



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☐ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 621 East Frontenac Avenue

Case No. ZA-2019-4701-ZAD-SPP-1A
CEQA No. ENV-2019-4702-CE
Held By: East Los Angeles Area Planning Commission
Date: April 14, 2021
Time: After 4:30 p.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the East Los Angeles APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

Council No: 1 - Cedillo
Related Cases: N/A
Plan Area: Northeast Los Angeles
Zone: R1-1
Plan Overlay: Mount Washington-Glassell Park Specific Plan
Land Use: Low Residential

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting apceastla@lacity.org

Staff Contact: Nashya Sadono-Jensen, City Planning Assistant
200 North Spring Street, Room 621
Los Angeles, CA 90012
Nashya.Sadono-Jensen@lacity.org
(213) 978-1363

Applicant: Meghan Daum
Representative: Bobby Rees, Architect
Appellant: Padraic Cassidy, Architect
Representative: N/A

apceastla@lacity.org

PROPOSED PROJECT:

Construction, use, and maintenance of a new 2,472 square-foot, two-story single-family dwelling with an attached garage on a vacant 9,498.1 square-foot lot within the Mount Washington-Glassell Park Specific Plan.

APPEAL

Appeal of the January 28, 2021 Zoning Administrator's Determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

2. Approved, pursuant to Section 12.24 X .28 of the Los Angeles Municipal Code (LAMC), Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling fronting a Substandard Hillside Limited Street where a 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3);
3. Approved, pursuant to LAMC Section 11.5.7C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Permit Compliance Review for the construction of a 2,472 square foot, two-story, single-family dwelling with a 411 square foot, attached two-car garage, on a 9,498.1 square foot lot; and
4. Adopted the Conditions of Approval and Findings.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

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

AGENDAS AND REPORTS- Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020).

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MASTER APPEAL FORM

WITH ATTACHMENTS



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- ☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning
☐ Zoning Administrator

Regarding Case Number: ZA-2019-4701-ZAD-SPP

Project Address: 621 Frontenac Avenue LA CA 90065

Final Date to Appeal: February 12, 2021

2. APPELLANT

Appellant Identity:
(check all that apply)

- ☐ Representative ☒ Property Owner
☐ Applicant ☐ Operator of the Use/Site
☐ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☒ Person affected by the determination made by the **Department of Building and Safety**

- ☐ Representative ☒ Owner ☒ Aggrieved Party
☐ Applicant ☐ Operator

3. APPELLANT INFORMATION

Appellant's Name: Padraic Cassidy (resident of 620 Frontenac Avenue)

Company/Organization: Padraic Cassidy Architect

Mailing Address: 1003 Diamond Avenue #202

City: South Pasadena State: CA Zip: 91030

Telephone: 323.394.6618 E-mail: padraic@padraiccassidy.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self ☐ Other: _____

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☒ No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): N/A

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

b. Are specific conditions of approval being appealed? ☒ Yes ☐ No

If Yes, list the condition number(s) here: Multiple, enumerate in attached letter.

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- ☐ The reason for the appeal ☐ How you are aggrieved by the decision
☐ Specifically the points at issue ☐ Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 2/9/2021

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)
Each case being appealed is required to provide three (3) sets of the listed documents.

- ☐ Appeal Application (form CP-7769)
☐ Justification/Reason for Appeal
☐ Copies of Original Determination Letter

b. Electronic Copy

- ☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
☐ Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- ☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- ☐ Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- ☐ Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- ☐ **1.** Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- ☐ Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- ☐ Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- ☐ **2.** Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- ☐ Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- ☐ Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- ☐ Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

- ☐ Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

- ☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.
- ☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Padraic Cassidy Architect

Monday, February 8, 2021

Justification/Reason for Appeal ZA-2019-4701-ZAD-SPP, January 28, 2021

I hereby appeal two findings:

1. Approval Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28

for the failure of the review process to recognize the insufficient roadway it is adjacent to, in spite of evidence of both submitted prior to and presented at the hearing on June 4, 2021 along with an absence of recognition of the ruling requiring the adjacent property immediately to the north at 621 Frontenac (ZA-2018-307-ZAD-SPP) to provide a sidewalk and improve the road.

