLARATION OF WILLIAM MARVEZ.

1. I, William Marvez, make this declaration of my own personal knowledge and if called to testify I would and could testify to the following facts.
2. I am and have been for a professional remote pilot, licensed to operate drones by the Federal Aviation Administration (FAA) since March 29 2021. My Certificate Number is 4495985.
3. I operate drones professionally for the purpose of examining real estate sites for architects and real estate professionals, among other uses.
4. As a licensed pilot I am familiar with the FAA rules and regulations applicable to restricted and unrestricted airspace.
5. I have worked in the Architectural and construction field for 30 years .
6. On Saturday, September 2, 2023, I operated two drones in the airspace above and around the area of 822 N. Kenter Avenue and 824 N. Kenter Avenue in Los Angeles. This airspace is controlled by the FAA. I obtained all necessary clearances, if any, from the FAA to operate the drones.
7. The drones I operated were designed to digitally photograph ground level features, viewed at different heights and angles. The drones captured both still photographs and live video images through a camera mounted on their underside.
8. The drones were operated by me from the ground. The operation of the drones and the capture of the photographic and video images are monitor live and are recorded for later viewing through an application on the monitor.
9. I utilized a specific software that scanned the properties in question utilizing a grid system. Approximately 400 photos were taken. Each photo contained metadata showing its exact geographic information system (“GIS”) location. These photos were then unloaded into a software that uses photogrammetry to locate where the picture was taken in space utilizing the GIS information from the photos.
10. I then created the document denoted as **Exhibit 1** in the letter from Mr. Hall dated September 4, 2023, which is a true and correct copy of an image taken by the drone on September 2, 2023. The image accurately depicts the scene on the ground captured from above at the time the picture was recorded. Exhibit 1 includes parcel lines, which I added, that are depicted in red. I overlaid these parcel lines onto the drone image. The parcel boundaries were obtained from the County of Los Angeles. These lines are verified to their location using QGIS, a mapping software.
11. I also overlaid the parcel data from the County’s GIS system onto the Official Map of the County of Los Angeles. This work is reflected in **Exhibit 2** as denoted in the letter from Mr. Hall dated September 4, 2023.

Made on September 4, 2023 at Tokyo, Japan.

I declare under penalty of perjury that the foregoing is true and correct.

s/ William Marvez

William Marvez

DAY OF HEARING SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

Request - Pedestrian Bridge at Lincoln over creek to access bike path

Jennifer Bauer <travelerchica@gmail.com>

Tue, Sep 5, 2023 at 11:52 AM

To: info@tracipark.com, PVPAL Patrol <39174@lapd.online>, cpc@lacity.org, randell.erving@lacity.org, innovate@lacity.org, dina.elkinawy@lacity.org, apcwestla@lacity.org, seabreezeinvoices@payableslockbox.com

Dear All,

My name is Jennifer Bauer and on behalf of my communities and family benefit, I would like to know how best to support the correct team to act fast to verify and install safe passage, by means of a pedestrian bridge over Ballona Creek at Lincoln Boulevard to access the bike path before year's end.

Even though I am semi-new to the area, the community has been aware of this proposed bridge since the conception of Playa Vista back in 2003. This would support 20,000 residents from Playa Vista to neighboring communities via the established bike path. What did happen to stop this from being built, I am unsure.

My personal situation has a time restraint as my boys attend elementary school near the path and for safety's sake, we can't cross the threshold from Playa Vista to the bike path. This leads us to drive when we could be biking daily. Having safe access to the bike path for my children to go to and from school will reduce the need for driving our car, which has many benefits that reach far beyond our family which we can all agree on.

Sadly, this may not support direct ease of access from Marina Del Rey to Playa Vista and vice versa which further investigation would be needed by clever engineering and beyond my capacity yet willing to support where I can. This may also benefit the local walk scores and personal property values as well as another exit point and reduce the bottleneck of cars.

My goal would be to get this pedestrian bridge built by the end of 2023. How may I be of assistance to get this bridge built in time? I heard the design and proposal was completed back in 2003, it would require rebidding and installation.

Please can you and your team help move this forward, and let me know what's needed? Thank you

Ideas could be yet not limited too; a point person can collect signatures for those who are against and/or help raise funds with an event to support the build. Or neither and use existing funding and build like previously proposed.

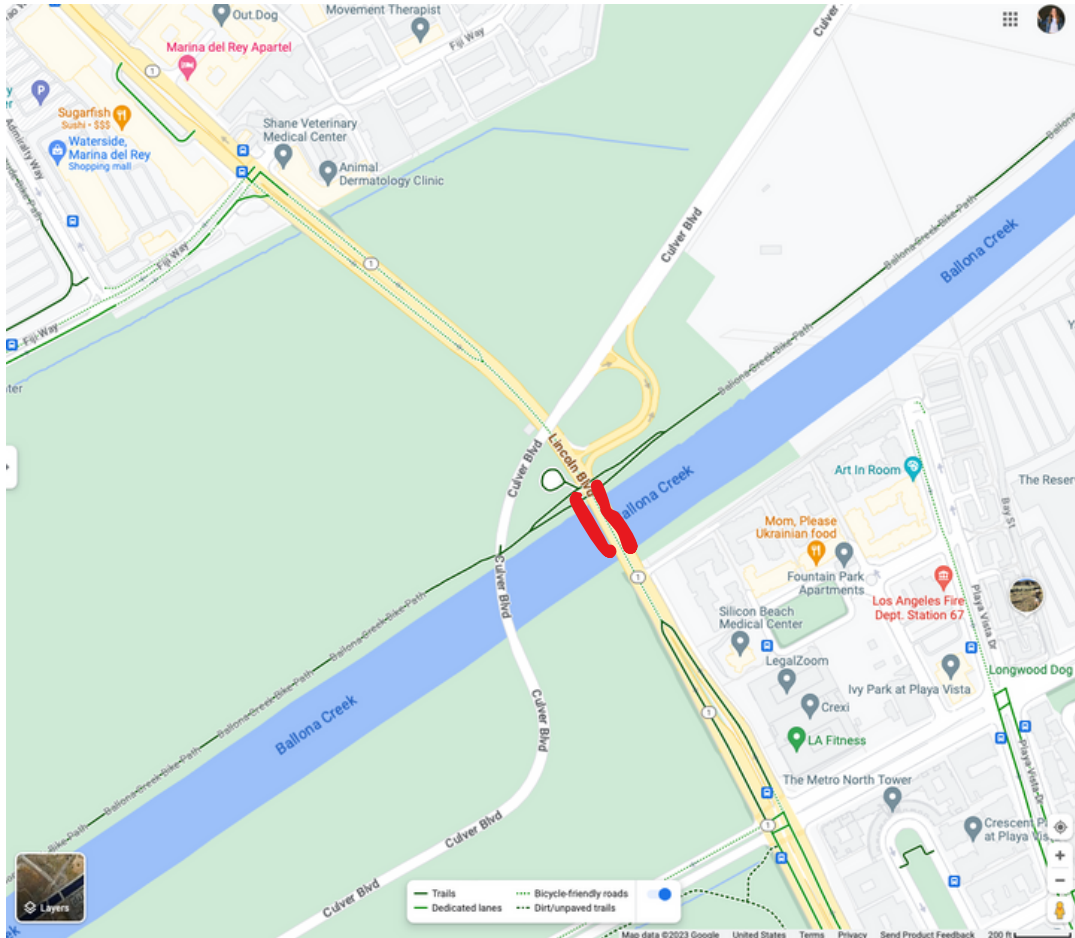
I've reached out to our Local Council Traci Parks, LACITY, PVPAL Patrol, Building & Safety Dept, West Neighborhood Commission, and bcc Neighbors in case they too have suggestions and directions on how best to proceed. Thank you all.

