

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.

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

SECONDARY SUBMISSIONS



Planning APC East LA <apceastla@lacity.org>

ZA-2023-3517-ZAD-SPP-HCA-1A 4141 West Sea View Drive Los Angeles, CA 90065 Public Hearing Oct. 9 2024 4:30pm

2 messages

Jessica Huebner <themartinlady@earthlink.net>

Mon, Oct 7, 2024 at 11:50 AM

To: apceastla@lacity.org, andrea Magana Withers <andrea.maganawithers@lacity.org>

Cc: councilmember.hernandez@lacity.org, Pat Winters <mwha.pat@gmail.com>, mwha.juanita@gmail.com

Dear East Los Angeles Planning Commission,

I am a long time resident of Mt Washington voicing my opposition to the waivers being granted for 4141 West Sea View Drive Los Angeles, CA 90065.

We have endured over 300 active projects in a 2.7 square mile area in the last 5 years with absolutely no regard to how it impacts the surrounding areas and with most of them being granted waivers.

Waivers are contributing to the erosion of the infrastructure on Mt Washington. It is a very OLD area. The substandard streets (or, dirt roads) were not designed to accommodate the plethora of 3000-5000 sq ft houses being built in the last 5 years without honoring the requirements for the build that exist, but not enforced.

There is a reason for these requirements!

But apparently not a concern for L.A. City Planning since waivers are granted constantly to forgo them. I'm sure the city is thrilled with the new property tax revenue, but it is to the detriment of too many. I think Palos Verdes Estates is a good example of ignoring what should not have been ignored.

The ZA granted waivers of all road improvements. Please. This sets a horrible precedent for future development and builders certainly site all of the precedents.

The builders claim the neighbors on Sea View Drive did not want road improvements. Not true. It is a spin on the truth.

It is a HIGH FIRE SEVERITY RISK AREA. Not having an improved road puts EVERYONE in the neighborhood in jeopardy.

Sea View is right up against a canyon. How will a fire be fought? From the canyon? I've been through many fires on Mt Washington and a HUGE canyon fire in the 1990s that destroyed my parents house. If it weren't for the road improvements by the new construction that happened on Mt Washington Drive (where no waiver was granted), the fire fighters would have had no place for their large pumper unit to park and to fight the fire from that vantage point.

Sea View Drive has had serious landslides in recent years that have not been addressed. You know, the climate change problem we've all been hearing about? It affects Mt Washington. There are landslides that are currently the result of construction (trees hold in the hill-trees are getting chopped down by the hundreds on MW to accommodate the new construction) and run off, etc.- one neighbor on the down hill slope (of Sea View) is dealing with \$100-\$200K in damage as a result.

The builder also claimed that ASNC supported the project. THAT IS UNTRUE. ASNC sent a letter of NON-SUPPORT/OPPOSITION because of the LACK of road improvements.

Does the ZA consider the inconsistencies and untruths in the determination of the decisions? The builders word is taken at face value but not the people who actually live in and around and are actively affected?

I hope a reconsideration of the decisions happen and are examined thoroughly to reflect the need for safety of the entire neighborhood and not just the needs of one builder wanting to escape responsibility for road improvements. It is not a secret! It is well understood as to what has to happen when one wants to build on Mt Washington. It is a known fact that if the road needs to be improved it is the burden of the builder. I guess the other known fact is they are constantly getting waivers and getting away with not doing what should be done.

Sincerely,

Jessica Huebner
715 Museum Drive
Los Angeles, CA 90065
213-910-0910

Planning APC East LA <apceastla@lacity.org>

Mon, Oct 7, 2024 at 12:21 PM

To: Jessica Huebner <themartinlady@earthlink.net>

Cc: andrea Magana Withers <andrea.maganawithers@lacity.org>, councilmember.hernandez@lacity.org, Pat Winters <mwha.pat@gmail.com>, mwha.juanita@gmail.com

Thank you for your comment, it will be distributed as a secondary submission.

-Ari

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING

April M. Hood

Commission Exec. Asst I

Los Angeles City Planning

200 N. Spring St., Room 272

Los Angeles, CA 90012

Planning4LA.org





Planning APC East LA <apceastla@lacity.org>

Case: 4141 W Sea View Dr, Los Angeles 90065 urgent

4 messages

carolyn2000@comcast.net <carolyn2000@comcast.net>

Sat, Oct 5, 2024 at 10:34 PM

To: apceastla@lacity.org

Cc: Carolyn Ellis <carolyn2000@comcast.net>

Case Address: [4141 West Sea View Drive, Los Angeles, CA 90065](#)

Case Number: ZA-2023-3517-ZAD-SPP-HCA

Andrea.Magana.Withers@lacity.org

Dear Ms. Withers:

I am writing to very much oppose the widening my street as may be proposed for the referenced case property.

I own the property located at 4100 West Sea View Drive. I am one of the closest neighbors to this referenced case property. I respectfully request that my opinion, as a nearby neighbor, be given full consideration. I hope that my opinion, thoughtfully considered, will have more impact than what people who are a great distance away may say.

I oppose the widening of Sea View Lane as well.

I will be happy to answer any questions that you may have and very much appreciate your consideration.

Thank you.

Carolyn S. Ellis

[4100 Sea View Dr](#)[Los Angeles, 90065](#)

781-254-8552

John Bulbrook <john@bulbrookdrislane.com>

Sun, Oct 6, 2024 at 12:48 PM

To: "apceastla@lacity.org" <apceastla@lacity.org>

Case Address: [4141 West Sea View Drive, Los Angeles, CA 90065](#)

Case Number: ZA-2023-3517-ZAD-SPP-HCA

Dear Commissioner:

I am writing to very much oppose the widening of my street as may be proposed for the referenced case property.

I own the property located at 4100 West Sea View Drive. I am one of the closest neighbors to this referenced case property. I respectfully request that my opinion, as a nearby neighbor, be given full consideration. I hope that my opinion, thoughtfully considered, will have more impact than what people who are [a great distance](#) away may say.

I oppose the widening of Sea View Lane as well.

I will be happy to answer any questions that you may have and very much appreciate your consideration.

Thank you.

John M Bulbrook

4100 W Sea View Dr

[Los Angeles, 90065](#)

781-254-8550

Planning APC East LA <apceastla@lacity.org>

To: carolyn2000@comcast.net

Cc: Carolyn Ellis <carolyn2000@comcast.net>

Mon, Oct 7, 2024 at 12:19 PM

Thank you for your comment, it will be distributed as a secondary submission.

