

BRIAN SILVEIRA & ASSOCIATES

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October 31, 2023

Los Angeles City Council
% Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee
Re: Specific Plan Exception Appeal Responses, 11835 West Tennessee Place
APCW-2022-1556SPE-HCA-A1

Honorable Councilmembers:

On July 19, 2023 the West Los Angeles Area Planning Commission voted 5-0 to approve the following Project:

The construction of four (4) new three-story single-family dwellings with a height of 45 feet and two (2) parking spaces as part of a previously approved small lot subdivision.

1. **Determined**, based on the whole administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to allow reduced front yards of five feet in lieu of the 15 feet otherwise required by the Exposition Corridor Transit Neighborhood Plan (Expo TNP) Section 4.3.1.A.2;

An appeal of the Area Planning Commission's determination (hereafter "Appeal") was filed by a Rudy Hartanto (hereafter "Appellant"), who identifies himself as a neighbor of the property. The appeal application submitted by the Appellant states that the Appeal is being filed *on behalf of the neighbors*, however the Applicant has not received any documentation to indicate that other neighbors or appellants are party to the Appeal.

The Appellant is challenging the Area Planning Commission's entire decision, as well as specific condition number 3.

Appeal Summary

The following statements have been copied and pasted from the Appellants "Appeal Justification" document and separated out into appeal points. The Applicant responds to each appeal point separately.

Appeal Point 1

[Appellant] The purpose of the TNP 4.3.1.A.2 setback requirement "is to ensure that the project is compatible with neighboring properties." (Reference to WLA APC Letter of Determination dated August 17, 2023 ("DL") page numbers under respective headings e.g. "Findings": (F-2).) There are no comparable setbacks currently enjoyed by the properties in the same area and zone. To represent otherwise as is done in the DL is false and misleading. (F-2) Allowing just a 5 ft. front yard set back accomplishes the exact opposite where all the neighboring properties adhere to the 15 ft. front yard setback requirement. To hold otherwise would also set a bad precedent.

Applicant Response 1:

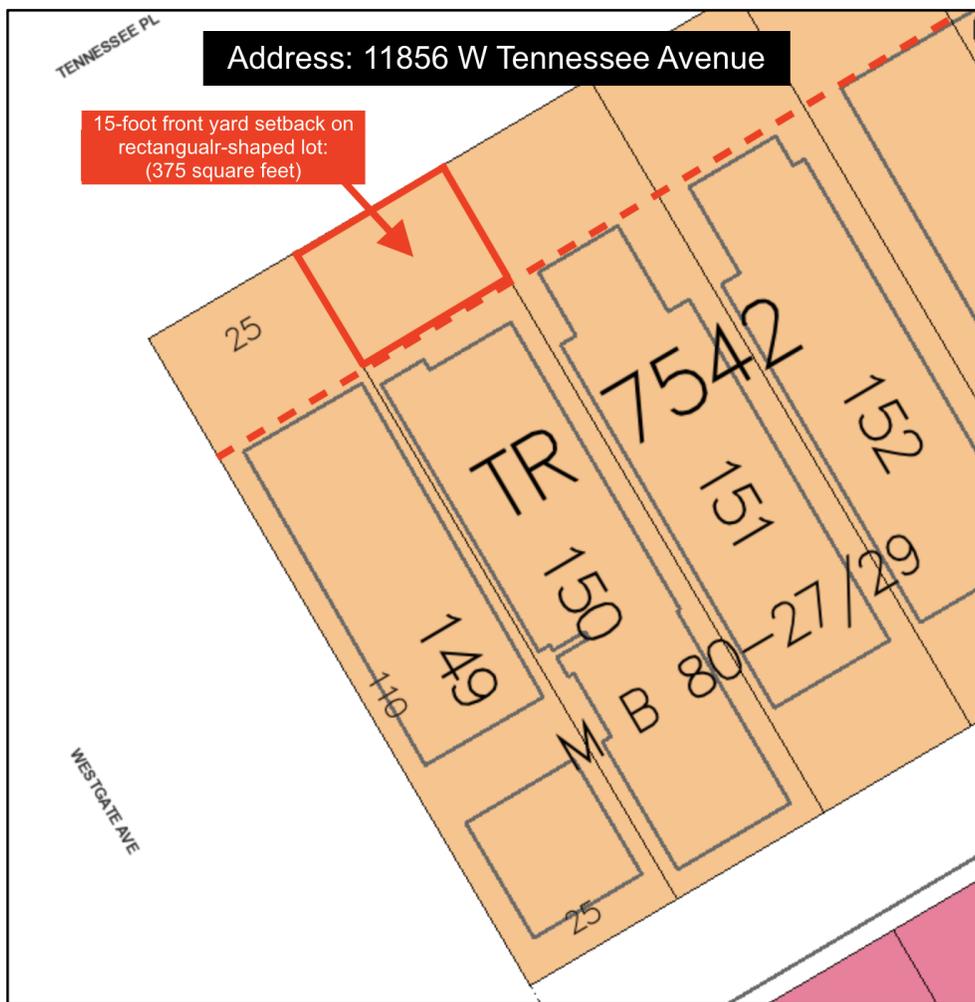
Appellant is misinterpreting the intent Finding No. 3: The "preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area...". In this particular case, the "preservation and enjoyment of the substantial property right" implies that the required front yard setback should apply fairly or should create a consistent standard for all property in the same zone and vicinity, i.e. the front setback should be proportionate and should have a similar impact on the buildable area of those properties.