Regards,

Jennifer Bauer
703.477.5999

Proposal (2) new Pedestrian Bridges

Request - Pedestrian/Bike Bridge at Lincoln over creek to access bike path to be attached to existing bridge one either side (see red line below on google bike map)



Thank you,
Tracy Blair

Realtor, CID #6205
Tracy@EarleySchick.com
EarleySchick.com
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(310) 383 6959

Earley Schick & Associates with EXP Realty
DRE 00877967
EXP Realty DRE 02182679
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(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

Ref: 81570-0001

September 6, 2023

VIA HAND DELIVERY AND E-MAIL

West Los Angeles Area Planning Commission
c/o Neverly Ann Hill, Executive Assistant
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 272
Los Angeles, CA 90012
apcwla@lacity.org

Re: DIR-2021-8570-1A
Response to Appellants' September 4, 2023 Letter
824 N. Kenter Avenue (the "Property")

Dear President Waltz Morocco and Members of the West Los Angeles Area Planning Commission:

This letter is in response to Appellants' September 4, 2023, letter to the West Los Angeles Area Planning Commission ("WLAAPC").

I. STANDARD OF REVIEW

The standard of review in this matter is error or abuse by the Planning Director.
For the Appellant:

"An appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was error or abuse of discretion by the Director."
LAMC Section 12.26 K.6

For the WLAAPC:

"When considering an appeal from the decision of the Director, the Area Planning Commission or the City Planning Commission shall make its decision setting forth how there was error or abuse of discretion by the Director." LAMC Section 12.26 K.7.

II. NEW INFORMATION DOES NOT ADDRESS ERROR OR ABUSE OF DISCRETION BY THE PLANNING DIRECTOR

Appellant's latest letter provides information derived from drone images acquired on September 2, 2023. The information provided cannot be proven accurate simply based on the presentation by Appellants. In any event, the Appellants continues to assert errors by the Los Angeles Department of Building and Safety ("LADBS") plan check engineer. Most notably, Appellant represents that the plan check engineer should have known there was an existing retaining wall on the Property. This assertion does not provide substantial evidence that the Planning Director erred or abused his discretion when he found that LADBS did not err or abuse its discretion.

Neither the Planning Director nor LADBS had the alleged information presented in the Appellants' latest letter, whether it is accurate or not. In fact, Appellants show the retaining wall alleged to be existing on the Property was clearly shown to be on the adjoining property. The information available to the Director and LADBS shows there was no error or abused of discretion.

If the Appellants wish to rely on the information gathered on September 2nd, they must present it to the LADBS Inspection Bureau. This appeal must be based on whether the Director found error or abuse of discretion by LADBS when it issued the building permits approving the plans for the project.

III. FREEBOARD

The 18" freeboard referred to by the Appellant is shown on the V-Ditch Detail on sheet A-1.1 of the approved plans.

IV. PROTECTED TREES

Appellant presents no evidence that any trees other than the two trees authorized to be removed have actually been removed. This assertion also neglects to show how the Planning Director erred or abused his discretion.

V. DRIVEWAY SLOPE

The Fire Department approval is shown with the official stamp of the Fire Hydrant and Access division of the Los Angeles City Fire Department.

The appeal should be denied.