-Ari

[Quoted text hidden]

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April M. Hood

Commission Exec. Asst I

Los Angeles City Planning

200 N. Spring St., Room 272

10/7/24, 12:19 PM

City of Los Angeles Mail - Case: 4141 W Sea View Dr, Los Angeles 90065 urgent

Los Angeles, CA 90012

Planning4LA.org



Planning APC East LA <apceastla@lacity.org>
To: John Bulbrook <john@bulbrookdrislane.com>

Mon, Oct 7, 2024 at 12:19 PM

Thank you for your comment, it will be distributed as a secondary submission.

-Ari

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[Quoted text hidden]

MOUNT WASHINGTON HOMEOWNERS ALLIANCE



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president@mwha.us

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action@mwha.us

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October 2, 2024

TO: East Los Angeles Area Planning Commission
apeastla@lacity.org (via email)
cc: Andrea Magaña Withers, Planning Assistant
Assigned Staff Contact
andrea.maganawithers@lacity.org (via email)

RE: Public Hearing October 9, 2024 at 4:30PM
Ramona Hall Community Center
ZA-2023-3517-ZAD-SPP-HCA
ENV-2023-3518-CE
4141 West Sea View Drive

The Mount Washington Homeowners Alliance (MWHHA) opposes the waiver of providing a 20 - foot minimum paved roadway on substandard Hillside Limited Streets (both Sea View Lane and Sea View Drive) per LAMC Section 12.24 x.28 (7) (i). MWHHA is a non-profit 501 (C) 4 corporation of approximately 400 residents living in Mount Washington. We educate both residents and builders on the issues involved in building in our Hillside, Very High Fire Severity Hazard Zone. We are not opposed to construction; however, we ask that it be done safely and that the laws be enforced to protect the community. and future residents.

We are in favor of the appeal.

- Both Sea View Lane and Sea View Drive are substandard streets and less than 20 feet wide. Sea View Lane is 15 feet wide and Sea View Drive is 9 feet wide.
- The Owner/Builder misrepresented The Arroyo Seco Neighborhood Council's position saying that ASNC supported the project when it opposed the project. ASNC clearly stated "non-support based on a request for waiver of street widening of frontage on Sea View Lane" also a concern that the side yard setback may not meet requirements based on height. (Exhibit A)
- Please note Ms. Winters physically reviewed the files after the LOD was issued in preparation of the appeal. The ASNC letter was not in the file for the ZA to review prior to the Letter of Determination. ASNC resent the letter when they became aware of this and received confirmation that the letter is now in the file.

P. O. Box 65855, Los Angeles, CA 90065-0855
www.mwha.us

- The owner builder states that this property is the last in-fill project on Sea View Lane and widening would have no beneficial impact. ASNC and community comments were that there are several unbuilt lots on the street. This is not the last infill project.
- Council District 1 supports adherence to LAMC Section 12.24 x.28 (7) (i) road improvement requirements. They are aware of fragile infrastructure and the fire, and public safety risks in Mt. Washington. (Exhibit B)
- Based on a recent decision by East Los Angeles Area Planning Commission(ELLAP) Case Number ZA-2022-7295-ZAA-ZAD-SPP-HCA-1A for 504 Avenue 44, at least Sea View Lane must be improved. The ZA for that case ZA Tim Fargo stated that the road used for access to the property must be improved if the road is less than 20 feet wide and ELAAP agreed.
- Sea View Drive the street on the back of the property, unlike other ZA cases is not an alley. The street is used by residents with established houses from San Rafael up to the dead-end by 4162 Sea View Drive. (Exhibit D)
- A new construction down the street 4209 Sea View Drive, has significant erosion issues (Exhibit C) There is a concern of drainage issues on the area fronting Sea View Drive.
- San Rafael Drive is cited as a construction route. San Rafael has an area near the top of the hill which is subsiding and has dropped several inches in the last year. It is on the list to be repaired, but repairs have not yet been funded. Drivers should be aware of the dangerous area.(Exhibit E)
- Sea View Lane is cited as parking, staging and material staging. They state the site has a large undeveloped flat area inside of all yard setbacks to accommodate staging and parking. Sea View Lane is a narrow street (exhibit F) . Construction vehicles should park off site and shuttle to the site as required by the Hillside Construction Regulations as other building sites are required to do.
- The Construction Traffic Plan cites around 5 construction projects in the immediate vicinity, how will that be coordinated?
- We ask that the following from the Hillside Construction Ordinance (184827) be applied:
 6. Operating Hours and Construction Activity
 - (a) Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited.
 - (b) Haul trucks shall be staged off-site and outside of the HCR District. As deemed necessary, The Board of Building and Safety Commissioners may permit staging on-site or in any alternate staging area by special condition during the Haul Route Approval process.
 - (c) Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00p.m. on any day of the week.
 - (d) A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times. The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.
 - (e) Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.
 - (f) Streets shall be cleaned of spilled materials at the termination of each workday.

- (g) 'Truck Crossing' warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.
- (h) Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control-Handbook." Flag persons provided at the job site shall assist trucks in and out of the project

The only way deteriorating infrastructure is repaired is by road improvement of sub standard roads. We respectfully ask that both roads be improved to the 20 feet minimum before construction. This is for both the safety of the future owners as well as residents of the hillsides.

We respectfully ask that the Zoning Administrator and City Planning adhere to the precedent set by City Planning, Zoning Administrators and City Engineering.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Juanita', followed by a long, sweeping horizontal line that extends to the right.

Juanita Martinez
VP Land Use
Mt. Washington Homeowner's Alliance

Via Email:

cc: andrea.maganawithes@lacity.org, kyle.hickey@lacity.org

Exhibits follow

EXHIBIT A

Los Angeles City Planning Department
200 North Spring Street
Los Angeles, California 90012-2601
Sent to: andrea.maganawithers@lacity.org
Date: March 25, 2024

Case Number: ZA-2023-108-ZAD-SPP-HCA
Address: 4141 Sea View Ln./4141 Sea View Dr., 90065
Description of Project: New 2-story SFD with 3 covered parking spaces
Applicant: Vittoria Di Palma

Dear Ms. Magana-Withers:

This will advise that at a regularly held meeting of the Arroyo Seco Neighborhood Council (ASNC) on March 25, 2024 it was moved and passed **To send a letter of non-support based on the request for waiver of street widening of frontage on Sea View Ln.; also a concern that the side yard setback may not meet requirements based on height.**

The project was presented to the ASNC Planning and Land Use Committee on March 11, 2024 by representative Ronald Cargill for a new 3,540 sq. ft. SFD with 3 covered parking spaces. The access will be from Sea View Ln, with a 15' street width. Sea View Dr. is as narrow as 9' in places and at much lower elevation. 10 nearby neighbors have signed a statement supporting no street widening. Presenter stated that this is the last in-fill project on Sea View. 1 protected toyon tree will be removed; and replaced with 4 toyons. Style is modern with offset rectangular masses and within max. height and floor area limits. 6' side yard setback may need to be 7' at most narrow point. 3 covered parking spaces plus driveway parking will be provided.