The strict application of the front yard setback requirement does not have the same or similar impact on the subject property as it has on other properties in the same zone and vicinity. The strict application of the Specific Plan front yard setback requirement has a punitive effect on the subject property because it does not allow for reasonable development.

A typical R3(EC)-zoned lot in the area of the subject property is rectangular-shaped with a frontage of 25-feet or 50-feet (double lot) and a lot depth of 110-feet. Therefore, a typical property in the same zone or vicinity has a lot area of 2,750 square feet or 5,500 square feet, and a front yard area of 375 square feet or 750 square feet, respectively. A typical front yard in the same zone or vicinity as the subject property has a front yard area equal to 13.6% of the lot area.

FIGURE 1 (below) is a visual representation of what the required 15-foot front yard setback looks like on a typical lot, located across the street from the subject property.

FIGURE 1

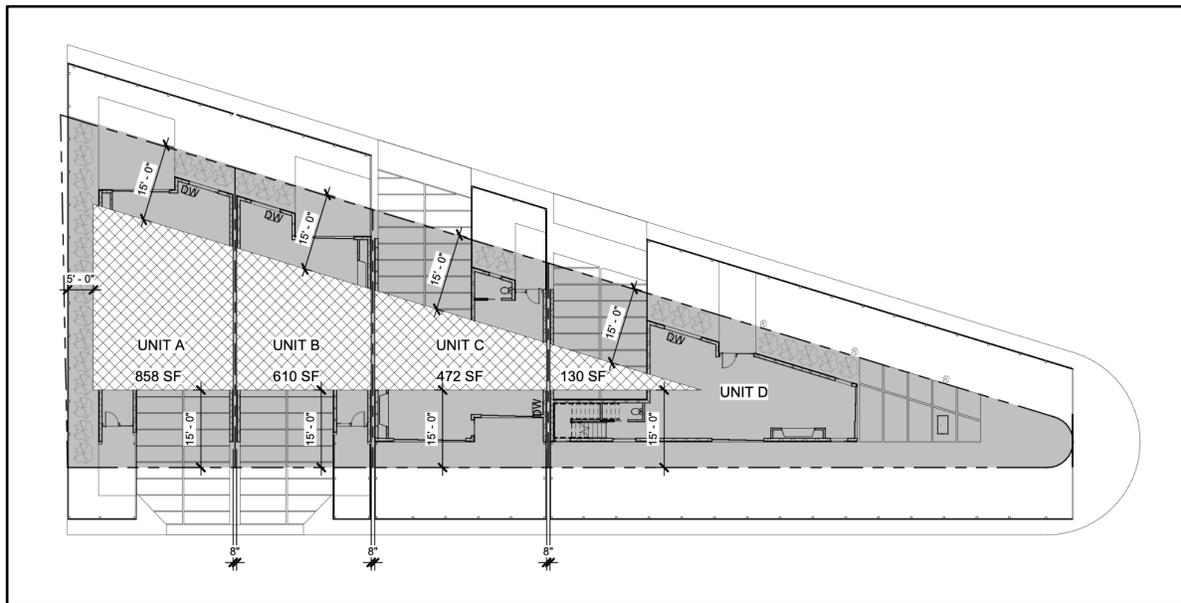


The subject property has a highly-irregular narrow wedge shape with two front yards along its longest frontages. The subject property has a lot area of 7,463.36 square feet. If the front yard

setback requirements in the Specific Plan were to be strictly applied, the resulting front yard area would be 5,393.36 square feet, which is equal to 72.3% of the subject property's total lot area.

FIGURE 2 (below) is a site plan of the subject property with the 15-foot front yard setback requirement superimposed to show its effect on buildable area. The setback area is filled in dark gray and the remaining buildable area is filled in cross-hatching.

FIGURE 2



(From the Area Planning Commission's determination) Finding No. 1 establishes that *"The strict application of the 15-foot front yard regulations would require the proposed setbacks be increased by 10-feet along Tennessee Place, and 10 feet along Tennessee Avenue, for a combined total of 20-feet, which would significantly reduce the buildable area of the site. As provided in Sheet A0.24 [Exhibit A] the buildable area of the site with 15-foot front yards would be only 2,070 square feet (after combining 858 square feet for Parcel A, 610 square feet for Parcel B, 472 square feet for Parcel C, and 130 square feet for Parcel D). In comparison, the buildable area with 5-foot front yards would be approximately 5,070 square feet (after combining 1,401 square feet for Parcel A, 1,135 square feet for Parcel B, 1,114 square feet for Parcel C, and 1,390 square feet for Parcel D). Therefore, the street application of 15-foot front yard regulations would reduce the building area by one-half, thereby limiting the development potential of the site, and would therefore result in practical difficulties."*

Appeal Point 2

[Appellant] Surrounding properties are zoned R3(EC) and developed with single family dwellings. (F-3) The breadth and scope of the project is out of proportion to the nature and character of this neighborhood, as such, the project is incompatible to the general purpose and intent of the zoning regulation, failing to conserve the stability of this single-family neighborhood. (F-1)

Applicant Response 2:

The vast majority of the homes surrounding the subject property were built before 1950, at a time when Los Angeles' Housing needs were very different.