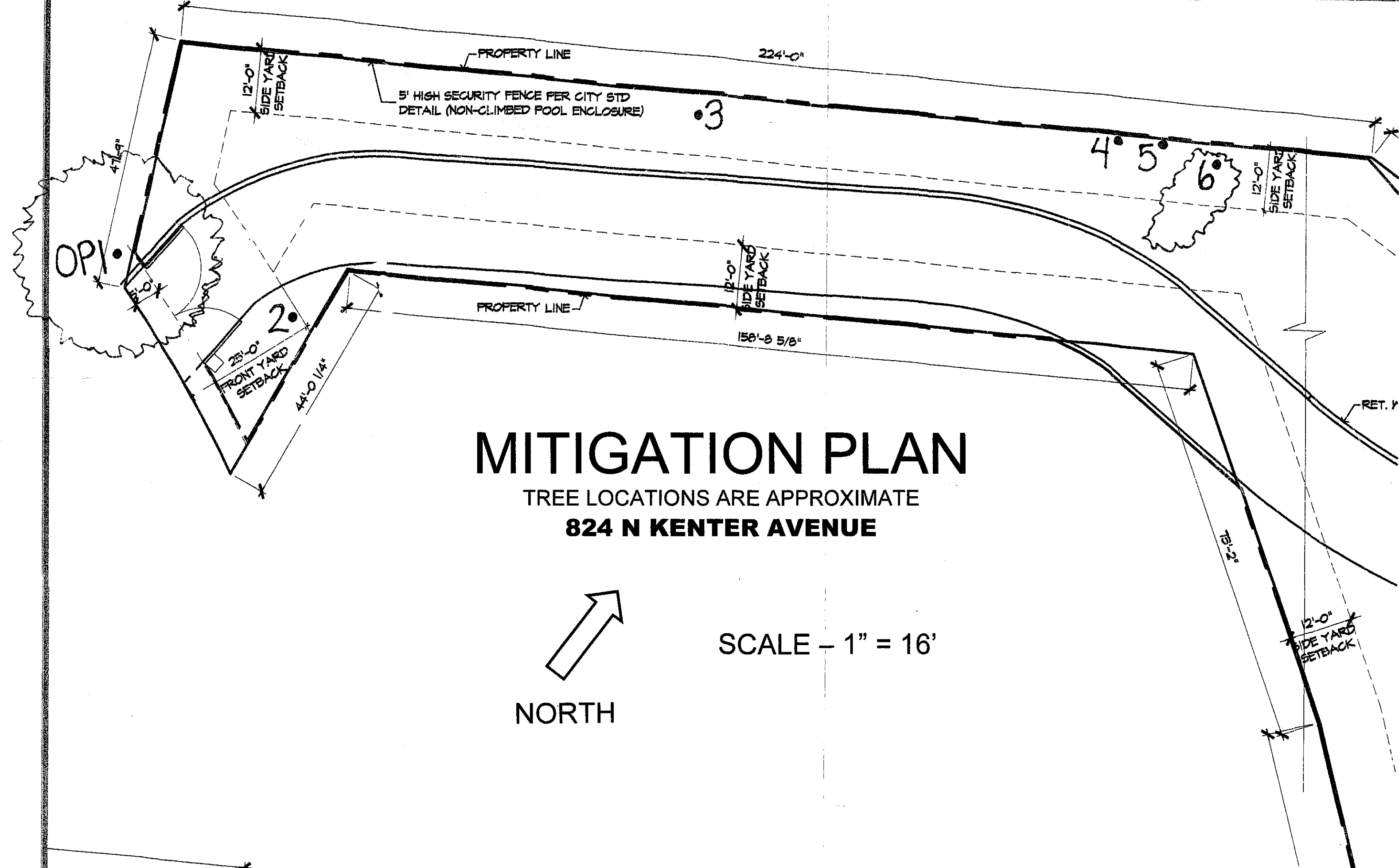
Very truly yours,



KEVIN K. MCDONNELL of
Jeffer Mangels Butler & Mitchell LLP

West Los Angeles Area Planning Commission
September 6, 2023
Page 3

cc: neverly.hill@lacity.org
undine.petrulis@lacity.org

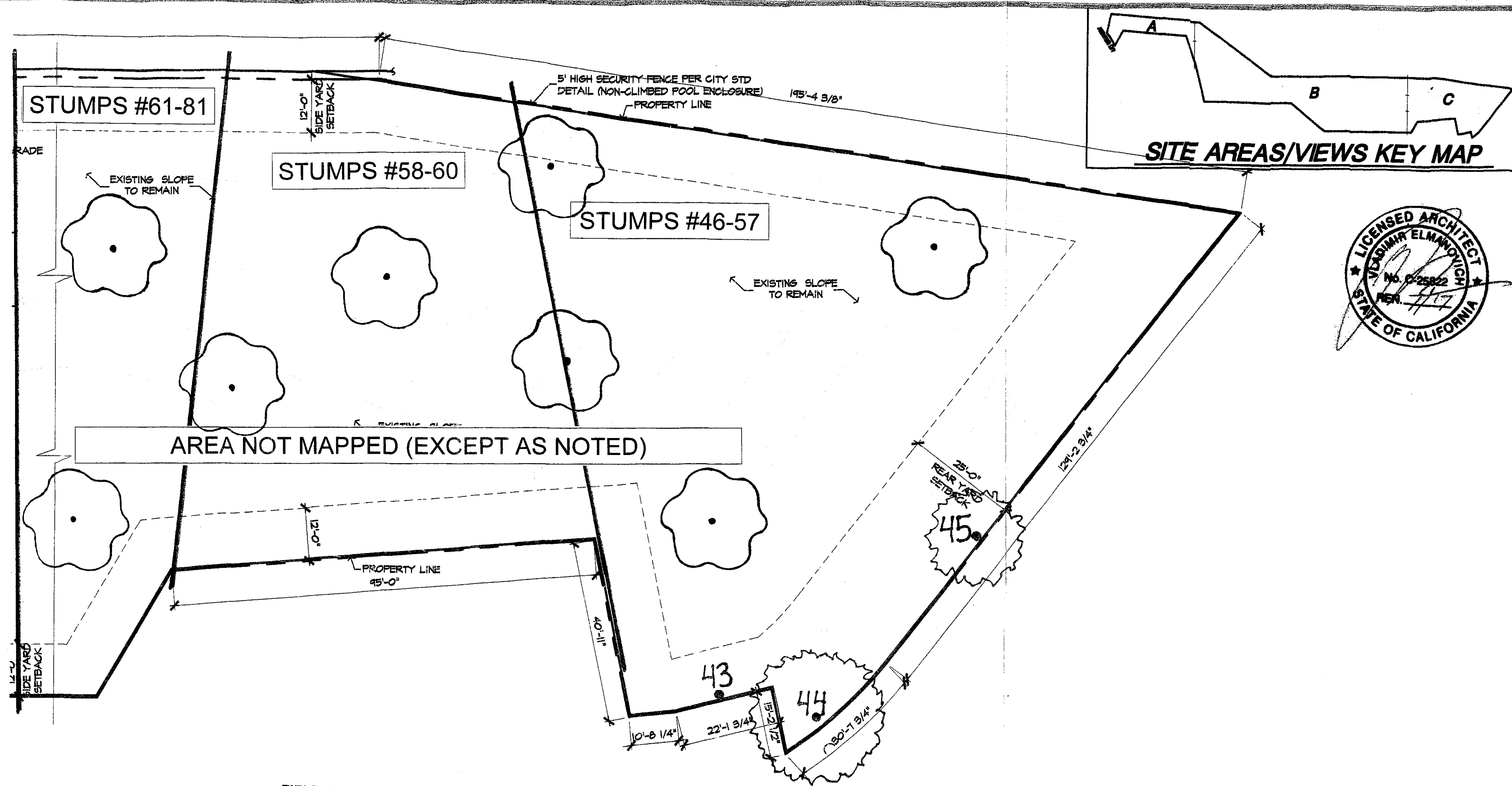


MITIGATION PLAN

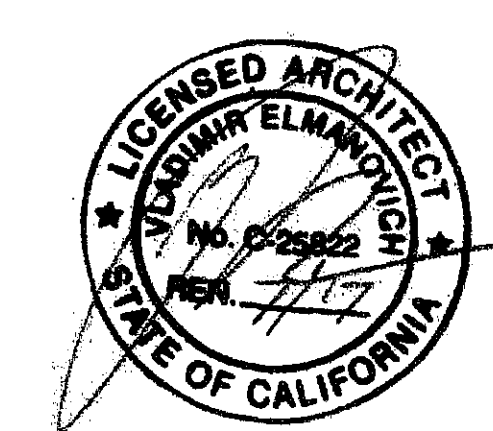
TREE LOCATIONS ARE APPROXIMATE
824 N KENTER AVENUE

NORTH

SCALE - 1" = 16'