Community Comments: Narrow streets are a safety hazard and the lot size allows for widening; there are more unbuilt lots on the street. Sea View Dr. must also be widened.

Please provide a copy of the decision letter to the ASNC at the letterhead address above.

Thank you for your attention to this matter.

Sincerely,

Lynda Valencio

EXHIBIT A

Monday, March 11, 2024, 7:00 PM

Zoom Video Conference 7 P.M. to 9 P.M. (Pacific)

For Public Participation & Public Comments: To join, phone (669) 900 6833, enter Webinar ID: 886 6890 3212 and Press #

Or Zoom link <https://zoom.us/j/88668903212>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte la Secretaría, al 323-418-ASNC o por correo electrónico secretary@asnc.us para avisar al Concejo Vecinal.

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, composed of stakeholder volunteers who are devoted to the mission of improving our communities.

1. CALL TO ORDER AND ROLL CALL: Derek Ryder, Co- Chair 7:03. Members in attendance: Casey Hughes, Derek Ryder, Lynnette Kampe, Pilar Mendez, Lynda Valencia

Guests: Elizabeth Franjola, Marco Izaguirre, Yael Pardess, Vittoria Di Palma, Phillip DeBolske

2. ADMINISTRATIVE MOTIONS: Approval of the Minutes of Meeting held on Feb.12, 2024, Lynnette Kampe Moved by Lynnette Kampe, seconded by Derek Ryder. Passed Unanimously.

3. GENERAL PUBLIC COMMENT: Metropolitan Water District (MWD) is offering a \$100 rebate for planting a tree. It has to be native and planted as part of a turf replacement project. Contact: [Tree Rebate](#) for more information.

4. NEW BUSINESS: (limited to 10 minutes per project, followed by comments from the committee & the public)

A.1042 N. Olancha Dr. DIR-2023-8180-SPP (taken out of order) Enclose an existing deck area for a new 339 sq.ft. REC Room, new balcony on the first floor and addition of 26 sq.ft. to bedroom #1 and New 800 sq. ft. ADU. Presenter Phillip DeBolske. Existing house is on a downslope lot, only the street level of the house is visible. Existing lower level unbuilt space will be enclosed to be new rec. room and space tucked into the hillside will become an attached 800 s.f. ADU with 2 bedrooms and an exterior entrance. Under the allowable FAR which does not need to include the ADU. Currently has 2 covered parking spaces; no additional parking required for the ADU based on distance to public transportation. Total 3,279 sq. ft. less 800 sq.ft. ADU = 2,479sq.ft. Allowable is 2,691 sq. ft. . No protected trees will be removed. No community comments.

Motion: To write a letter of support because the project would appear to be compliant with the Mt. Washington-Glassell Park Specific Plan. Moved by Derek Ryder, seconded by Pilar Mendez. Passed Unanimously.

B. 4141 Sea View Ln./Dr. ZA-2023-3517-ZAD-SPP-HCA Construction of new 3,540 sq.ft. SFD with 3 covered parking spaces. Applicant: Vittoria Di Palma. Presenter: Ronald Cargill. The project is a new 3,540 sq.ft., Zoning Administrator approval requested to not widen Sea View Ln. or Sea View Dr. to 20'; also not to widen to the edge of the hillside. States that it is the last SFD last in-fill project on Sea View Ln. and widening would have no beneficial impact. 6 previous approvals issued from 1996-2017 for not widening Sea View Ln. or Sea View Dr. The access will be from Sea View Ln, with 15' street width. Sea View Dr. is as narrow as 9' in places and at much lower elevation, widening Seaview Dr. would be a hardship requiring high retaining walls. Public hearing scheduled for March 15. 10 neighbors have signed as supporting no widening. Presenter stated that widening might encourage unwanted street parking for hiking trail and cause traffic issues. 1 protected tree will be removed (toyon); and replaced with 4 toyons. Style is modern with offset rectangular masses. 3 covered parking spaces plus driveway parking will be provided. **Committee Comments:** Is the project compliant with setbacks, allowable floor area, height? A: Yes, 15' front yard setback, 6' side yard setback, 47' rear setback; FAR allowable 4,055.57; lot coverage 20%; 34'2" max. height. Sea View Ave. provides parking for access to the walking trail. DP: may need additional 1' side yard setback based on height

EXHIBIT A

for access to the trail. **Community Comments:** Narrow streets are a safety hazard and the lot size allows for widening; there are more unbuilt lots on the street. Sea View Dr. must also be widened.

Motion: To write a letter of non-support based on the request for waiver of street widening on Sea View Ln. frontage; also a concern that the side yard setback may not meet requirements. Moved by: Pilar Mendez, seconded by Lynnette Kampe. Passed unanimously.

5. ONGOING BUSINESS:

A. FOLLOW UP: Review of PLUC's review process for discretionary projects, including intake, scheduling and release of draft letters. Updates: DONE is requiring new verbiage about SB411. The letter has gone out re: 512 Mt. Washington Dr.. By-laws have been updated with no changes to the PLUC description.

6. ADJOURNMENT – Adjourned at 8:20 *NEXT MEETING:* Monday, March 11, 2024 Via Zoom at 7:00pm

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 and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

PUBLIC POSTING OF AGENDAS – ASNC agendas are posted for public review as follows:

- Mt. Washington Elementary School Bulletin Board, 3981 San Rafael Ave, Los Angeles, CA 90065
- Budd Weiner Park (between Via Colina and Via Arbolada 90042)



**ARROYO SECO NEIGHBORHOOD COUNCIL
(ASNC)** Post Office Box 42254, Los Angeles, CA
90042 Message Phone 323-418-ASNC
<http://www.asnc.us>



PAGE 1 of 2

**ARROYO SECO NEIGHBORHOOD COUNCIL
(ASNC)** Planning & Land Use Committee Meeting Agenda

- ASNC's web site www.asnc.us

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NOTICE TO PAID REPRESENTATIVES – If you are compensated to monitor, attend or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at <https://ethics.lacity.org/lobbying>. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website: www.asnc.us or at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact the ASNC Secretary at 323-418-ASNC or email secretary@asnc.us.