The subject property is currently located in an R3(EC) zone within the Exposition Corridor Transit Neighborhood Plan, which has a height limit of 45-feet and a density limit of 1 unit per 1,200 sf of lot area. This dwelling unit per lot area calculation yields a total permitted density of 6 dwelling units for the subject property - 2 more than the Applicant is proposing.

The subject property qualifies as Tier 3 under the Los Angeles TOC (transit oriented communities) ordinance, and is located approximately 1,000-feet from the Expo Line station at the corner of Exposition Boulevard and Bundy Drive. Section 1.1.2 of the Exposition Corridor Transit Neighborhood Plan lists as one of its purposes: *A. Direct growth and accommodate new residential, mixed use, commercial, and industrial development near transit stations.*

Appeal Point 3

[Appellant] Tree Preservation

As stated in the DL under the Findings section and as affirmed by the applicant in the WLA APC recent open hearing and their email communications, as a condition of the approval of the exception, the project project includes that "the nine (9) non-protected trees along this public right-of-way will be maintained." (F-2, paragraph 3) (See "Tree Inventory Index from Tree Inventory Report dated 1-19-23, Exhibit B.) However, this condition is not listed under the section Conditions of Approval (C-1) and is a direct contradiction to the introductory paragraph of the DL on Page 1, wherein it states "the Project may involve the removal of up to nine non-protected trees along the public right-of-way," and under the CEQA Findings (F-8), wherein the Department of City Planning determined that assuming the "worst-case-scenario" all street trees will be removed under certain circumstances (F-8).

The WLA APC and the applicant's representative Brian Silveira of Brian Silveira & Associates's representation, meant to deceive, is tantamount to making a non-binding condition of approval, while seemingly to agree and assert as true that this is a material binding condition required and joined as a condition of approval of this specific plan exception.

The WLA APC in their DL, shall not be allowed the 'sleight of hand' maneuver by promising a binding condition of approval at the public hearing only to be apparently withdrawn by the contradictory assertions and omissions in the DL. The promise to preserve the trees is a material representation and must be made certain and unequivocal and in writing, included under the Conditions of Approval section of the DL. The public has a right to rely on the representations made and voted upon at the hearing. Failing to abide by and honor this agreed upon condition, the approval for this exception should be overturned on this basis alone.

Applicant Response 3:

In response to the West Los Angeles Sawtelle Neighborhood Council's initial feedback, the Applicant worked - and continues to work - in good faith to preserve all of the mature trees on-site.

In their initial subdivision report, the Bureau of Engineering (hereafter "BOE") issued a condition requiring a 5-foot sidewalk adjacent to the property line along both Tennessee Avenue and Tennessee Place frontages. The new 5-foot sidewalk required in BOE's original condition would have resulted in the removal of all existing mature trees on site.

BOE Condition No. 6; Preliminary Parcel map L.A. No. AA-2022-1157-PMLA, dated December 21, 2022:

6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Tennessee Place adjoining the subdivision by the removal of the curb and construction of a new integral curb and gutter at existing curb alignment, a new 5-foot wide concrete sidewalk adjacent to the property line and landscaping of the border areas; including any necessary removal and reconstruction of existing improvements.
 - b) Improve Tennessee Avenue adjoining the subdivision by the removal of the curb and construction of a new integral curb and gutter at existing curb alignment, a new 5-foot wide concrete sidewalk adjacent to the property line and landscaping of the border areas; including any necessary removal and reconstruction of existing improvements.
 - c) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

In January, 2023, the applicant's representative instructed their tree expert to re-survey the subject property and to prepare a report analyzing whether the existing trees could be preserved in connection with the proposed development. The applicant's representative worked with the Urban Forestry Department (hereafter UFD) to support the Applicant's claim that the sidewalk condition was detrimental to the existing trees. The applicant's representative then contacted the BOE to request that the parcel map sidewalk condition be waived or modified so that the mature trees could be preserved.

At the March 23, 2023 advisory agency public hearing, BOE agreed to modify the Applicant's sidewalk condition to allow the new sidewalk to be 4-foot wide and to meander around the existing trees.

BOE (revised) Condition; Preliminary Parcel map L.A. No. AA-2022-1157-PMLA:

[Please incorporate the following conditions in BOE Standard Conditions as S-3(i)]

7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Tennessee Place adjoining the subdivision by the removal of the curb and construction of a new integral curb and gutter at existing curb alignment; a new 5-foot wide concrete sidewalk adjacent to the property line, the sidewalk can be 4-foot wide and meandering to preserve the street trees, and landscaping of the border areas; including any necessary removal and reconstruction of existing improvements.
 - b) Improve Tennessee Avenue adjoining the subdivision by the removal of the curb and construction of a new integral curb and gutter at existing curb alignment, a new 5-foot wide concrete sidewalk adjacent to the property line, the sidewalk can be 4-foot wide and meandering to preserve the street trees, and landscaping of the border areas; including any necessary removal and reconstruction of existing improvements.

On April 5, 2023, BOE sent the applicant's representative an email stating that "the most narrow part can be 3-foot" (referring to the most narrow part of the sidewalk).