SITE AREAS/VIEWS KEY MAP

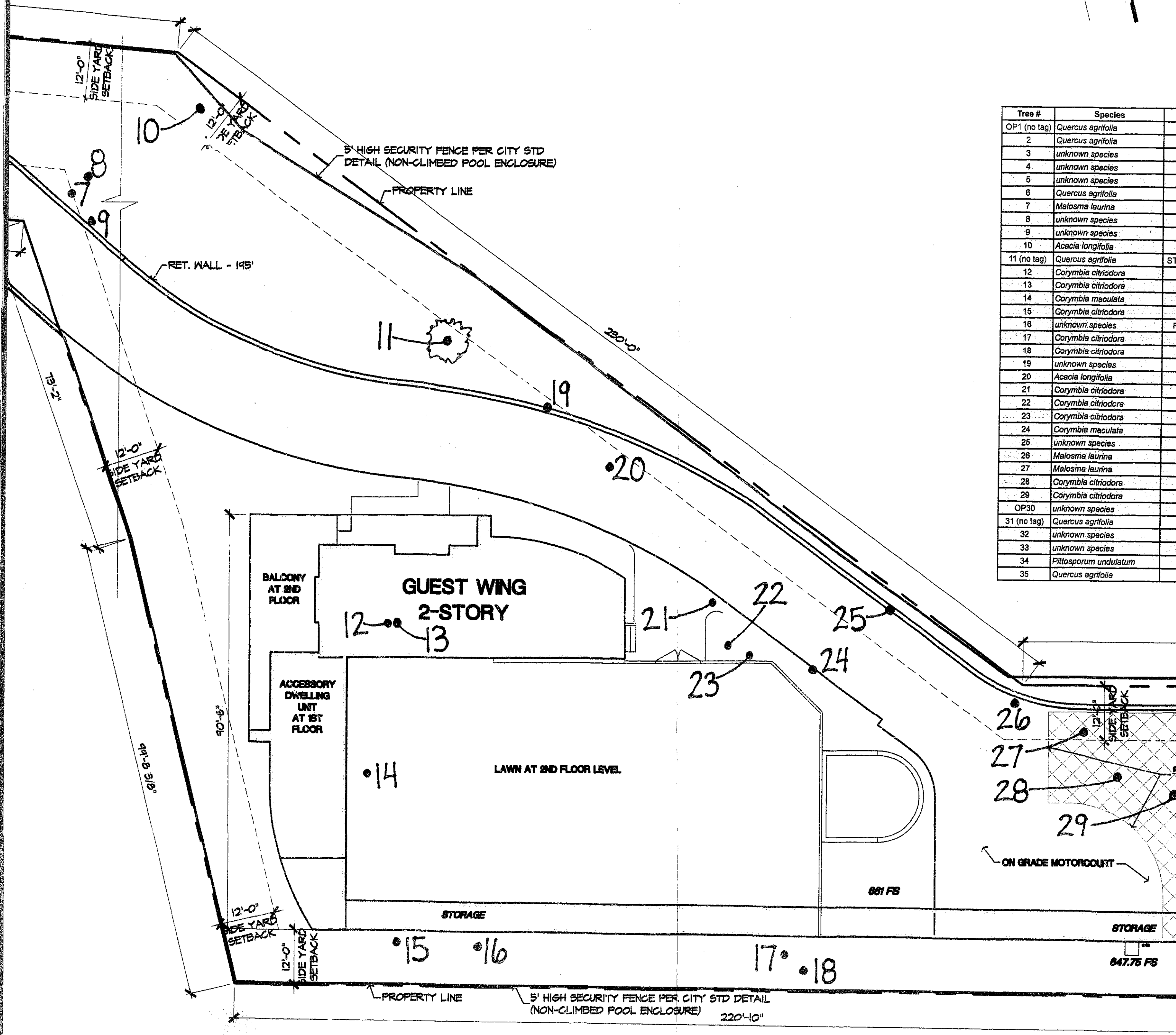


VEA ARCHITECTS
VLADIMIR ELMANOVICH ARCHITECT, INC.
15987 ENCINO HILLS DR., ENCINO, CA 91436
T. 818. 986. 0400 F. 818. 986. 0401

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REVISIONS

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FIELD INVENTORY DATA

Tree #	Species	DBH (inches)*	Height**	Spread***	Health	Structure	Disposition
OP1 (no tag)	Quercus agrifolia	15	28	~18'	good	fair	encroach
2	Quercus agrifolia	19 @ 3'	25	21/16/24/18	DEAD	poor	remove
3	unknown species	4.5	STUMP****	---	---	---	save
4	unknown species	3.3, 2.2, 2.2	STUMP****	---	---	---	save
5	unknown species	7.6, 5 @ grade	STUMP****	---	---	---	save
6	Quercus agrifolia	12.5	30	~5/20/5	fair	fair	save
7	Malosma laevis	3.2, 2.1	STUMP****	---	---	---	SS
8	unknown species	7.3 @ grade	STUMP****	---	---	---	save
9	unknown species	4.3+	STUMP****	---	---	---	save
10	Acacia longifolia	CLUSTER	---	---	---	---	remove
11 (no tag)	Quercus agrifolia	STUMP SPROUTS*****	8	4'	good	SS	save
12	Corymbia alcyonoides	20 @ 3'	80	12'	good	good	remove
13	Corymbia alcyonoides	18.5, 14	45	8'	good	good	remove
14	Corymbia alcyonoides	18	55	12'	fair	fair	remove
15	Corymbia alcyonoides	28	80	15'	good	poor	remove
16	unknown species	FALLEN TREE*****	---	---	---	---	remove
17	Corymbia alcyonoides	18	STUMP - RECENT	---	good	SS	remove
18	Corymbia alcyonoides	18.5	STUMP - RECENT	---	good	SS	remove
19	unknown species	7.4, 2 @ 3'	20	20W	good	poor	remove
20	Acacia longifolia	14.8 @ 3.5'	30	~13'	good	good	remove
21	Corymbia alcyonoides	22 @ 3'	~60	~13W	good	good	remove
22	Corymbia alcyonoides	19.5, 8	~60	~13W	fair	fair	remove
23	Corymbia alcyonoides	~22	~60	~13	fair	fair	remove
24	Corymbia alcyonoides	18	~40	~13SE	good	fair	remove
25	unknown species	9.2+	STUMP****	---	---	---	remove
26	Malosma laevis	5.4+	STUMP****	---	---	SS	remove
27	Malosma laevis	5.5, 4.3, 3.2+	STUMP****	---	---	SS	remove
28	Corymbia alcyonoides	18, 14, 13	~40	~15'	fair	fair	remove
29	Corymbia alcyonoides	13, 12	30	~19SE	fair	fair	remove
OP30	unknown species	6.4, 5.4, 4.4+	STUMP - RECENT	---	---	---	remove
31 (no tag)	Quercus agrifolia	~20	~10	35NE/35E/25ESE	very good	good	remove
32	unknown species	5.4	STUMP****	---	---	---	remove
33	unknown species	9.4, 3.3+	STUMP****	---	---	---	remove
34	Pittosporum undulatum	8	30	14'	fair	fair	remove
35	Quercus agrifolia	6.3	18	8'	good	fair	save

Tree #	Species	DBH (inches)*	Height**	Spread***	Health	Structure	Disposition
36	Quercus berberidifolia	7.7 @ 3'	18	---	---	---	save
37	unknown species	16	STUMP****	---	---	---	save
38	unknown species	~16	STUMP****	---	---	---	save
39	Eucalyptus polyanthemum	17	45	15'	good	fair	save
40	Wesleyana robusta	~12	8	8'	good	good	save
41	LOST TAG	---	---	---	---	---	---
42	LOST TAG	---	---	---	---	---	---
43	Eucalyptus polyanthemum	9.6	25	8'	good	good	save
44	Quercus agrifolia	16	~45	14'	fair	fair	save
45	Quercus agrifolia	---	30	10'	fair	good	save
46	unknown species	6.3+	STUMP****	---	---	---	save
47	unknown species	8.3	STUMP****	---	---	---	save
48	unknown species	4.5, 4.3+	STUMP****	---	---	---	save
49	unknown species	6.2	STUMP****	---	---	---	save
50	unknown species	4.5, 4.3+	STUMP****	---	---	---	save
51	Malosma laevis	4.5, 4.3+	STUMP****	---	---	SS	save
52	unknown species	5.5, 4.5, 2+	STUMP****	---	---	---	save
53	unknown species	5.3+	STUMP****	---	---	---	save
54	unknown species	4.4, 3.5+	STUMP****	---	---	---	save
55	unknown species	10	STUMP****	---	---	---	save
56	Sanicula rigida ssp. pedunculata	7.4+	STUMP****	---	---	SS	save
57	unknown species	5.5, 4+	STUMP****	---	---	---	save
58	unknown species	9.7+	STUMP****	---	---	---	save
59	unknown species	6.5, 5.5+	STUMP****	---	---	SS	save
60	Malosma laevis	5.4, 5+	STUMP****	---	---	SS	save
61	unknown species	4.4	STUMP****	---	---	---	save
62	unknown species	8 @ 3'	STUMP****	---	---	---	save
63	unknown species	6 @ 3.3	STUMP****	---	---	---	save
64	unknown species	6.4	STUMP****	---	---	---	save
65	Ceanothus sp.	5.4, 4+	STUMP****	---	---	SS	save
66	unknown species	8 @ 3'	STUMP****	---	---	---	save
67	unknown species	15 @ grade	STUMP****	---	---	---	save
68	unknown species	4.3, 2	STUMP****	---	---	---	save
69	unknown species	5.4, 4+	STUMP****	---	---	---	save
70	unknown species	4.4, 4.4+	STUMP****	---	---	---	save
71	unknown species	5.4	STUMP****	---	---	---	save