2. Approval Pursuant to LAMC Section 11.5.7C

Compliance with the general plan is indeterminate based on the revised street dedication and its consequential relocation of the building on the sloped lot, which will require a new evaluation with regard to building height, cubic yardage of grading, and setbacks which may be altered by its shifted location and support of the public way.

New single family dwellings provide the only mechanism for building and otherwise improving our city's planned roadways in hillside residential areas. The proposal fronts an un-permitted and insufficient roadway, not recognized by the cursory aerial judgment in its B-Permit referral form, and in its plan it assumes private use of this public roadway instead of improving it as required. The city's failure to reinforce this requirement threatens to permanently impair the roadway and endanger existing and future residents of our street. The failure of the review process here to identify the shortcoming of the existing infrastructure makes it impossible to support the project.

The following statements, transcribed from the recorded Area Planning Commission hearing regarding 617 Frontenac (ZA-2018-307-ZAD-SPP) on 1/22/20, describe conditions which are apparent on the site, recognized by that project's ZA Maya Zaitzevsky in the attached extract from her determination, but not adequately represented in the current ZA Determination letter:

"In the interest of anticipated development on the street, in consideration of consistency in the application of requirements, in consideration of the support received from the ASNC, and future pedestrian accessibility and safety, I do support the 8' dedication requirement and widening. You know, just because its inconsistent with the current character of no street improvement and sidewalks, doesn't mean its always going to be that way, and just personally, you know, I've experienced situations where there is some sidewalk and where there is not, and where there is sidewalk I walk on it, because some sidewalk is better than none. It is a pedestrian shelter and I think at all chances we should increase the resources available to folks walking on the street seeking shelter from vehicular traffic." **Jacob Stevens, East Los Angeles Area Planning Commissioner**

"In the spirit of future development and thinking what we need in the city and our neighborhoods, and I have experienced also that sidewalks are important shelter from cars and I think that perhaps this could be precedent to build sidewalk in future development too, in front of other developments." **Rudy Espinoza, East Los Angeles APC President**

These statements were true then at the hearing in which this applicant spoke against sidewalks, and in support of the neighboring developer's similar attempt to avoid improvements.

Padraic Cassidy Architect

At the time we were dealing with wildfires, which seemed especially pertinent in this Very High Fire Hazard Zone. The necessity of the city to promote these areas of refuge, and widening in general, has since been underscored by our newfound needs of social distancing along with safe walking areas during the pandemic. We have also seen an increase of delivery traffic and more cars on the street with more people working from home, decreasing the already limited visibility between cars and people and inhibiting overall access along this substandard road.

This appeal cites the following findings within the letter as erroneous or otherwise insufficient:

A. Condition 8, Page 2 of 24.

Uses the word **deviation** in place of **dedication** and suggests the city engineer may *waive such a(n 8') deviation, if they can determine such a waiver will not be contrary to the health safety and welfare...* The engineers have already determined to the north is to add a sidewalk as well as the dedication, evidence of which is later cited in the estimated 104k cost of the same. This project should be required to to continue the improvement mandated for 617 Frontenac.

B. Condition 11, Page 3 of 24.

No other deviations have been requested from any other applicable provisions of the Hillside Regulations Section 12.21 C10.

They have not been requested but the absence of a 14' roadway from the centerline of the road in the standard BOE preliminary referral form is implied. The referral was judged via aerial photo to have a 20' width, and assumed the road present is a legal conforming road. Both the kink in the road shown on the applicant's site plan and its failure to follow the property line is clear indication it is not. This un-permitted roadwork was developed in conjunction with the property at 626 Frontenac. It cannot satisfy the requirement for this side of the street.

C. Condition 13, Page 3 of 24.

The applicant shall seek approval of an encroachment permit from the BOE for any improvements in the Public Way. Based on this un-permitted roadwork the site plan implies a **taking** of the Public Way (the opposite of a dedication, which **gives** the property to the city), to include landscaping and access stairs to its front door, from 1' at its south end to 4' at its north.

D. Condition 14.c. Page 4 of 24.

Building Height and Setback Distances. The 8' dedication will require these numbers to be recalculated and determined for conformance based on the building shifting.