Refer to **[Exhibit B]** for copies of the applicant representative's email correspondence with BOE, UFD, DCP, and Tree Expert.

The Applicant and the Department of City Planning (hereafter "DCP") cannot enter into a binding contract or agreement to preserve the existing trees because neither party can predict with certainty whether BOE will ultimately allow for the conditions necessary to preserve the trees, nor can either party directly control that outcome. The applicant's representative stated at the Area Planning Commission public hearing that the Applicant's tree expert re-surveyed the site and concluded that the existing trees could be preserved. The Applicant intends to preserve the existing trees.

Appeal Point 4:

[Appellant] Adherence to the strict application of the regulations may result in "practical difficulties" or "unnecessary hardship," however shall not be considered where any such circumstance was created by a self-imposed hardship. (LAMC 11.5.7.F.2.a.) "Exceptional circumstances" including development designs and/or plans do not apply to the subject property which are created by a self-imposed hardship. (LAMC 11.5.7.F.2.b.)

It is well established that a hardship that is self-created is never a proper ground for an exception. The applicant has the burden to come before the Department of City Planning and establish the requirements for the exception. In this instance the applicant,, an experienced developer/business person, acquired the subject property with knowledge of the frontage shortfall, and he knew or at least should have known the need for an exception. The hardship arose solely from his own conduct and expectations.

LAMC 11.5.7.F.2 requires an exception may be permitted from the specific plan if it makes all the findings in paragraphs a-e. (WLA APC LAMC 11.5.7.F.2 version of the SPE stated under “Specific Plan Exception Findings” (F-1 to F-4), are cited as Nos. 1-5.)

Substantial credible evidence supports a decision that the applicant has failed to should his burden of proof as to set aside the strict application of the regulations in failing to establish the requisite findings of paragraph a-d due to the existence of the self-imposed hardship, and therefore an expectation is not in accordance with LAMC 11.5.7.F.2.

Applicant Response 4:

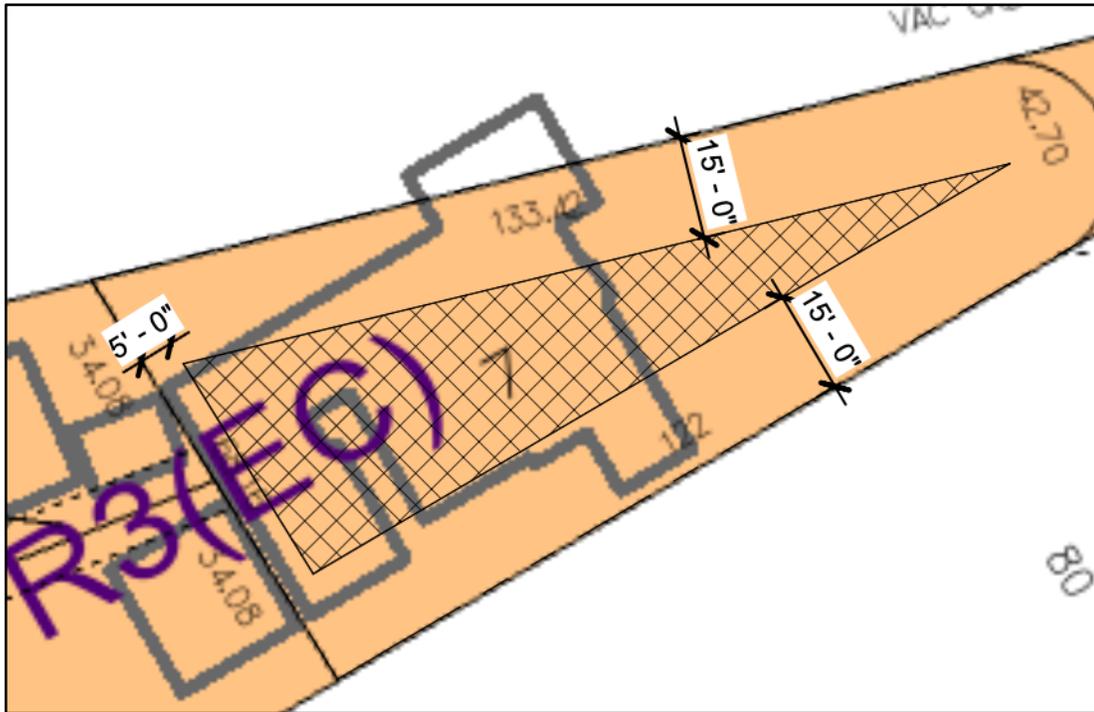
The Applicant is not creating a self-imposed hardship but rather seeking to access a substantial property right or use generally possessed by other properties within the specific plan area in the same zone and vicinity, including the property right enjoyed by the existing single-family home. The right of a property owner to access a substantial property right must not be contingent upon *who* that property owner is and *when* that property was purchased.

The strict application of the front yard setback requirement does not have the same or similar impact on the subject property as it has on other properties in the same zone and vicinity. The strict application of the Specific Plan front yard setback requirement has a punitive effect on the subject property for *anyone* who seeks to redevelop the property.