Tree #	Species	DBH (inches)*	Height**	Spread***	Health	Structure	Disposition
72 (no tag)	unknown species	5.5, 5	STUMP****	---	---	---	save
73	unknown species	5.5, 5+	STUMP****	---	---	---	save
74	unknown species	6.5 @ grade	STUMP****	---	---	---	save
75	unknown species	7.5, 5	STUMP****	---	---	---	save
76	unknown species	10 @ 3'	STUMP****	---	---	---	save
77	unknown species	3.5, 3.3, 3+	STUMP****	---	---	---	save
78	unknown species	5.5, 2	STUMP****	---	---	---	save
79	unknown species	6.5	STUMP****	---	---	---	save
80	unknown species	7.4	STUMP****	---	---	---	save
81	unknown species	7.5, 4+ @ 3'	STUMP****	---	---	---	save

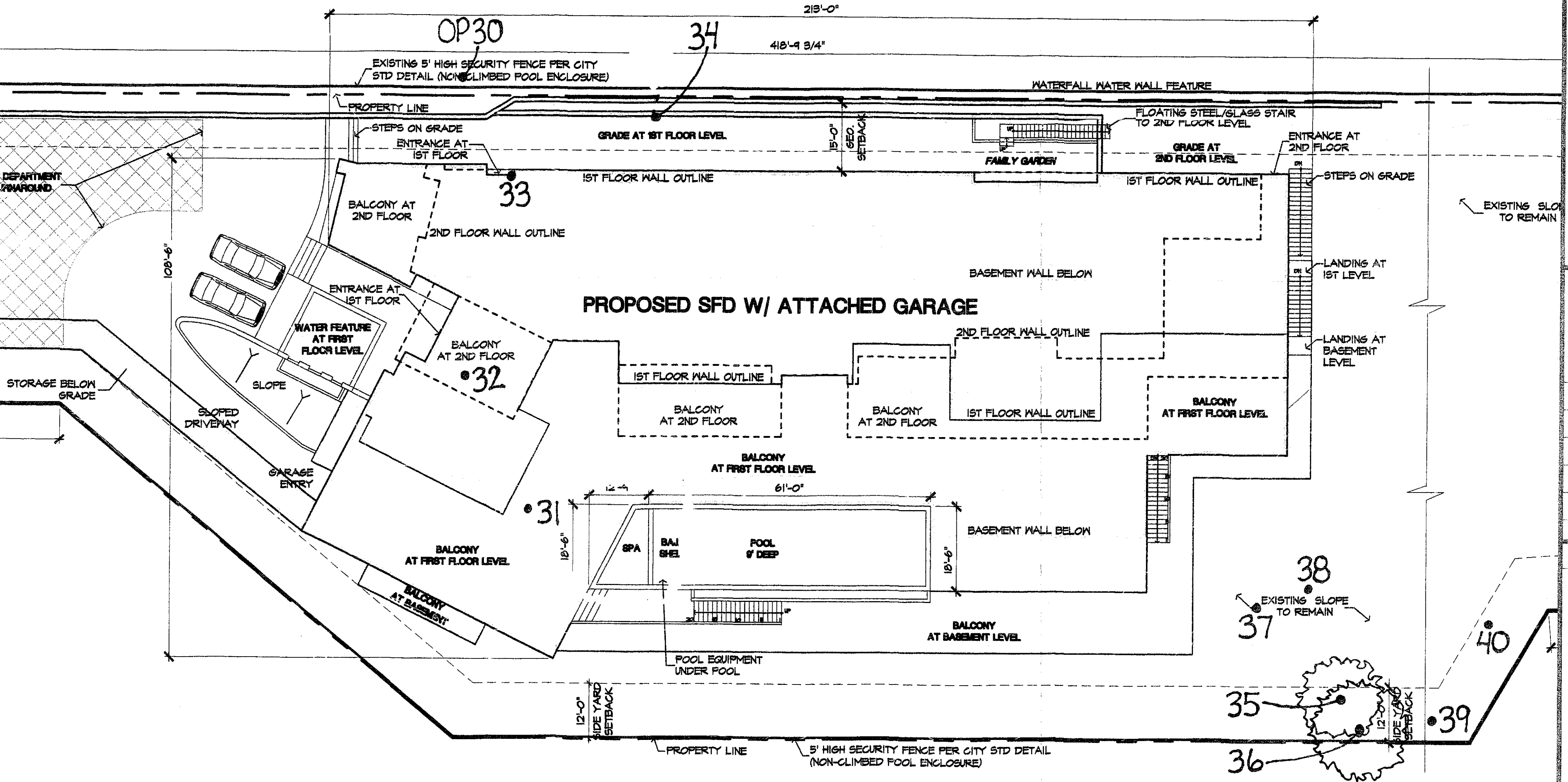
* Diameter measured at the standard height of 4.5-feet above grade, unless otherwise specified.
** Height is estimated in feet.
*** For impacted protected trees, canopy is the distance to the North/East/South/West. "r" indicates canopy as a radius estimated in feet.
**** All stumps are very old and were very likely cut many years ago (except as noted). As a result, species of stumps was unidentifiable except for when stumps sprouts were present.
***** Tree is all stumps/branches, original stump was not accessible, no diameter measurements collected.
***** Old fallen tree with most of the trunk buried in the ground; no measurements collected.
SS = stump sprouts
Shaded fields denote non-protected trees

MITIGATION
The applicant is proposing the removal of two protected coast live oaks, one of which is dead. The standard mitigation required by the City is 4:1, resulting in 8 mitigation trees being required. The City is requiring that all mitigation trees be planted onsite.

We recommend that the 8 mitigation trees be planted as shown on this Mitigation Plan and that they all be coast live oaks (*Quercus agrifolia*). However, this is only one possible option, and mitigation tree planting locations could be adjusted if approved by the City.

Mitigation trees shall be provided with a drip irrigation system to each tree and each tree shall be provided with a basin for water, mulched to 4" deep.