RECONSIDERATION AND GRIEVANCE PROCESS - For information on the ASNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the ASNC Bylaws. The Bylaws are available at our Board meetings and our website www.asnc.us



PAGE 2 of 2

EXHIBIT B

EUNISSES
HERNANDEZ

L.A. City Councilmember | District 1



March 21, 2024

Department of City Planning Office of Zoning Administration

Re: 4141 W. Sea View Dr., Requests for Waivers

Dear Honorable Associate Zoning Administrator,

Our Council Office would like to thank the local community for expressing their concerns regarding the proposed development at 4141 W. Sea View Drive, LA CA 90065, a new single family home proposed for development in a Very High Fire Hazard Severity Zone (VHFHSZ) and adjacent to substandard roads.

The frequency and severity of wildfires will only increase over time in VHFHSZ given the very real threat of climate change. We cannot as a City continue to allow developers to waive out of the requirement to improve the roads and infrastructure required to support their own development project as well as improve safety for the surrounding hillside community. Our Office is a strong advocate of improving infrastructure in order to support new development and requests that the following waiver be denied:

1. Pursuant to LAMC § 12.24 X.28(7)(i), a Zoning Administrator's Determination to permit construction, use and maintenance of a new single-family dwelling on Substandard Hillside Limited Street (Sea View Lane) without providing a 20 foot Minimum Adjacent Roadway width at the property as required by LAMC § 12.21-C.10(i)(2).

Our Office does support the development of new homes, but we do want to caution that unique characteristics such as developing within a very high fire hazard severity zone and within a hillside community with many infrastructure challenges should not deviate from the development standards that are in place, especially given the unique opportunity to improve the road surrounding and benefitting this property. Our office is committed to ensuring that road infrastructure adjacent to new development keeps the entire community safe while setting a clear precedent for similar development in the Mt. Washington community.

Thank you for your consideration,

Eunisses Hernandez
Los Angeles Councilmember, 1st District

EXHIBIT C

new construction 4209 Sea View Lane back of property fronting Sea View Drive



EXHIBIT D

Sea View Drive - Houses line Sea View Drive from San Rafael to 4209 Sea View Drive at the end before the trail. This road is used by residents and deliveries on a daily basis.



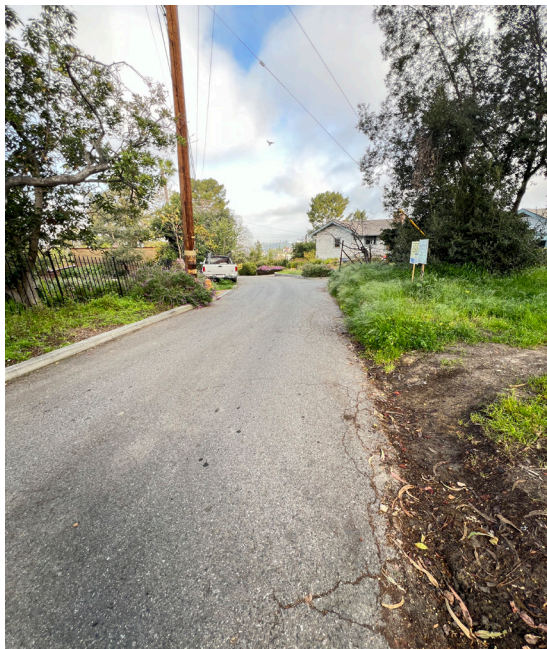
EXHIBIT E

San Rafael Street - proposed construction route, parts are failing and dangerous



EXHIBIT F

Sea View Lane narrow road. Where will construction staging occur? Parked Construction vehicles will make the 16 feet road even narrower. According to the Fire Code a one way street has an absolute minimum of 16 feet and this is a two way road. Sea View Lane is 15 feet wide, a typical car is 5-6 feet wide, and a truck 8-10 feet which would only leave 6-10 feet.





Planning APC East LA <apceastla@lacity.org>

Against street widening and improvements for new SFD at 4141 Sea View Lane2 messages

Peter Lucey <peterlucey@yahoo.com>

Mon, Oct 7, 2024 at 7:31 AM

To: "apceastla@lacity.org" <apceastla@lacity.org>

Cc: Vittoria Di Palma <vittoria.dipalma@icloud.com>

To: The East Los Angeles Area Planning Commission

From: Peter Lucey, [4259 Sea View Lane](#)

Concerning: Against street widening and improvements for the proposed SFD at 4141 Sea View Lane.

To Whom it may concern,

Street widening and improvements for any new construction on Sea View Lane is a bad Idea and goes against the wishes of the neighborhood. I wrote an earlier letter to Planning Assistant Manga to express my case, (inserted at the end of this email).

Sea View Lane has grown organically since the early 1900s and is now an interesting collection of homes including Early Hunting Lodge, Craftsman, Mid-Century, Spanish Stucco, and Modern. All of these homes are united and unified by the quiet, narrowish, tree lined street that is Sea View Lane. (Many of these homes actually touch the existing street border.)

I count 5 houses that were built since I moved to Mt. Washington in 1987. Not everyone likes a new house on the street but in all cases the neighbors advocated for preserving the street width and condition as is. In other areas of Mt. Washington incremental street widening has been implemented and it doesn't look good, just jarring, like a McMansion dropped from the sky.

We all manage trash day together, we drive slowly so as not to disturb dog walkers, we use WhatsApp to coordinate big deliveries and crews working at our homes, and were recently commended by the LAFD for our neighborhood emergency planning and evacuation policy.

Please listen to the voice of the neighborhood and permit the new house at 4141 to be built in the character of the street without widening or improvements.

Sincerely,
Peter Lucey
4259 Sea View Lane
323 899 6576

My previous email on the topic:

Andrea Magana Withers, Planning Assistant
[201 North Spring Street](#), Rom 621
Los Angeles, CA 90012

Dear Ms Withers,

I am writing to oppose the requirement to widen and/or improve Sea View Lane, as part of the approval for a new single family home at 4141 West Sea View Lane. ZA-2023-3517-ZAD-SPP-HCA.