E. Condition 14.g.6 Page 5 of 24.

Reduced Roadway Width. At no time during construction shall Frontenac be reduced to a roadway width of less than 20'. Without explicitly providing flat grade beyond the public way it is inconceivable the present plan would not reduce the roadway width with the presence of associated building equipment, trucks, etc.

F. Findings of Fact, Background. Page 9 of 24.

The surrounding area to the south is all vacant except one lot that is developed with a single family home... the adjacent property to the north (617) was approved for a single family dwelling under Case ZA-2018- 307-ZAD-SPP

This mischaracterizes the side of the road south of the property (I own the only vacant lot at 629 and intend to provide the requisite improvements; the rest of this side is fully developed) and omits the conditioned requirement of sidewalk and street improvement included in the ZA approval of its north neighbor, 617 Frontenac Avenue.

Padraic Cassidy Architect

G. Previous Zoning related actions within 500' . Page 10 of 24.

*On October 25, 2019 the ZA **denied** a determination to permit the construction of a new single family dwelling... without providing an adjacent 20' roadway width.*

This seems at odds with the previous statement of approval, in finding of fact.

H. Public Hearing page 11 of 24

Bobby Rees, the project architect... if sidewalk is required, does not oppose a sidewalk. This is a down-sloping lot and will install retaining wall and guardrails.

No retaining wall nor guardrails are shown on the plan, and this is offer is contradicted by later statements in the same letter.

The remaining quotations are so sloppy as to be incoherent, and lack full names in many cases. For instance, Oliver: "this is expensive, and other have waivers. Safety for the community" (sic).

I. Public Hearing, continued, page 12 of 24

The ZA closed the public hearing and stated the case would be held under advisement for 2 weeks.

Instead the determination letter was delivered 34 weeks later, in combination with an addendum of correspondence by the applicants dated July 17, 2020 citing a 104k cost of the sidewalk, with an incorrect "drop in grade of 30 feet" to make a claim of financial hardship, along with the report that the conditions imposed on the neighbor at 617 have caused them to list their property for sale. This extra- hearing communication in its one-sidedness disenfranchises those constituents from the neighborhood who made time to appear at the hearing and were unable to respond. Several inquiries regarding the status of the overdue determination letter went unanswered. The absence of an online PDF of the determination letter is a further hindrance to transparency to the public .

J. Public Hearing, continued, bottom of page 13 of 24

Additional Graphics were provided by project architect, Bobby Rees, on June 4, 2020 ... exhibit of existing and no sidewalks in area. This conflates Bobby Rees submitted claim of no sidewalks with Padraic Cassidy's revision of same on June 4 (Exhibit D) showing the patchwork of existing and proposed sidewalks which will enhance the safety of children going from the elementary school on San Rafael daily to the aftercare program at the Carlin G Recreational Center end of Frontenac (511 W. Avenue 46, Avenue 46 and Frontenac intersection, see Exhibit D).

K. Mandated Findings, 1. Project will *enhance* the built environment... 2nd paragraph from bottom, page 14 of 24

The applicant is not requesting relief from providing the full 20' roadway width

As previously described, this is only verbally true due to the erroneous cursory determination via an aerial image in the BOE referral, but false in spirit. The frontage along the property opposite 626 is un-permitted, un-inspected, and includes a kink in the road, exacerbating an already blind and tight corner. This illegal paving is apart between 1-4' from the property line. The lack of 20' CPR **beyond** the property is not being contested. The project as presently shown will *degrade* the built environment by intensifying use without providing improvement.

Padraic Cassidy Architect

L. Mandated Findings, 2. Project's operations swill not adversely affect adjacent properties, page 15 of 24 *Conditions include staging area...* This 20' roadway access during construction is impossible to determine from current plans. With street improvements there is no further objection to the house, once relocated for 8' dedication, and including sidewalk.

M. Mandated Findings, 3. The project substantially conforms to the General Plan..., page 15 of 24

In taking the public way for its own use, in planning the staircase creating access to the front door across this public way, in ignoring the Area Planning Commissioner's statements on sidewalks and the conclusions of the adjacent Zoning ruling, and in failing to improve 14' from the centerline of the road, instead using some of the other side's dedication for their own and separate benefit, and in proclaiming the need to save money in infrastructure improvements to the detriment of their neighbors the project as shown does not conform to the spirit or letter of the general plan.