The existing single-family home at the subject property is 1,387 square feet. The existing single-family home encroaches 10-feet into the Tennessee Avenue right-of-way, which is equivalent to a front yard setback of negative-10 feet in lieu of 15-feet, representing an encroachment of 25-feet into the required 15-foot Tennessee Avenue front yard setback. The existing single-family home has a front-setback of less than 3-feet along Tennessee Place, representing an encroachment of 12+ feet into the Tennessee Place required front yard setback.

FIGURE 3 below shows the relationship between the size of the current 1,387 square foot single-family home, the property boundary, and the buildable area resulting from a strict interpretation of the 15-foot front yard setbacks. The cross-hatched triangular area represents the portion of the lot that is buildable when the 15-foot front-yard setbacks are strictly observed.

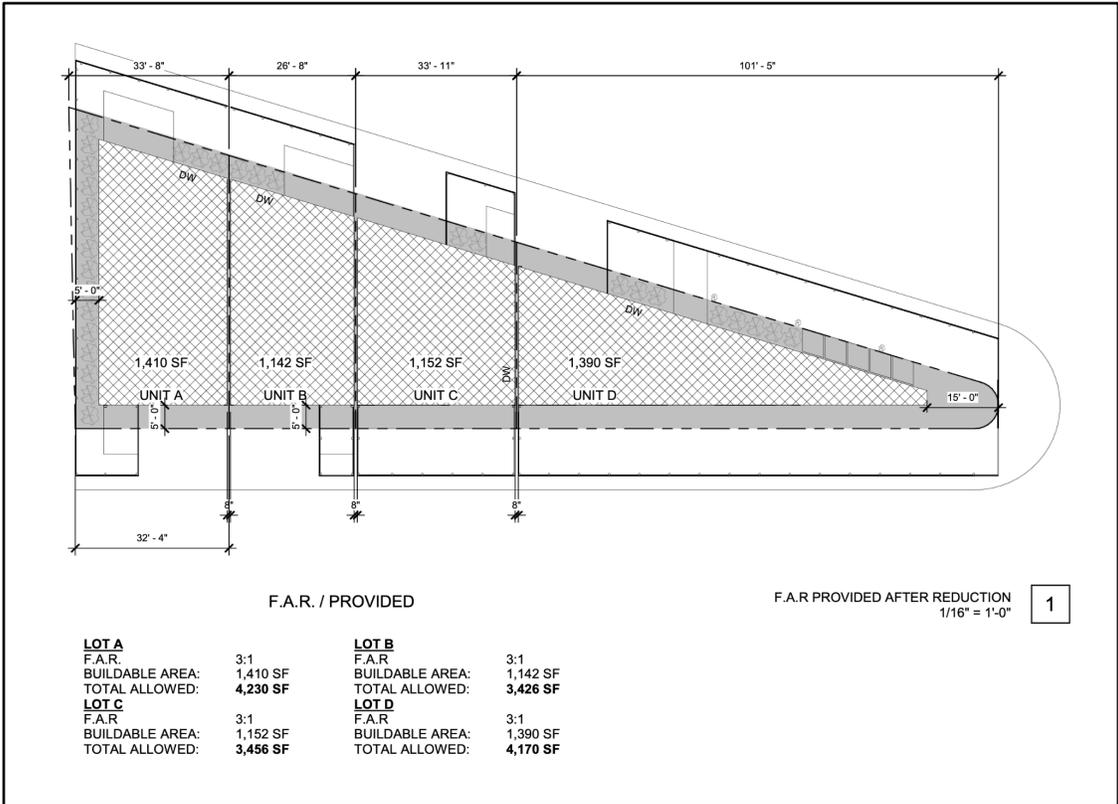
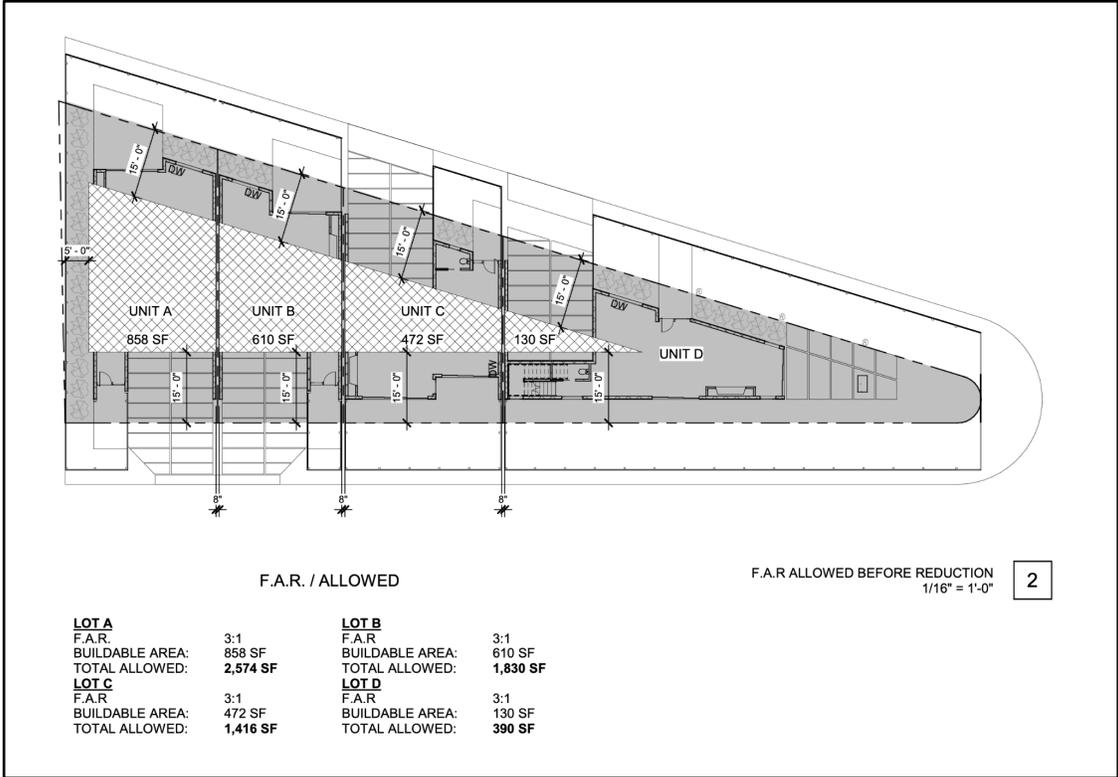
FIGURE 3