All neighborhoods are different and indeed Sea View Lane has a character of its own, as important for dog walking as for vehicular circulation. The street is quiet and quaint and I would like it preserved in that way.

Since I moved onto the street in 1988 I can think of 5 new homes that were built, all of them under the Mt. Washington Specific Plan. In all of those instances the owner was allowed to build without widening or improving the street. I feel my neighbors would agree that widening the street at one small stretch would be an error and an eyesore.

As for widening or improving Sea View Drive, that is crazy. Along most of its length SVD is a dirt road that can't be developed and is valued as a walking trail for all of Mt. Washington.

Opposed to widening and improvements,
Peter Lucey
4259 Sea View Lane
323 899 6576

Planning APC East LA <apceastla@lacity.org>
To: Peter Lucey <peterlucey@yahoo.com>
Cc: Vittoria Di Palma <vittoria.dipalma@icloud.com>

Mon, Oct 7, 2024 at 12:20 PM

Thank you for your comment, it will be distributed as a secondary submission.

-Ari

[Quoted text hidden]

--



April M. Hood
Commission Exec. Asst I
Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012
Planning4LA.org



DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

October 9, 2024

TO: East Los Angeles Planning Commission

FROM: Christine M. Saponara, Associate Zoning Administrator

TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. ZA-2023-3517-ZAD-SPP-HCA; 4141 Seaview Drive.

The Associate Zoning Administrator requests the following technical modifications be incorporated into the Zoning Administrator's determination dated, July 19, 2024, to be considered at the East Los Angeles Area Planning Commission meeting of October 9, 2024, related to Item No. 5 on the meeting agenda.

In the Zoning Administrator's Determination Findings, the following modifications are to be considered:

(1) Finding number 1, paragraph 4, sentence 4 on page 13 of the Letter of Determination shall be stricken and replaced with the following:

~~The City has denied the Adjacent Minimum Roadway improvement relief request.~~
The City has denied Adjacent Minimum Roadway improvement relief requests in the past where the findings could not be met.

(2) Finding number 7 shall include two additional paragraphs that read as follows:

With regard to the property attributes, the submitted tree report by James Komen, reviewed by Bryan Ramirez, Street Tree Superintendent of the Urban Forestry Division for the City of Los Angeles, confirms that two significant California Black Walnut trees, protected under Ordinance 186,873, are located on the property. Both trees are located within the area of dedication, one on Sea View Lane and another on Sea View Drive. Based on the current project design and site analysis, there is likely insufficient space to replace the Black Walnut at a 4:1 ratio, as this would require 8 trees with at least 15 feet of spacing between them. Preserving these trees supports the finding that strict compliance with roadway dedication and improvement requirements is impractical.

Additionally the required improvement of Sea View Drive's continuous paved roadway and adjacent roadway would result in significant construction alterations

to the hillside. Widening the roadway would necessitate extensive grading and the removal of existing encroachments into the right-of-way, including retaining walls, hedges and mature trees. These conditions make the improvement infeasible. Granting relief from the requirement to widen Sea View Drive will not adversely affect adjacent properties or the surrounding neighborhood. Instead, it facilitates the construction of a single-family dwelling that aligns with the overall intent of the Hillside Area regulations and the City of Los Angeles zoning code.

GLASSELL PARK

IMPROVEMENT ASSOCIATION

WORKING TO BETTER OUR COMMUNITY SINCE 1968

8 October 2024

To: East Los Angeles Area Planning Commission

Re: ZA-2023-3517-ZAD-SPP-HCA-1A 4141 West Sea View Drive Los Angeles, CA 90065

Dear East Los Angeles Area Planning Commission,

The Glassell Park Improvement Association (GPIA) supports the appeal on 4141 Sea View Drive.

As neighboring communities, Glassell Park and Mt. Washington have much in common. We share a Specific Plan as well as the complications of living within a Very High Fire Severity Hazard Zone.

Safety should be of primary concern as more dwellings are added to hillsides already burdened by insufficient infrastructure. Off street parking in designated Red Flag zones is important; but supporting the minimum 20' roadway width is critical. To deviate from applying the requirement of improving the roadway that fronts the property to a minimum of 20' will prove detrimental to evacuation efforts or emergency access during a fire, flood or other natural disaster.

Adding more vehicles to substandard roads increases the possibility of endangering residents in time of an emergency. We therefore urge you to support the appeal and deny the applicant's requests asking for relief from reasonable roadway improvements.

Sincerely,



Helene Schpak
GPIA President

Cc: Councilmember Eunisses Hernandez (CD1), Jose Rodriguez, Kyle Hickey

Founded in 1968, the Glassell Park Improvement Association's (GPIA) mission is to improve the quality of life for the Glassell Park community.

To that end, GPIA identifies community needs, advocates with political entities, initiates infrastructure improvements, and implements community beautification programs.

Case Address: 4141 West Sea View Dr, Los Angeles, CA 90065

Case Number: ZA-2023-3517-ZAD-SPP-HCA

From:

Alan Koch

4150 Sea View Dr

Los Angeles, CA 90065

alan@districtarts.la

(323) 868-2860

3/30/2024

To:

Andrea Magana Withers

Planning Assistant

Los Angeles Planning Department

201 North Spring Street, Room 621

Los Angeles, CA 90012

andrea.maganawithers@lacity.org

Dear Ms. Withers,

I am writing on behalf of myself and my Partner, Karen Spector, to express our strong opposition to the proposed street widening on Sea View Lane and Sea View Drive. As residents of Sea View Drive since 2017, we have witnessed firsthand the charm and tranquility that define our neighborhood. We believe that preserving the existing rustic character of Sea View Drive, with its small streets and limited traffic, is essential to maintaining the quality of life for ourselves and our neighbors.

One of the primary reasons I chose to reside on Sea View Drive is its secluded nature, as it culminates in a dead end. Many of my neighbors share this sentiment and are united in their desire to keep our area as it is, while also allowing owners of undeveloped lots the same rights that others have enjoyed in developing their own properties. We firmly

believe that the opinions of those who reside within the immediate vicinity should carry the most weight in decisions regarding our neighborhood's infrastructure.

It is disheartening to note that the individuals advocating for street widening do not reside within the 500-foot radius of Sea View Lane and Sea View Drive. I suspect that their motives may be driven more by self-interest than genuine concern for the community. Indeed, it appears to me that this call for street widening may be a cynical NIMBY ploy aimed at making it prohibitively expensive to develop on certain lots within our neighborhood.