8 Mitigation coast live oaks to be planted on site (24"-box *Quercus agrifolia*)

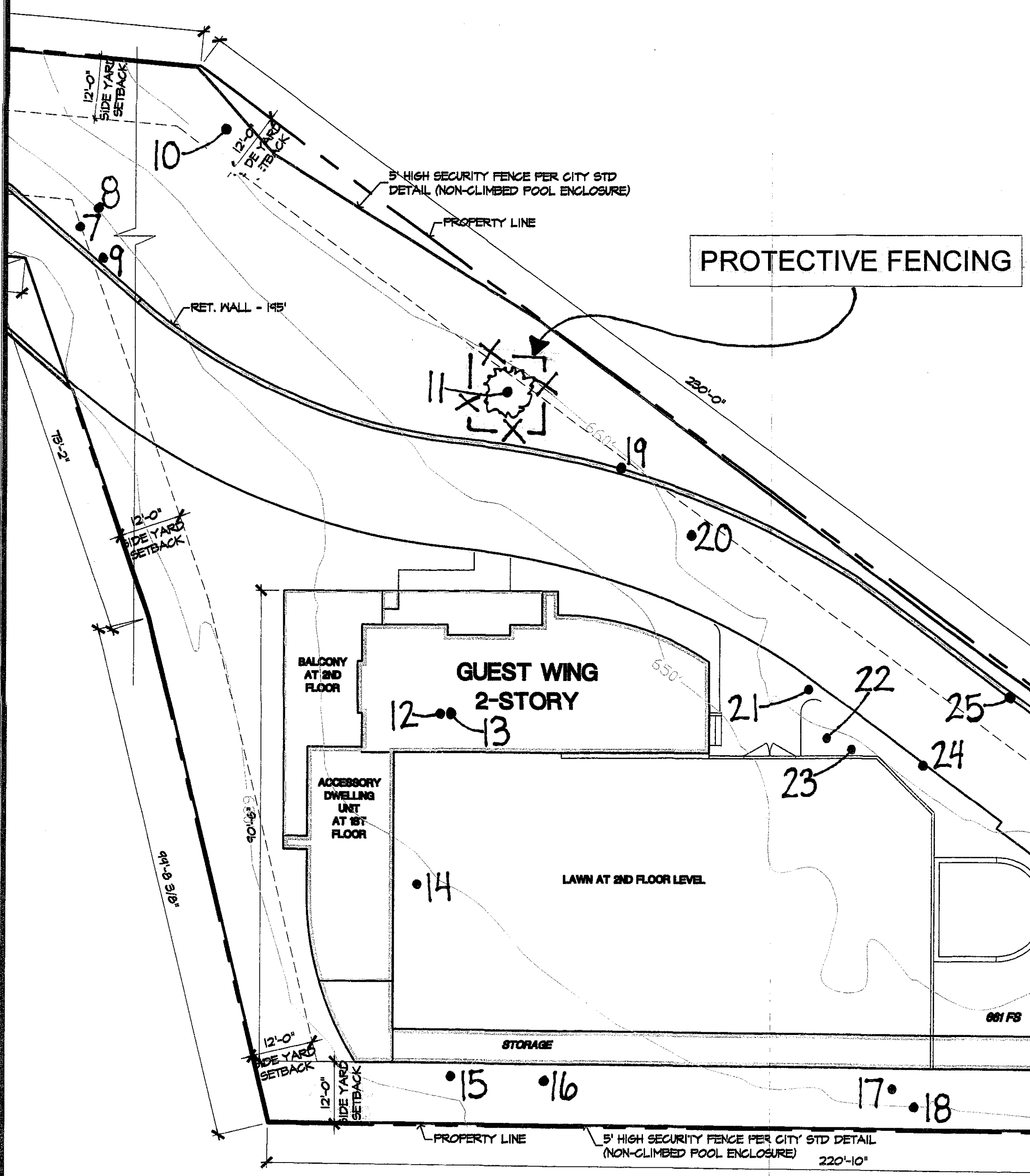
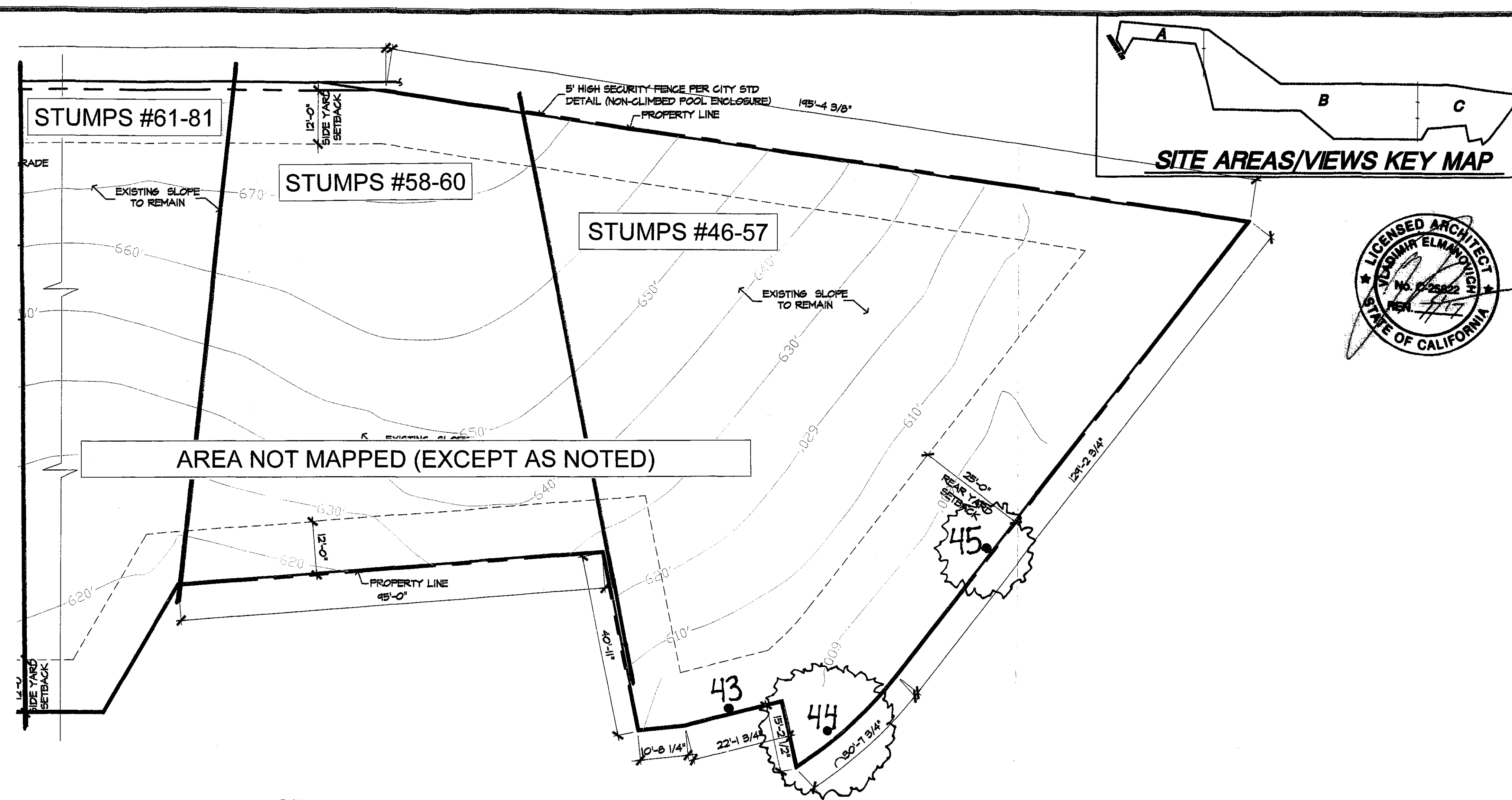
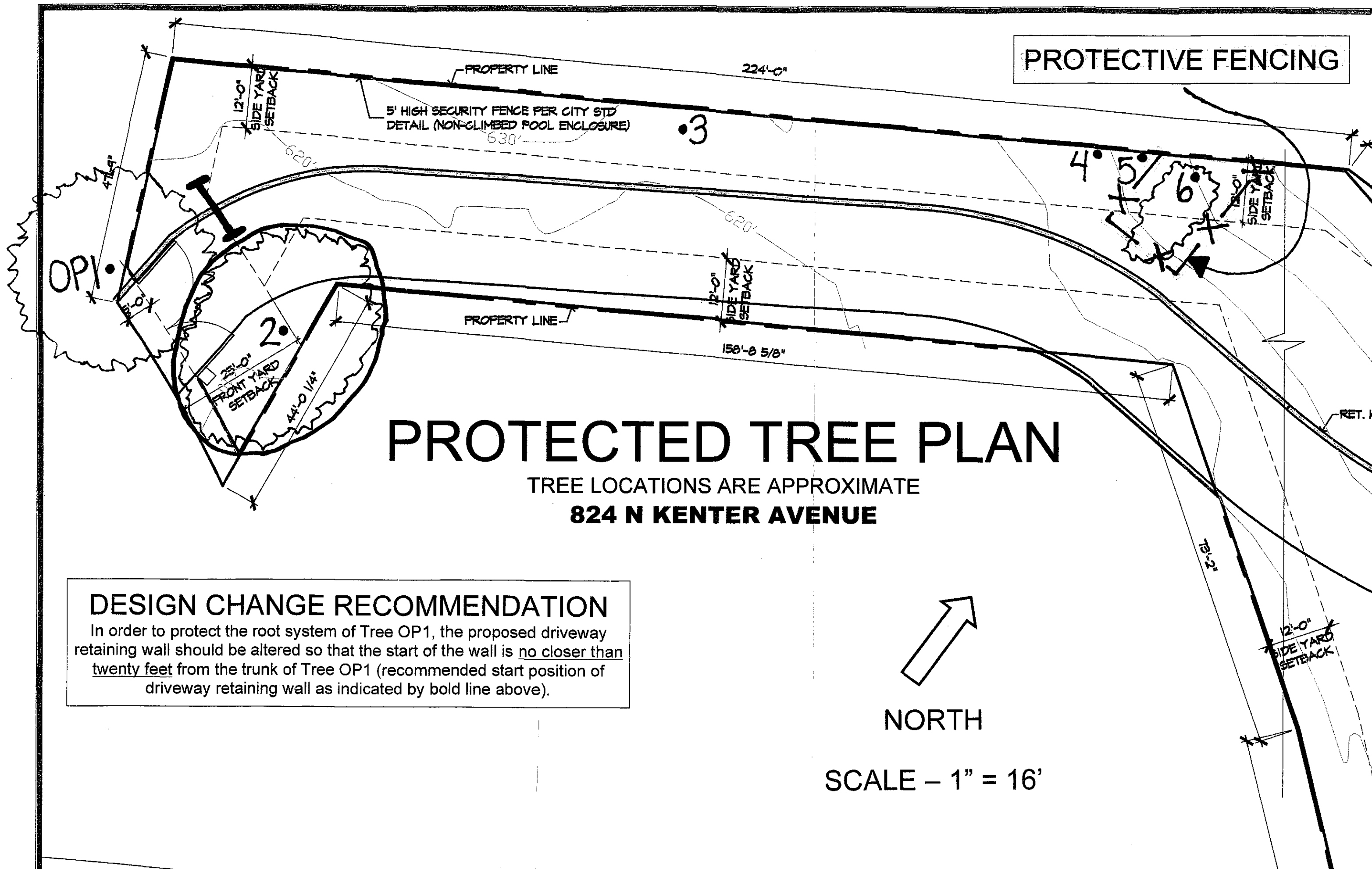