N. Mandated Findings, 4. The Proposed Use... page 17 of 24

The intent of the Hillside regulations are to provide safe vehicular access for public traffic, and for access of emergency vehicles in case of fire or other emergency.

The lack of this 14' half roadway goes against this finding.

As conditioned herein... with the construction of the on-site street improvements can be deemed to be in conformity with the public necessity , convenience and general welfare and good zoning practice.

Since there are no on-site street improvements in the plans they cannot be deemed to be in conformity with good zoning practice.

O. Mandated Findings, 5. The Vehicular Traffic ... will not create an adverse impact... page 18 of 24

Transferring responsibility from they neighboring property owners along the street to the project applicant would be an unfair burden

This is the inverse characterization of what is actually being proposed, namely dismissal of ordinary street improvements that accompany new building on an unimproved roadway, in favor of counting the other side's previous improvement as their own, thereby diminishing the community property.

P. Mandated Findings, 7. The site and/or existing improvements make strict adherence ... (to the code) unfeasible... page 19 of 24

This paragraph intended to describe the waiver on the CPR (which is accepted without reservation) seemingly is also being applied to suggest ordinary and predictable on site street improvements are unfeasible which they are decidedly not. Pleas for financial hardship contradict the common knowledge hillside property is available at a discount because of the assumed additional costs that are commensurate with these undeveloped properties, based on topography, substandard streets, etc.

Q. Project Permit Compliance 8.c. Prevailing Front Yard Setback, page 20 of 24

These numbers: setback of 11'-11", revised setback of 7'-7" and the site plan itself need to be corrected to include the 8' dedication and the minimum 5' setback from there, for a total of 13'-0" from the existing public way. Heights will then be corrected and setbacks reevaluated.

Padraic Cassidy Architect

R. 9. That the project incorporates mitigation measures, page 23 of 24

There is not a succession of known projects of the same type and in the same place as the subject project.

Unfortunately, an absence of research along with omission of the determinations arrived at through the more careful study and additional hearings of the immediately adjacent and similar project of 617 Frontenac is highlighted by this misstatement.

This is the second project in a row in which applicants are using the red herring of the 20' CPR waiver as a potential vehicle to obscure and avoid other more vital and necessary onsite street improvements via this ZA review process. The enmity which is provoked between new and future residents by the city's failure to properly supervise development and coordinate between constituent agencies is unfortunate. An easily accessed database of permitted roadwork extending into previously unimproved and/or substandard streets seems profoundly absent. At the previous appeal Chairman Espinoza noted the possibility of those sidewalk improvements setting a positive precedent for the neighborhood. It is critical that this plan keys in with the roadwork and sidewalk of that adjacent property. There are more lots to be developed on the street and this forum, of highlighting the requirements via the appeal, seems to be our only recourse. One of these lots, at 629 Frontenac, the adjacent vacant lot to the south, is our own and we are aware these conditions we intend to reinforce (both to physically support the roadway which our own development at 620 Frontenac initiated, and to utilize new building as the only avenue for street improvement) will also add similar expense for ourselves. We are confident these sunken costs will improve not only their future and enduring value, but immediately improve the safety of the street and by extension, our community. We are in favor of building precisely because of the implicit improvement it brings when properly regulated.

Upon finishing my own house I was motivated to serve the community as means to help facilitate the imminent development. I was elected to the Neighborhood Council and served for the last 2 of my 3 years as Chair of Mt. Washington and am deeply invested in the community's well being. We are pro-development and promise to support this and other projects on our street once they show a willingness to participate beyond their own boundaries and needs through dedication and street improvements.

If the costs of improving the requisite infrastructure make the project unaffordable, it is disqualifying to seek relief from these costs at a permanent expense to the neighborhood. Not only would this decrease the safety of the existing residents, but in doing so it would also threaten to degrade the value of the neighborhood, and ultimately the development itself.

