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

DAY OF HEARING SUBMISSIONS

FILE COPY

DEC 04 2024

December 4, 2024

Re: AA-2022-9203-PMLA 1A

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Dear West LA Area Planning Commissioners:

Thank you for the opportunity to return and report back to you on the discussion that took place with City Planning and Councilmember Yaroslavsky's planning staff.

As you may recall from the meeting on October 16, the **Concerned Citizens of Cheviot Hills** comments on the proposed subdivision focused on the following concerns:

1. The **seven+** years of stop / start construction of the ADU at 2716 Krim was an on-going blight in the neighborhood.

As Mr. Kim told you last week, the noise, traffic, dust and dirt caused substantial distress to his elderly parents who live just above the project. This was true for all of us living in proximity to this project.

The City was unwilling to address this drawn-out construction mess in any meaningful way.

Now, it what seems like the City is being bullied, strong-armed or just plain bamboozled. The applicant asks the City for a subdivision of the land and a change in designation from ADU to a single-family residence. This allows the applicant to sell this structure as a single-family home, even though it was built to ADU standards and provides no parking. It also opens the door to the applicant to build another ADU structure on the new parcel, possibly more than one.

This project is in no way comparable to the surrounding homes where residents take great pride in their homes, yards and many have lived for decades.

2. Our concerns are **not** about ADU's and / or the providing of more low-income housing. The impacts of SB9 are far-reaching and apparently our quiet neighborhood is "the tip of the spear" in experiencing the negative impacts this law will have on **density, parking and declining home values for existing residents**. How this project and the potential it opens can be exempt from an analysis of parking, traffic and other environmental issues, is baffling.

3. The City previously suggested conditions on building a 6-foot high masonry wall adjacent to the neighboring residences. (page C-5, 28). We request this condition be amended to specify **the walls be built and completed within six months of any approval, under permits and continuation construction observation by the Dept. of Building and Safety**.

This will provide some assurance to the neighbors to protect them from another long, drawn-out construction process.

This condition also specifies this wall be built **before** issuance of a certificate of occupancy.

For the record, **this structure has been occupied for months.**

Whether it has a certificate of occupancy or not, is still not confirmed by the City.

4. A condition on page C-9, S-3 requires the applicant to improve Anchor Avenue adjoining the subdivision by removal of the existing sidewalk (which is cracked and broken) and construct a new 4-foot wide concrete sidewalk and landscape the parkway.

We request this condition be amended to specify the new sidewalk and **new drive-way aprons for both properties** in the subdivision, 2723 & 2731 Anchor, be built by the applicant and new street trees planted in the landscaped parkway. This condition also needs to have a reasonable time line imposed, within 12 - 18 months of any approval, again to protect the surrounding neighbors from a long, uneven construction process.

5. We request Building & Safety respond to and inform the Concerned Citizens of Cheviot Hills about the list of building code violations, clearly visible from the street, as noted by a local architect and authority of building codes.

Below is a list of code violations visible from the street:

1. Garage was converted into habitable space (bed room) w/o a permit
2. Missing transition flashing at roofing to cement plaster cladding which are missing plaster stops
3. Missing plaster stops at exterior wall base which should be 2" above conc. slabs & 4" above soil at planters
4. There will be dry rot on the exterior wall board at the above conditions
5. Hand rail on steep hillside stairs is flimsy & can be pushed over, no continuous handrail & no guard rail.
6. Conc. steps have a greater than 3/8" delta between them, no a safety strip at nosing, no safety gate at street or lights for night use.
7. Roof & hillside drainage isn't to the street and there's no provisions for stabilizing soil on steep hillside other than unsecured fake grass.
8. On left side of house as you face it, the Owner has been building a wood platform w/ no foundation to hold roof water in large plastic containers.

Thank you for your time and consideration.

Joanne Jackson
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