The Applicant is proposing 4 new small lot homes which will result in larger front yard setbacks than the existing 1,387 square foot single-family home is currently providing, therefore the Applicant's request for 5-foot front yard setbacks represents a proposed diminution in the current property right.

The Applicant is seeking to make reasonable use of their land by accessing the minimum buildable area necessary to complete a housing development project, which is no more than was necessary to complete the existing single-family home (see FIGURE 3). The Applicant's hardship is not self-imposed but rather it is a hardship that would be faced by *any* person seeking to redevelop the property with *any* use at *any* point in the future. More to the point, it is a hardship that would be faced by any person seeking to access the same substantial property right or use generally possessed by other properties within the specific plan area in the same zone and vicinity

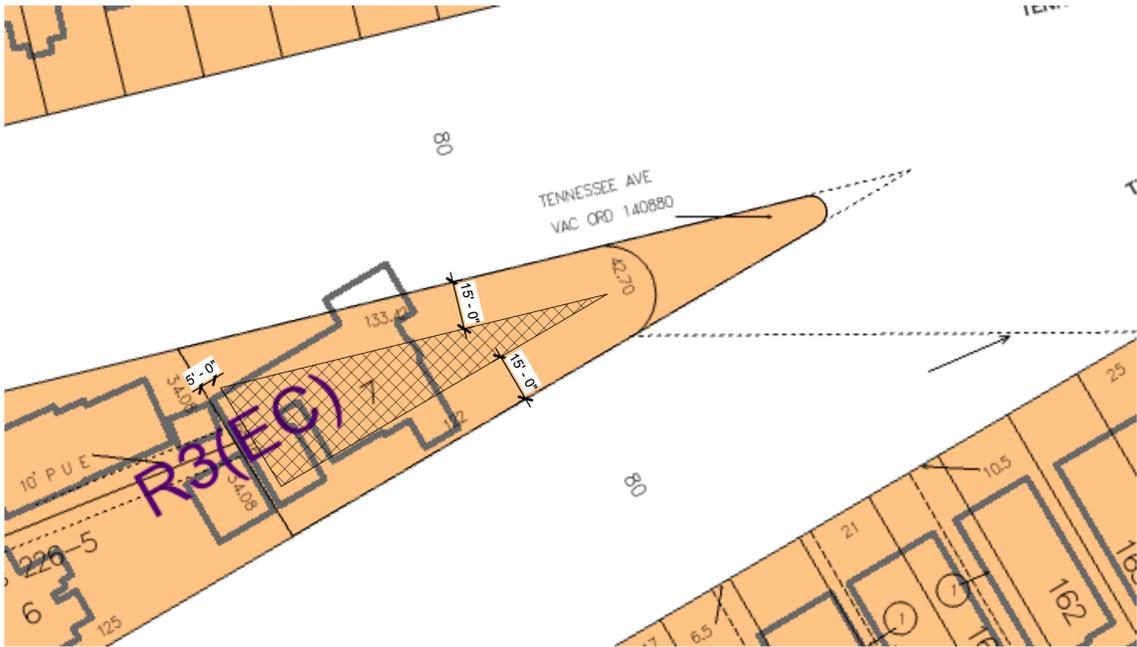
EXHIBIT A





F.A.R (AERIAL)
1/32" = 1'-0"

4



F.A.R
1/32" = 1'-0"

3

EXHIBIT B



Jesi Harris <harrislanduse@gmail.com>
to theurbanlumberjack@sbcglobal.net, Michael, me, Negin, Philip ▾

Jan 18, 2023, 3:25 PM ☆ ↶ ⋮

Hi, Steve,

I'm looking forward to meeting with you at 10am tomorrow morning at the project site. Thanks for your last-minute flexibility. We really appreciate it.

Please find attached an exhibit from the architect, cc'd, showing the proposed structures and landscaping along with the existing trees, their DSH measurements, and their distance to structural elements of the proposed building. We'll bring copies of this tomorrow but I wanted you to have a chance to look over it beforehand.

Michael, the property owner and builder, will also be meeting us there.

Please let me know if you have any questions, Steve. Thanks again.