MITIGATION PLAN 824 N KENTER AVENUE

ASC
Jap C. Scow Consulting Arborists, LLC
1744-B Franklin Street
Santa Monica, CA 90404

VEA ARCHITECTS
824 N KENTER AVENUE
**SITE PLAN
W/ SURVEY**

A-1.0S



FIELD INVENTORY DATA

Tree #	Species	DBH (inches)	Height	Spread	Health	Structure	Disposition
1	Quercus agrifolia	15	25	18'	good	fair	encroach
2	Quercus agrifolia	19 @ 3'	25	21/16/24/18	DEAD	poor	remove
3	unknown species	4.5	STUMP	---	---	---	save
4	unknown species	3.3, 2.2	STUMP	---	---	---	save
5	unknown species	7.5 @ grade	STUMP	---	---	---	save
6	Quercus agrifolia	12	15	15/20/5	fair	fair	save
7	Melospiza laevis	3.2, 2.1	STUMP	---	---	---	save
8	unknown species	7.3 @ grade	STUMP	---	---	---	SS remove
9	unknown species	4.3	STUMP	---	---	---	remove
10	Acacia longifolia	CLUSTER	---	---	---	---	save
11 (no tag)	Quercus agrifolia	STUMP SPROUTS	---	---	---	---	save
12	Corymbia citrifolia	20 @ 3'	60	15'	good	good	remove
13	Corymbia citrifolia	18.5, 14	45	8'	good	good	remove
14	Corymbia citrifolia	16	55	12'	fair	fair	remove
15	Corymbia citrifolia	28	60	15'	good	poor	remove
16	unknown species	FALLEN TREE	---	---	---	---	remove
17	Corymbia citrifolia	16	STUMP - RECENT	---	good	SS	remove
18	Corymbia citrifolia	10.5	STUMP - RECENT	---	good	SS	remove
19	unknown species	7.4 @ 3'	-8	20W	good	poor	remove
20	Acacia longifolia	14.9 @ 3'	-20	-15'	good	good	remove
21	Corymbia citrifolia	22 @ 3'	-50	-13SW	good	good	remove
22	Corymbia citrifolia	19.5, 9	-50	-13SW	good	good	remove
23	Corymbia citrifolia	-22	-40	-13'	fair	fair	remove
24	Corymbia citrifolia	18	-40	-13SE	good	fair	remove
25	unknown species	9.2	STUMP	---	---	---	SS remove
26	Melospiza laevis	5.4	STUMP	---	---	---	remove
27	Melospiza laevis	5.5, 4.3, 2.5	STUMP	---	---	---	SS remove
28	Corymbia citrifolia	18, 14, 13	-40	-15'	fair	fair	remove
29	Corymbia citrifolia	13, 12	-30	-18SE	fair	fair	remove
30	unknown species	6.4, 5.4, 4	STUMP - RECENT	---	3ENE/36E/26SE	very good	good
31 (no tag)	Quercus agrifolia	5.4	STUMP	---	---	---	remove
32	unknown species	9.4, 3.3	STUMP	---	---	---	remove
33	unknown species	9	30	14'	fair	fair	remove
34	Philadelphus undulatus	6.3	18	8'	good	fair	save
35	Quercus agrifolia	6.3	18	8'	good	fair	save