Furthermore, it is worth noting that previous cases along the same block have not necessitated street widening. Therefore, it seems arbitrary and unjustified to impose such a requirement for one of the last infill cases. The insistence on street widening by certain individuals, citing their longevity in Mount Washington, fails to acknowledge the deep-rooted connections and historical significance that many of us share with this area. My grandfather, for instance, grew up (in the 1880's) about 2 miles from where I now live.

In reviewing the history of Zoning Adjustment Division (ZAD) cases in our neighborhood, it is evident that since 1996 street widening has not been a requirement for approval on Sea View Dr or Sea View Ln. Additionally, the consistent opposition to street widening by residents of Sea View Lane underscores our collective desire to preserve the peaceful ambiance of our streets and deter increased traffic and parking.

In conclusion, I urge you to consider the sentiments of myself and my neighbors seriously. We are united in our opposition to street widening on Sea View Lane and Sea View Drive and advocate for the preservation of our neighborhood's unique character. I trust that you will give due weight to our concerns in your deliberations on this matter.

Thank you for your attention to this important issue.

Sincerely,

Alan Koch

A handwritten signature in dark ink, appearing to read "Alan Koch", with a stylized, cursive script.

3/31/2024



October 9, 2024

East Los Angeles Area Planning Commission

Re: 4141 W. Sea View Drive, ZA-2023-3517-ZAD-SPP-HCA-1A, CD 1 Comment Letter

Dear East Los Angeles Area Planning Commissioners,

Our Council Office would like to thank the project applicant, appellant, and local community for their proactive communications with the Council Office regarding the proposed development at 4141 W. Sea View Drive, a new single-family home proposed for development in a Very High Fire Hazard Severity Zone (VHFHSZ) and adjacent to substandard roads.

The frequency and severity of wildfires will only increase over time in VHFHSZ, given the very real threat of climate change. We cannot, as a City, continue to allow developers to waive the requirement to improve the roads and infrastructure required to support their development projects as well as improve safety for the surrounding hillside community. Our Office is a strong advocate of improving infrastructure in order to support new development and, in line with our original letter to the Zoning Administrator regarding this project, requests that the following waiver be denied:

1. Pursuant to LAMC § 12.24 X.28(7)(i), a Zoning Administrator's Determination to permit construction, use, and maintenance of a new single-family dwelling on Substandard Hillside Limited Street (Sea View Lane) without providing a 20-foot Minimum Adjacent Roadway width at the property as required by LAMC § 12.21-C.10(i)(2).

Our Office supports the development of new homes, but we want to ensure that development in this VHFHSZ follows established development standards and is suitable to the unique challenges of the terrain. Our office is committed to ensuring that road infrastructure adjacent to new development keeps the entire community safe while setting a clear precedent for similar development in the Mt. Washington community.

Thank you for your consideration,

Eunisses Hernandez
Los Angeles Councilmember, First District

Los Angeles City Hall
200 N. Spring Street, Room 460,
Los Angeles, CA 90012

3/27/2024

TO: Andrea Magana Withers, Planning Assistant
201 North Spring Street, Room 621
Los Angeles, CA 90012

FROM: Charles Palmer
Aileen Abercrombie
4124 Sea View Lane

RE: Case address 4141 West Sea View Drive, LA 90065
Case Number: ZA-2023-3517-ZAD-SPP-HCA

Hello,

We are neighbors just up the street on Sea View Lane and we oppose any plan for street widening.

We spent three years looking exclusively on Mount Washington for a home, where we had been renting. Our 2nd grade son goes to MW Elementary. We often walked Sea View Lane after drop-off and admired the rustic, back lane vibes. It was our favorite street on the mountain and when we were able to purchase a home there in December of 2023, we were over the moon. This is our forever place.

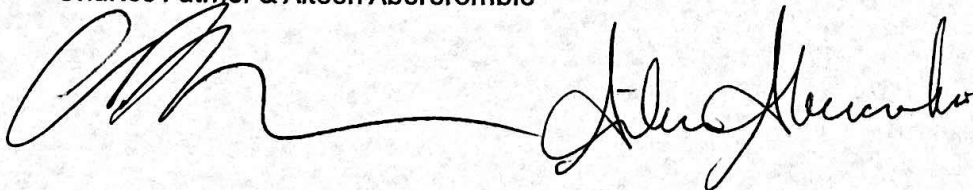
The property in question will be visible from our front gate. By all appearances, the owners have taken care to respect the character and architectural heritage of the lane. Widening it, be it solely at the frontage of 4141 or continuing down the lane to San Rafael, will not only create unnecessary construction, it will disrupt the cohesive, aesthetic flow of the neighborhood and frankly be an eyesore.

We moved onto this street, paying a premium to do so, precisely because of the intimate nature of the lane. People stroll and walk their dogs here. Neighbors and passersby alike are able to enjoy an utterly unique street not found elsewhere in Los Angeles. We very much oppose any plan to raze what makes our street special.

Furthermore, it is our understanding that no street widening has been required for previous cases along this same block, so why is it necessary to require street widening for one of the last infill cases? We believe these feelings are shared unanimously by everyone who lives on Sea View Lane and would hope that the voices of those who actually live on the lane would be valued the most.

Sincerely,

Charles Palmer & Aileen Abercrombie

The block contains two handwritten signatures in black ink. The first signature on the left is for Charles Palmer, featuring a large, stylized 'C' and 'P'. The second signature on the right is for Aileen Abercrombie, with a more fluid, cursive script. Both signatures are written over a horizontal line.