Best,
Jesi



One attachment • Scanned by Gmail ⓘ



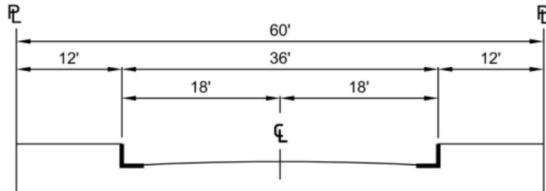
B

Brian Silveira <silveira.brian@gmail.com>

to Jeff, Julia, Jesi

Jan 23, 2023, 4:30 PM

Hi Julia,
Are you free to chat or do a brief zoom?
We do not want to use the public street for private property. We'd like to do as it's showing on our PPM, which is to construct a full-width 12' sidewalk/curb/gutter with parkway and narrow the existing half-roadway to 18' per the current local street standard:



LOCAL STREET - STANDARD

In either scenario, there will be an additional 10' between 30' half-ROW and property line. We would just like to emphasize the pedestrian nature of this street and narrow for traffic calming to create a safer street.

Thanks,
Brian
310-753-1090

...

One attachment • Scanned by Gmail



J

Julia Li <julia.li@lacity.org>

to me, Jesi, Jeff

Jan 23, 2023, 4:49 PM

No, the street roadway width already established, you cannot narrow the roadway.

...

J

Jesi Harris <harrislanduse@gmail.com>

to theurbanlumberjack@sbcglobal.net, me, Michael

Mar 7, 2023, 4:15 PM

Hi, Steve,

I left you a voicemail message earlier today regarding the below.

BOE is asking us to construct a 5-foot sidewalk adjoining the property line on both sides (Tennessee Ave and Tennessee Pl). As you'll recall, this property has a tricky situation where the public ROW is over-dedicated by 10 feet on both Tennessee Ave and Tennessee Pl.

On the north side (Tennessee Ave), BOE said that they'd recommend at the hearing that we merge 6 feet with our existing lot and construct a 5-foot sidewalk along the new property line, which I think would still impact the trees on that side. (That, by the way, is the result of a conversation Brian and I had with BOE staff and not contained in the attached BOE Recommendation letter.) We'll have a chance to propose an alternative that doesn't disturb the trees at the hearing but Planning would still like for us to cover our bases and prepare for a worst-case scenario.



theurbanlumberjack@sbcglobal.net <theurbanlumberjack@sbcglobal.net>
to Jesi, me, Michael ▾

Mar 8, 2023, 12:34 PM ☆ ↶ ⋮

Attached, please find my modified Tree Report reflecting the potential impact of the proposed sidewalk.

Please confirm receipt and utility of the enclosure.

Steve Marshall
The Urban Lumberjack LLC



One attachment • Scanned by Gmail ⓘ



Tree Removal Permit >



Jesi Harris <harrislanduse@gmail.com>
to Urban, me, Connie ▾

Mar 9, 2023, 12:10 PM ☆ ↶ ⋮

Hi,

I'm attaching materials for a Tree Removal Permit for the property at 11835 W Tennessee Place. Service Request Number: 1-3709888621

The existing trees are technically in the City's public ROW even though they appear to be part of the property. Both Tennessee Ave (abutting the property to the north) and Tennessee PI (abutting the property to the south) are over-dedicated based on the City's current street standards for Standard Local Streets.

The Bureau of Engineering is recommending a 5-foot sidewalk be constructed at the current property line on both sides which would be directly where the trees are located. The project itself would, otherwise, not jeopardize the trees.

The property owner will suggest waiving the recommended sidewalk in order to preserve the existing trees at our upcoming hearing but our project planner would like us to prepare for the worst case scenario in which we'd be required to comply with BOE's recommendation.

Would you please confirm that UFD is in the process of reviewing the submitted materials and let me know if you'll need anything else to begin your review? Our hearing is scheduled for March 23rd. I understand that some of the materials requested on the form are missing (none of the trees are "protected") but given the short amount of time and the preliminary nature of this review request, I'm hoping that won't be an issue.

Thank you,
Jesi Harris

—
Jesi Harris
Planning Project Manager, Brian Silveira & Associates
704.277.7332

6 Attachments • Scanned by Gmail ⓘ





Jesi Harris <harrislanduse@gmail.com>
to Urban, Connie, me ▾

Mon, Mar 13, 9:01AM ☆ ↶ ⋮

Thank you for sending the example, Adrian.

The assigned project planner, cc'd, would like for our **tree** report to be reviewed, or at least received, by the Urban Forestry Division ahead of our project hearing next Wednesday. This is because BOE is recommending installation of a sidewalk along the property line that would jeopardize all of the existing **trees** which are technically in the public ROW. At the hearing, we will request to waive the sidewalk requirement so we may not end up jeopardizing the **trees** at all.

Is there any way we can get the **tree** report in front of the Urban Forestry Division without an A-permit?

Thank you for your help.

Best,
Jesi



Brian Silveira <silveira.brian@gmail.com>
to Adrian, Bryan, Jesi, bss, Connie, Miguel, Richard ▾

Mar 14, 2023, 4:20 PM ☆ ↶ ⋮

Hi Adrian,

We have 9 existing "street" trees at varying depths, and some with very wide trunks and roots. I don't think it would be possible to construct a 5-foot sidewalks with tree wells that are ADA compliant.