Sincerely,



Padraic Cassidy
Owner with Gina Kwon of 620 Frontenac

DETERMINATION LETTER

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

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CHARLES J. RAUSCH JR.
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CITY OF LOS ANGELES
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ERIC GARCETTI
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

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January 28, 2021

Robert Rees (A)
Rees Studio
2605 17th Street
Santa Monica, CA 90066

Meghan Daum (O)
780 Riverside Drive, #5D
New York, NY 10032

CASE NO. ZA-2019-4701-ZAD-SPP
ZONING ADMINISTRATOR'S
DETERMINATION, PROJECT PERMIT
COMPLIANCE
621 Frontenac Avenue
Northeast Los Angeles Community Plan
Zone: R1-1
C.D: 1
D.M.: 148-BA223
CEQA: ENV-2019-4702-CE
Legal Description: Lot 230, Le Moyne
Terraces Tract No. 2

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X .28, I hereby APPROVE:

a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling fronting a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3); and

Pursuant to LAMC Section 11.5.7C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I hereby APPROVE:

a Project Permit Compliance Review for the construction of a 2,472 square-foot, two-story single-family dwelling with a 411 square-foot, attached two-car garage, on a 9,498.1 square-foot lot.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Approved herein is the construction, use and the maintenance of a new 2,472 square-foot, two-story single-family dwelling with a 411 square-foot, attached two-car garage, on a 9,498.1 square-foot lot that fronts a Substandard Limited Hillside Street, without providing a minimum 20-foot Continuous Paved Roadway from the driveway apron of the property to the boundary of the Hillside Area. The applicant shall submit revised plans that show the eight-foot dedication. No other LAMC deviations have been requested or approved herein.
8. The applicant shall provide an eight-foot wide street dedication along Frontenac Avenue to the satisfaction of the City Engineer, who shall have the authority to waive such a deviation if they can determine that such waiver will not be contrary to the health, safety and welfare of the immediate and surrounding area at this time.

9. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.
10. Prior to any sign off of plans by the Development Services Center, the project shall comply with all requirements of the Department of Building and Safety's Grading Division including the conditions of approval contained in the Geology and Soils Report Approval Letter, dated, February 20, 2020 [Log # 111895].
11. No other deviations have been requested from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC), including from any yard setback requirements. All applicable provisions shall be observed.
12. All debris, trash and waste generated by the construction or by any worker, including but not limited to building material remnants, removed weeds, dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, on-site trash receptacle on the properties being developed. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
13. The applicant shall seek approval of an encroachment permit from the Bureau of Engineering for any improvements located within the public right-of-way.
14. The following conditions include those directly related to the review of Project Permit Compliance with the Mount Washington-Glassell Park Specific Plan:
 - a. Site Development. – Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the Project conditions, or the Project Permit authorization.
 - b. Floor Area – As defined by the Mount Washington-Glassell Park Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The total gross floor area shall not exceed 2,472 square feet, including a 411 square-foot attached garage.

- c. Building Height and Stepback Distances – The proposed dwelling shall be limited to 34.63 feet in height. Within six feet of the front lot line, the building height shall not exceed 15 feet, and within six feet to 12 feet of the front lot line, the building height shall not exceed 24 feet.
- d. Front Yard Setback – The project shall provide a minimum front yard setback of five feet.
- e. Parking – The project shall provide two covered vehicle parking spaces on-site pursuant to LAMC Section 12.21 C.10.
- f. Landscape Plan:
 - 1) Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under Sections 12.40 through 12.43 of the LAMC.
 - 2) Landform Planting Design. To the extent feasible, the type and placement of landscape materials on graded slopes shall conform to the standards set forth in the Landform Grading Manual.
 - 3) Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.
 - 4) Landscape and Preservation, Relocation, and Removal of Native and Significant Trees. The applicant shall submit a Landscape Plan which demonstrates the two (2) Protected Southern California Black Walnut Trees and one (1) Significant Aleppo pine tree on site. No trees are being proposed for removal as identified in the Tree Report prepared by Lisa Smith, Certified Consulting Arborist (ISA #WE3782) on September 23, 2019.