Day of Hearing Submission: Applicant Response Summary

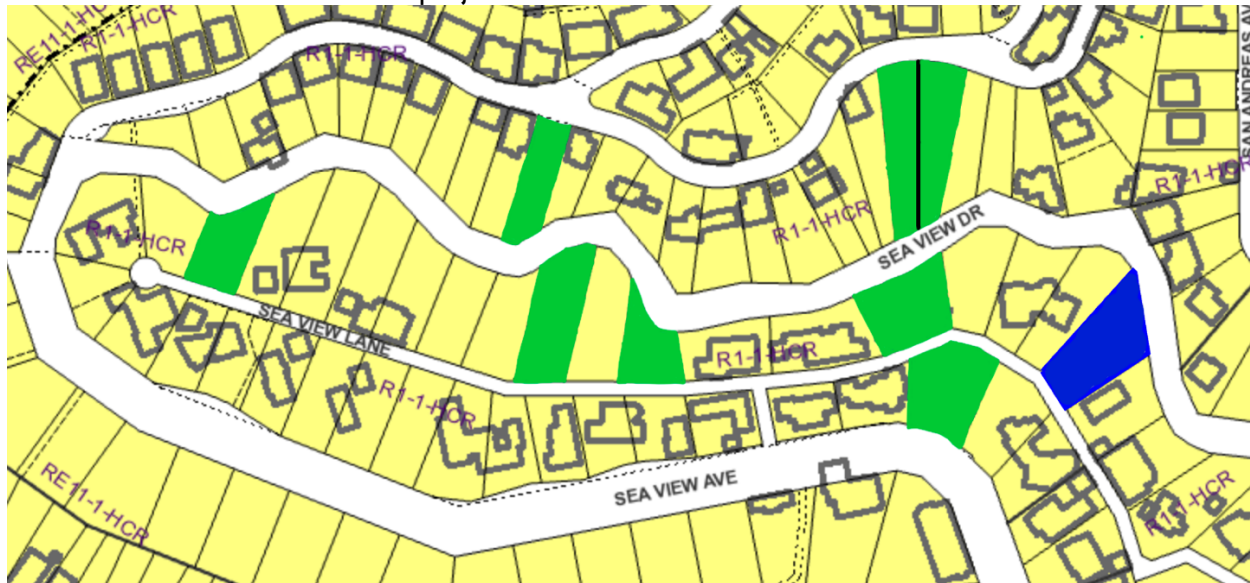
Appeal	Applicant Response
Mount Washington Specific Plan	7-foot side yard setback corrected (new plan set submitted to City Planning on 9/4/2024)
Widen and improve CPR Sea View Lane (SVL) LAMC 12.21.C10(i)(3)	1. Appellant <u>does not appeal</u> SVL CPR waiver (Appeal p.1, note 2) 2. <u>Precedent</u>: ZADs consistently waive CPR improvement 3. ASNC does not request SVL CPR improvement (Appeal Exhibit 3) 4. CDI does not request SVL CPR improvement (Appeal Exhibit 4) 5. <u>28 Neighbors</u> support ZAD waivers
Widen and improve CPR Sea View Drive (SVD) LAMC 12.21.C10(i)(3)	1. Appellant <u>does not appeal</u> SVD CPR waiver (Appeal p.1, note 2) 2. <u>Precedent</u>: ZADs consistently waive CPR improvement 3. ASNC does not request SVD CPR improvement (Appeal Exhibit 3) 4. CDI does not request SVD CPR improvement (Appeal Exhibit 4) 5. <u>28 Neighbors</u> support ZAD waivers
Widen and improve Sea View Drive (SVD) frontage LAMC 12.21.C10(i)(2)	1. Project <u>does not take access</u> from Sea View Drive 2. <u>Precedent</u>: ZADs consistently waive widening and improvement for streets <u>not used for access</u> 3. <u>Precedent</u>: Waiver consistent with all 8 precedents on Sea View Lane and Sea View Drive of past 28 years 4. <u>Impractical</u>: Sea View Drive a dead-end street providing access to 8 houses. It ends in a locked chain and turns into a dirt trail 5. <u>Impractical</u>: Widening would result in an isolated cut-out 6. <u>Impractical</u>: Slope too steep for driveway 7. <u>Impractical</u>: Widening requires 103-foot long, 6-foot tall retaining wall 8. ASNC does not request SVD improvement (Appeal Exhibit 3) 9. CD 1 does not request SVD improvement (Appeal Exhibit 4) 10. <u>28 Neighbors</u> support ZAD waivers
Widen and improve Sea View Lane (SVL) frontage LAMC 12.21.C10(i)(2)	1. <u>Precedent</u>: Waiver consistent with all 8 precedents on Sea View Lane and Sea View Drive of past 28 years 2. <u>Impractical</u>: Sea View Lane a short street ending in cul-de-sac 3. <u>Impractical</u>: Widening serves no public purpose as it would be an isolated cut-out 4. <u>Impractical</u>: Widening would require black walnut tree removal 5. <u>Impractical</u>: Widening would require guy wire relocation 6. <u>28 Neighbors</u> support ZAD waivers
Hillside Construction Regulations	1. Traffic Management Plan (TMP) approved by LADOT 8/31/2023 2. Majority of appellant requests already required by ZAD and/or TMP 3. Sea View WhatsApp group for notification of construction activity
CEQA: Fire Safety	1. LOD Condition #7 already requires approval of LA Fire Department 2. Fire hydrant directly across Sea View Lane
CEQA: Landslide Risk	1. LADBS Grading and Soils Report Approval Letter issued 6/29/2023 2. Geologist soil report: no evidence of ancient or recent landslides 3. House on flat part of lot; requires no caissons 4. Soil report shows bedrock 2 ft. below surface 5. Project requires minimal grading and export (92 CY)

Neighbors Supporting ZAD Street Widening and Improvement Waivers

	ADDRESS	NAME	DATE
1	4103 Sea View Lane	Raul Lopez, MD	3/19/2024
2	4114 Sea View Lane	Donald J. Gaspard, MD	signed application + letter 3/18/2024
3	4115 Sea View Lane	Beto Gonzalez	signed application + letter 3/26/2024
4	4124 Sea View Lane	Charles Palmer	3/27/2024
5	4124 Sea View Lane	Aileen Abercrombie	3/27/2024
6	4125 Sea View Lane	Eric Leimberg	3/18/2024
7	4130 Sea View Lane	Alan Kumamoto	signed application
8	4135 Sea View Lane	Greka Burde	3/18/2024
9	4136 Sea View Lane	Julia Huddleson	signed application
10	4163 Sea View Lane	Eleana Williams	3/23/2024
11	4163 Sea View Lane	Mason Gregor Williams	3/23/2024
12	4163 Sea View Lane	Mayra Espinoza Williams	signed application
13	4169 Sea View Lane	Jeffrey Sturgill	signed application
14	4171 Sea View Lane	Albert O'Malley	3/22/2024
15	4172 Sea View Lane	Margaret Elfering	3/17/2024
16	4222 Sea View Lane	Melissa Sachs	3/17/2024
17	4259 Sea View Lane	Peter Lucey	3/18/2024
18	4260 Sea View Lane	Zara Scoville	3/19/2024
19	4274 Sea View Lane	Nick Scoville	3/19/2024
20	4100 Sea View Drive	John Bulbrook	3/19/2024
21	4100 Sea View Drive	Carolyn Ellis	3/17/2024
22	4126 Sea View Drive	Erin Wales	signed application
23	4146 Sea View Drive	Cari and Frank Dawson	signed application + letter 3/20/2024
24	4148 Sea View Drive	Gary Wood	signed application + letter 3/19/2024
25	4148 Sea View Drive	Bradley James Bontems	3/19/2024
26	4150 Sea View Drive	Alan Koch and Karen Spector	3/30/2024
27	582 West Avenue 46	Amy Powell	3/18/2024
28	4313 Glenmuir Avenue	Alexander Robinson	4/4/2024