Tree #	Species	DBH (inches)*	Height**	Spread***	Health	Structure	Disposition
72 (no tag)	unknown species	3.5, 5	STUMP****	---	---	---	save
73	unknown species	6.6, 5.5+	STUMP****	---	---	---	save
74	unknown species	6.5+ @ grade	STUMP****	---	---	---	save
76	unknown species	7.5, 5	STUMP****	---	---	---	save
78	unknown species	10 @ 2'	STUMP****	---	---	---	save
79	unknown species	3.3, 3.3, 3+	STUMP****	---	---	---	save
78	unknown species	5.5, 2	STUMP****	---	---	---	save
79	unknown species	6.5	STUMP****	---	---	---	save
80	unknown species	7.4	STUMP****	---	---	---	save
81	unknown species	7.5+ @ 2'	STUMP****	---	---	---	save

* Diameter measured at the standard height of 4.5-feet above grade, unless otherwise specified.

** Height† estimated in feet.

*** For impacted protected trees, canopy is the distance to the North/East/South/West. †† indicates canopy as a radius estimated in feet.

**** All stumps are very old and were very likely cut many years ago (except as noted). As a result, species of stumps was unidentifiable except when stump sprouts were present.

***** Old is all stump sprouts, original stump was not accessible, no diameter measurements collected.

***** Old fallen tree with most of the trunk buried in the ground, no measurements collected.

SS = stump sprouts

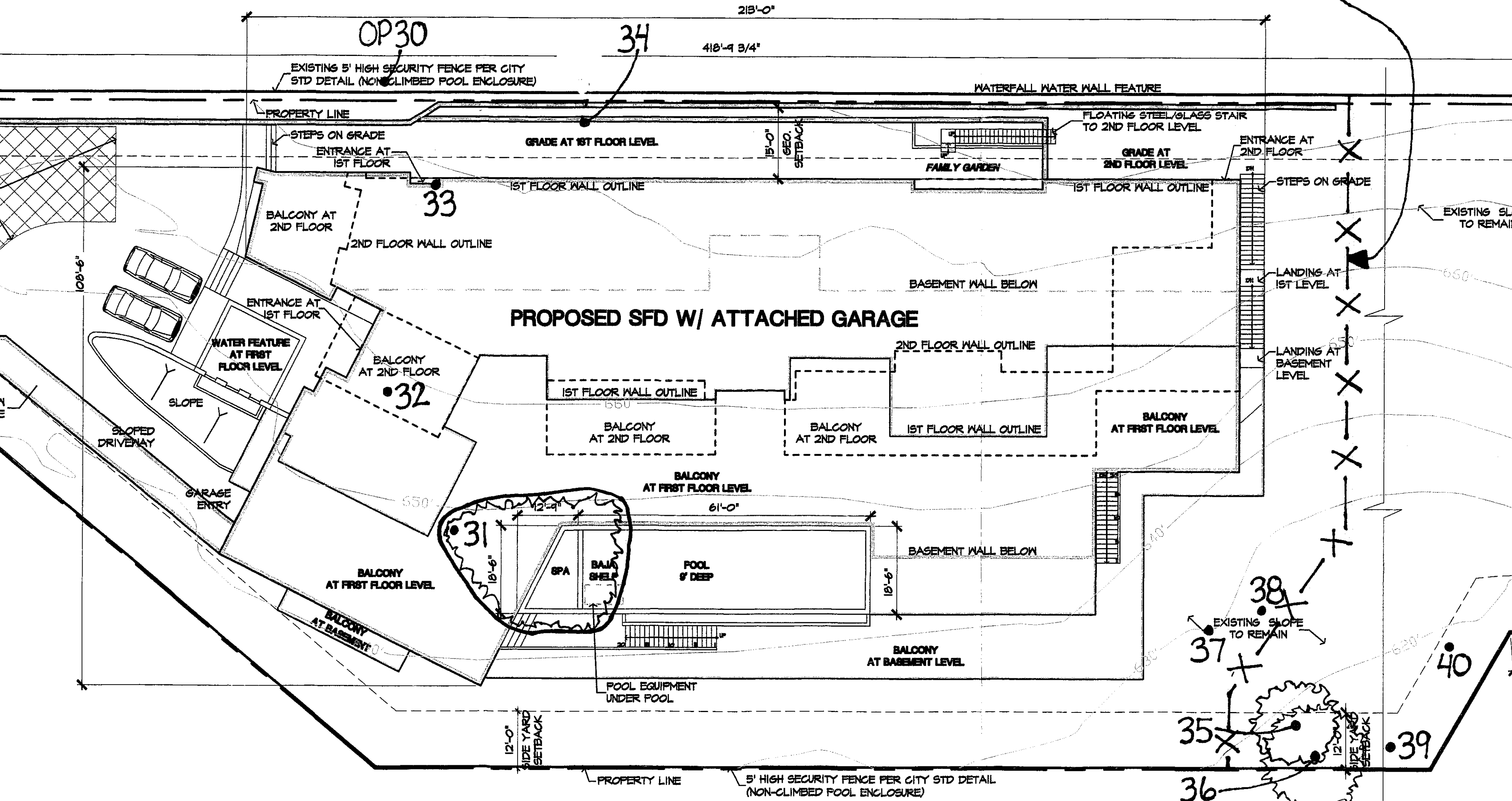
Protected tree: s: 4°DUSA, JHCA, UMCA, PLRA, Quercus except "sumaco" (Walnut, CA Bay, Western Sp, Oaks), and LA City Street Trees

Shaded fields denote non-protected trees

ORDER OF OPERATIONS - TREE OP1
In order to protect Tree OP1, we recommend the following order of operations for activity surrounding this tree:

- Existing perimeter fencing along N Kenter Avenue within twenty feet on either side of Tree OP1's trunk will remain in place throughout the duration of the project and after.
- Before any other construction on the site begins, a narrow trench shall be dug along the west edge of the proposed driveway (starting at the driveway entrance) using hand tools only. The trench shall extend from the site entrance to the (recommended) start of the driveway retaining wall, and shall be approximately twelve inches deep below the proposed driveway finished surface. The trench shall be wide enough to expose any oak roots so that they can be cut cleanly with a hand saw. If any roots are encountered during trenching, they shall be cut according to guidelines described in "Trenching and root cutting" in the accompanying Protected Tree Report.
- Construction commences.

FLOOR TO AREA RATIO (FAR)
Floor area = 28,640 sq. ft.
Lot area = 104,365 sq. ft.
FAR = 27.4%



VEA ARCHITECTS
VLADIMIR ELMANOVICH ARCHITECT, INC.
16987 ENCINO HILLS DR., ENCINO, CA 91436
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REVISIONS
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PROTECTED TREE PLAN
824 N KENTER AVENUE

PROPOSED SFD W/ ATTACHED GARAGE

VEA ARCHITECTS
824 N KENTER AVENUE

SITE PLAN W/ SURVEY

A-1.0S

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