The applicant shall observe the Tree Protection Guidelines set forth in said tree report and the standards of approval of Relocation/Removal of Native or Significant Trees of the Mount Washington-Glassell Park Specific Plan during the Pre-Construction Phase and Construction Phase by using protective fencing, keeping the site clean, sufficient irrigation, no flooding, using hand tools around the tree locations, do not back any equipment up to the trunk of trees, avoid root impact, trenching and root pruning, maintain natural grade, place mulch, and under observation by an arborist.

g. Construction Requirements/Restrictions

- 1) Posting of Construction Activities. During construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and, (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present on-site during construction.
- 2) Community Relations. A 24-hour "hotline" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.
- 3) Deliveries of Equipment Supplies. All deliveries during construction shall be coordinated so that only one vendor delivery vehicle is at the site at one time and that a construction supervisor is present at such time to mitigate any potential traffic impacts. A flag person shall be provided to assist with the delivery of any construction materials to the site on trash-pick up days until the trash collection has been completed.
- 4) Truck Traffic Restricted Hours. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, any delivery of fill material or removal of graded soil shall be limited to the hours beginning at 9 a.m. and ending at 3 p.m., Monday through Friday only. No truck deliveries shall occur outside of the time period.
- 5) Construction Activities. Prior to the commencement of site excavation and construction activities, the applicant shall notify residents within a 100-foot radius of the project site and provide residents with a written construction schedule. The applicant and the project construction manager shall identify a contact person and provide a telephone number for any inquiries from residents regarding construction activities. The phone number shall be provided to all residents within the 100-foot radius and as noted above it shall be posted on the site in a manner which is readily visible to any interested party
- 6) Reduced Roadway Width. At no time during construction activities shall Frontenac Avenue be reduced to a roadway width of less than 20 feet.
- 7) Flag Persons. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity.

- 8) Off-Site Staging Area. The contractor shall establish an off-site staging area for large trucks and any other construction vehicles in order to control the frequency of construction traffic to the site, to the satisfaction of the Department of Building and Safety.
- 9) Storage of Materials. During all phases of construction, all materials related to the construction of the proposed project shall be stored on-site.

15. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after February 12, 2021, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San
Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on June 4, 2020, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a Zoning Administrator's Determination as enumerated in Section 12.24 X .28, and a Project Permit Compliance Review as enumerated in Section 11.5.7 of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a 9,498.1 square-foot, down-sloping vacant lot fronting on Frontenac Avenue. The proposed project is the construction of a 2,472 square-foot, two-story, 34.63 feet in height, single-family dwelling with an attached garage.

All adjoining properties surrounding the site are zoned R1-1 and either vacant or developed with single-family homes. The surrounding area to the south of the subject property is all vacant except one lot that is developed with a single-family home. The adjacent properties to the north are mostly developed with single-family homes. The adjacent property to the north was approved for a single-family dwelling under Case No. ZA-2018-307-ZAD-SPP.

The site is located in the Northeast Los Angeles Community Plan Area and has a General Plan Land Use Designation for Low Residential uses, corresponding with the RE9, RS, R1, RD6, RD5, and RU Zones. The site is located within the Hillside Area per the Zoning Code, Very High Fire Hazard Severity Zone, is within the Special Grading Area (BOE Basic Grip Map A-13372), and within 1.9 kilometers of the Raymond Fault. In addition, the property is subject to the development standards of both the Baseline Hillside Ordinance and the Mount Washington-Glassell Park Specific Plan. Neighboring properties to the north, south, and across Frontenac Avenue are improved with residences and/or consist of vacant land zoned R1-1.

Frontenac Avenue according to the revised Bureau of Engineering Hillside Referral Form dated November 24, 2020, is a Substandard Hillside Limited Street with a right-of-way width of 28 feet and a roadway width of 20 feet.

Per the Tree Report prepared by Lisa Smith, Certified Consulting Arborist (ISA #WE-3782), there are two Protected Southern California Black Walnut Trees and one (1) Significant Aleppo pine tree on site, but no trees are being proposed for removal.