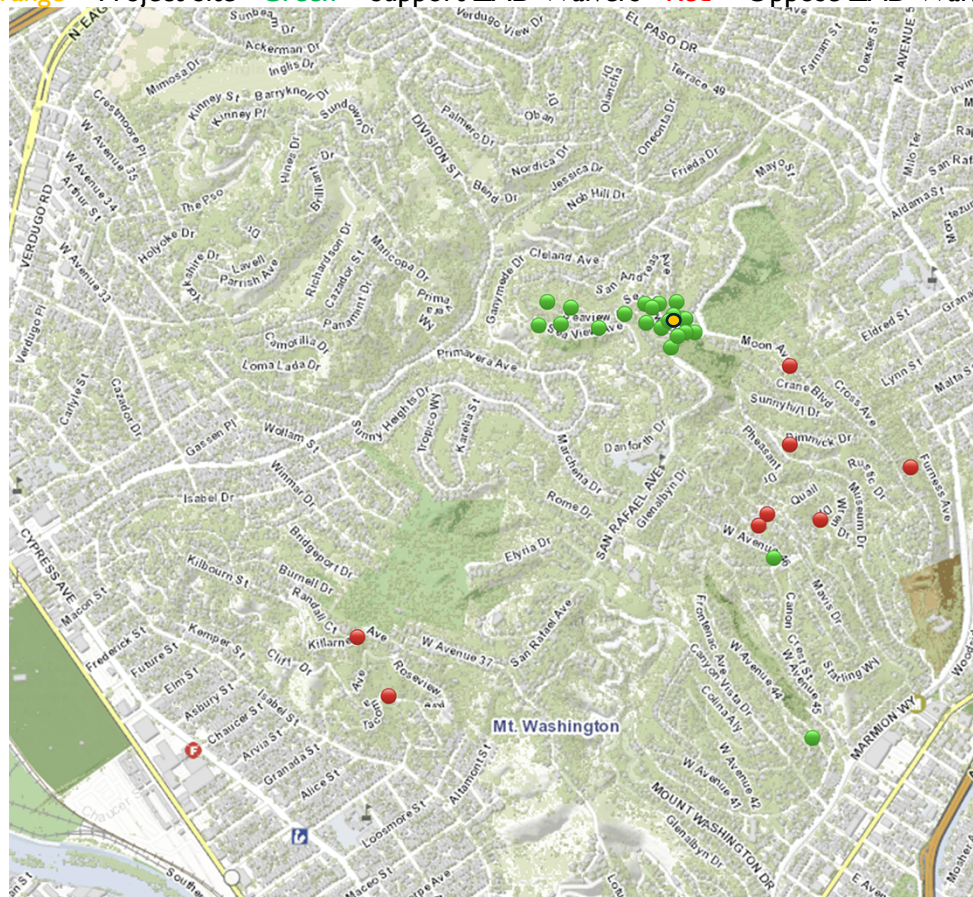
8 Precedent Cases Requiring No Widening or Improvements to Sea View Lane or Sea View Drive
Blue = project site Green = Precedent Cases

Green = Precedent Cases



Map of Neighborhood Support vs. Opposition

Orange = Project Site Green = Support ZAD Waivers Red = Oppose ZAD Waivers



Andrea Magana Withers, Planning Assistant
201 North Spring Street, Room 621
Los Angeles, CA 90012
andrea.maganawithers@lacity.org
(213) 978-1285

Case Address: 4141 West Sea View Drive, Los Angeles, CA 90065

Case Number: ZA-2023-3517-ZAD-SPP-HCA

I am a neighbor and oppose street widening on Sea View Lane and Sea View Drive

Signature: _____

Name: _____

Address: _____

Date: _____

Additional Comments:

Our family has lived at 4163 Sea View Lane for 34 years within the earmarked 500 ft radius of the proposed expansion of our street. I am wholeheartedly and unequivocally opposed to widening the street to 20 feet for the accommodation of the new development directly next to our property. It is unnecessary and untenable. Furthermore, it puts our retaining wall at risk of being an outcrop that can be damaged by traffic. Sea View Lane has existed in its current state since its beginning, and widening the street signals a blatant ignorance to the character and history of our street. This "improvement" is nothing of the sort. It is fruitless, not well thought out, and ignorant of the dynamics of our neighborhood. I stand diametrically opposed to this proposal, and scoff at the notion that widening a street will somehow improve our neighborhood. This is an exercise in pointless futility, and I stand vigorously opposed to attempts to sully the sanctity of our street for perceived convenience. No thank you.

Mason Williams
4163 Sea View Lane
Los Angeles, Ca. 90065

Andrea Magana Withers, Planning Assistant
201 North Spring Street, Room 621
Los Angeles, CA 90012
andrea.maganawithers@lacity.org
(213) 978-1285

Case Address: 4141 West Sea View Drive, Los Angeles, CA 90065

Case Number: ZA-2023-3517-ZAD-SPP-HCA

I am a neighbor and I oppose street widening on Sea View Lane and Sea View Drive.

Signature: Eleana Williams

Name (printed): Eleana Williams

Address: 4163 Sea View Lane

Date: 5/23/24

Additional Comments:

I have lived at 4163 Sea View Lane adjacent to the to the property up for review at 4141 W. Sea View Drive for 34 years and am definitely within the 500 ft. radius. There is no need to widen the street to 20 ft. for the length of that lot. It will create an awkward notch in the street and definitely be out of character for the neighborhood.

Widening the street at 4141 Sea View Dr. will leave the short retaining wall at our property line sticking out into the street and create an unnecessary driving hazard. This so-called street improvement will not be beneficial on Sea View Lane.