Attached is an index of the tree type and size for reference.

We do not have tree photos with index to reference the trees, but the attached photos should clearly show you what I'm referring to.

FYI, we intend to ask BOE at our parcel map hearing to waive the requirement for a public sidewalk. There are only three properties on this "island" and the other side of Tennessee Ave and Place are fully improved with 15' sidewalk and parkways.

The reason we are filing this request is because Planning wanted us to have something on file in the event that BOE and Planning do not waive the new sidewalk requirement.

Thanks so much,

Brian
310-753-1090

6 Attachments • Scanned by Gmail ⓘ



Jesi Harris <harrislanduse@gmail.com>
to me, Adrian, Bryan, bss, Connie, Miguel, Richard ▾

Mar 22, 2023, 11:21AM ☆ ↶ ⋮

Hi, Bryan and Adrian,

Are there any updates on your review of these materials? Our initial hearing will be held tomorrow and it would be great to have an update from y'all before that.

As Brian said, we don't yet have an LOD and or B-permits because this project has not yet been approved.

Thank you,
Jesi



Adrian Sanchez <adrian.sanchez@lacity.org>
to Jesi, me, Bryan, bss, Connie, Miguel, Richard ▾

Mar 22, 2023, 2:11PM ☆ ↶ ⋮

Hello Jesi, I apologize for the late response.

We might be able to issue a removal permit for some or all of the trees if they can't be preserved by way of project redesign. The health, and condition of the individual trees' can also be a factor in deciding if the tree is worthy of preservation. We need a labeled picture of every tree listed.

We need to see the B permit drawings showing the tree locations and the proposed sidewalk to help support the claim that there is no room for a sidewalk and tree wells/parkway.

We will not issue a tree removal permit without the proper CEQA evaluation document. I apologize for the generic answers, that is best evaluation we can provide with the limited information we have been given.



Jesi Harris <harrislanduse@gmail.com>
to Julia, sergio.ibarra, Bryan, Adrian, me, bss, Connie, Miguel, Richard ▾

Mar 28, 2023, 2:37 PM ☆ ↶ ⋮

Hi, Adrian and Bryan,

We just received the exhibit that Sergio Ibaro and Julia Li asked us to send to you so that you could analyze the feasibility of saving the existing trees while constructing a sidewalk adjacent to the property line; I'm attaching it to this email.

According to the BOE condition shared at the hearing last Thursday, the sidewalk can meander from the property line around the trees in order to save as many trees as possible.

Thank you for your help with this project. Please let us know how you'd like for us to proceed.

Best,
Jesi

...

One attachment • Scanned by Gmail ⓘ



Adrian Sanchez <adrian.sanchez@lacity.org>
to Jesi, Miguel, Bryan, me, bss, Connie, Richard, Julia, sergio.ibarra ▾

Mar 30, 2023, 3:39 PM ☆ ↶ ⋮

Hello Jesi, I have reviewed your request and issued it to an inspector for a site visit. We will contact you prior to the site visit or if he has any questions. The meandering sidewalk option will help us save any desirable/healthy right of way trees while allowing you to make the necessary improvements. We should have something for you in the next few days.
Thank you for your patience.

...



Jesi Harris <harrislanduse@gmail.com>
to Adrian, Miguel, Bryan, me, bss, Connie, Richard, Julia, sergio.ibarra ▾

Mar 31, 2023, 12:44 PM ☆ ↶ ⋮

Thanks, Adrian.

I'm attaching the indexed photo exhibit of the existing trees to accompany the Tree Index, per your request. I'm also attaching a copy of BOE's updated condition for the sidewalk, which specifies that it may be 4 feet and meandering in places to conserve existing trees.

Thanks again for your help and please let me know if you have any questions.

Best,
Jesi

...

3 Attachments • Scanned by Gmail ⓘ





Julia Li <julia.li@lacity.org>

to Jesi, Adrian, Miguel, Bryan, me, bss, Connie, Richard, sergio.ibarra ▾

Wed, Apr 5, 11:37 AM ☆ ↶ ⋮

I don't think decisions need to be made at this stage. Since I have conditioned that the sidewalk can be meandering, the meandering layout can be decided when applying for B-permit by the B-permit plan checker and UFD staff.

...

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Please use the Customer Service Request at: <https://engpermits.lacity.org/public> to submit any questions or requests to staff.

You may also use the Virtual Counter to meet with staff at any of our offices: <https://appointments.lacity.org>

Julia Li, P.E.
Permit Case Management Division | Structural Engineering Associate III
Bureau of Engineering | Department of Public Works
201 N Figueroa St., Suite 290
Los Angeles, CA 90012
Mail Stop: 901
T: (213) 808-8917 | F:(213) 213-5157



Proud Recipient of Mayor Garcetti's 2019 Gender Equity Award!



Julia Li <julia.li@lacity.org>

to me, Jesi, Adrian, Miguel, Bryan, bss, Connie, Richard, Sergio ▾

Wed, Apr 5, 12:49 PM ☆ ↶ ⋮

Let's leave it to the B-permit, and the most narrow part can be 3-foot. I can add that to BOE condition.

...

Ok, thanks. Got it. Thanks!

↶ Reply ↶ Reply all ↷ Forward