Previous zoning related actions on the site include:

Ordinance No. 184,802 – On March 1, 2017, the City Council passed the Ordinance modifying provisions in LAMC governing the development of single-family zoned properties (R1, RS, RE, and RA) citywide to establish new regulations regarding the size and bulk of new and enlarged homes, and to further regulate grading and earth import and export in designated Hillside Areas. The proposed project is subject to the provisions of this Ordinance not within the purview of the Mt. Washington Specific Plan, as the discretionary entitlements were filed on June 19, 2017, after the effective date of the Ordinance on March 17, 2017.

Ordinance No. 181,624 – The Ordinance establishing new regulations for single-family residential zoned properties (R1, RS, RE, and RA) located in the Hillside Area became effective on May 9, 2011.

Ordinance No. 168,707 – On April 2, 1993, the City Council passed the Ordinance establishing the Mount Washington-Glassell Park Specific Plan.

Previous zoning related actions within 500 feet of the subject site include:

Case No. ZA-2018-307-ZAD-SPP (617 East Frontenac Avenue) – On October 25, 2019, the Zoning Administrator denied a determination to permit the construction of a new a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 20-foot adjacent roadway width, approved the construction of a single-family dwelling fronting onto a Substandard Hillside Limited Street which does not have a vehicular access route with a minimum 20-foot paved roadway to the boundary of the Hillside Area, and approved a Specific Plan Project Permit compliance under the Mt. Washington/Glassell Park Specific Plan. The case was appealed to the East Los Angeles Area Planning Commission and at its meeting on January 22, 2020, denied the appeal and sustained the Zoning Administrator's Determination.

Case No. ZA-2009-3553-ZAD-ZAA-SPP (536 West Avenue 46) – On December 1, 2010, the Zoning Administrator approved the construction of a single-family dwelling fronting onto a Substandard Hillside Limited Street which does not have vehicular access route with a minimum 20-foot paved roadway to the boundary of the Hillside Area, and approved a Specific Plan Project Permit compliance under the Mt. Washington/Glassell Park Specific Plan.

Case No. ZA-2005-7828-ZAD-ZAA (582 West Avenue 46) – On June 1, 2006, the Zoning Administrator approved the construction of a single-family dwelling fronting onto a Substandard Hillside Limited Street which does not have a vehicular access route with a minimum 20-foot paved roadway to the boundary of the Hillside Area.

Case No. ZA-2004-7820-ZAD-SPP (3918 and 3924 West Rome Court) – On July 13, 2005, the Zoning Administrator approved the construction of a single-family dwelling fronting onto a Substandard Hillside Limited Street which does not have a minimum roadway width of 20-feet adjacent to the subject property and have a vehicular access route with a minimum 20-foot paved roadway to the boundary of the Hillside Area, and approved a Specific Plan Project Permit compliance under the Mt. Washington/Glassell Park Specific Plan.

PUBLIC HEARING

The hearing was held on June 4, 2020 at approximately 11:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing was conducted entirely telephonically.

Bobby Rees, the project architect, introduced the project and stated that this is a two-story single-family dwelling. The proposed square footage is well within the limit and is lower than 40%. The proposed materials are compliant with the Specific Plan. Per the Bureau of Engineering Hillside Referral form, 20 feet will be provided for the minimum adjacent roadway and only requesting the 20-foot continuous paved roadway. If sidewalk is required, does not oppose to a sidewalk. Empty lots to increase housing stock. This is a down-sloping lot and will install retaining wall and guardrails.

Tamar Rosedahn, who lives in the community, stated support of the project and that the street is nicely paved.

Oliver, a neighbor, stated this is expensive and other have waivers. Safety for the community.

Andrea, the daughter of the adjacent lot, stated that the street will be widened to 20 feet. There are issues of sidewalks for them and it is more dangerous to have a sidewalk.

Max, who lives at the corner of Frontenac Avenue, stated that there needs to be a turnaround. There is a school and want rules followed.

Padraic Cassidy, stated that the Area Planning Commission on another project wanted sidewalk. Not in conformance with the Specific Plan.

Steve, who lives on Frontenac Avenue, stated it should comply with the hillside right-of-way. Need eight feet wide.

Dena, who lives across the property, stated that 20 feet is not a properly engineered street. This is a narrow street. Should be a sign for pedestrian.

Bobby Rees responded to some of the statements raised during the hearing. None of the projects have sidewalks installed. Regarding the pathway for the students, this is across private property. Happy to take out landscaping in the public right-of-way.

Meghan Daum, the property owner, stated that she was mindful to the character of the neighborhood. Will live there for the rest of my life. Only one to two homes have a sidewalk. Is a columnist for LA Times and is a devoted Angeleno.

The Zoning Administrator closed the public hearing and stated that the case would be held under advisement for two weeks to look at the materials submitted, including the Bureau of Engineering Referral Form.

PUBLIC CORRESPONDENCE

A correspondence was received from the property owner, Meghan Daum, on July 17, 2020. These are winding street in the hills with no sidewalks. Requirement by neighbors for a sidewalk will make the area less safe. A "sidewalk to nowhere" will cause confusion, visibility and safety concerns for pedestrian and drivers, and be aesthetically unsightly. Project is modest in scope that will be lived in by owner. Neighbors prefer undeveloped land. Can be a larger and more intrusive house.

A correspondence was received from the project architect, Bobby Rees, on July 17, 2020. The sidewalk is inappropriate for our project and for the surrounding neighborhood. Submitted proposal for the work to construct the sidewalk, curb and gutter, which would require a 60-foot retaining wall, supported on piles. Proposal includes guardrail on one side of sidewalk, where the drop in grade is more than 30 feet. It will cost \$104,000, representations a substantial portion of the tight budget. City has a housing crisis and is affected by the difficult of building housing units. Owners of 617 Frontenac, have gone through the same process, but have listed their property for sale due to the cost of adding a sidewalk. Neighborhood almost devoid of sidewalks, the requirement to add one seems inconsistent with the goals of the city and neighborhood.

Correspondences were received from the following residents on Frontenac Avenue, dated June 2, 2020: Steve and Carmela Dietrich, Alyra Lennox and Max Burgos, Gina Kwon, Padraic Cassidy, Arline DeSanctis, Michele and Paul Girard, Dina DeSanctis, Phil DeSanctis, and Sasha Dhall. Would like to express support of the project, but aren't able to base on its taking of public property and failure to improve the street. Request that the Office of Zoning Administration enforce the determination made by the East Los Angeles Area Planning Commission, in a letter dated January 29, 2020, pertaining to the adjacent proposed project at 617 East Frontenac Avenue: 1.) Require an eight-foot dedication and construction of a curb, gutter and sidewalk and street improvement to the satisfaction of the City Engineer. No reason to set a precedent for future development on the street to skirt requirements enforced at the hearing on January 22, 2020, with Maya Zaitzevsky, the City Attorney, and the representative from Gil Cedillo's office present. Narrow streets provide dangerous conditions for drivers and pedestrians. Constant flow of pedestrians because there is a path which cuts from the end of Frontenac Avenue which is a dead end street, up to Rome Court to the top of Mount Washington. Significant increase in car traffic as density

on street as increased. When there is a courier delivery to one household on street, blocks traffic from passing, dangerous situation if there is an emergency require fire truck or ambulance to pass. There are patches of sidewalks on Frontenac Avenue, which allow pedestrians to step out of the road to allow vehicles to pass, that increases safety. Minimum duty of the City to enforce the building of sidewalks in Mount Washington for new construction wherever possible to increase safety. It is an inherent cost of building in the neighborhood. 2.) Create legal, safe road as approved by the City through a B-Permit process as 617 Frontenac is currently required to do. High Fire Hazard Zone, threat of fire, if swept up canyon along Rainbow Avenue would quickly engulf the homes. Existing pavement and street in front of 626 were not done by permit and therefore cannot be relied up to be legal a safe, especially for heavy emergency vehicles. Responsibility of new construction to improve to the centerline of the street. Welcome Meghan Daum to build on street. But new construction needs to incrementally improve the street, according to the codes, regardless of financial impact. Dangerous precedent if it avoids requirement of 617 Frontenac.

Correspondences were received from Padraic Cassidy, dated June 2 and June 4, 2020. Submitted exhibit in which the applicant represents by implication as qualifying for an improved street. The B-Permit is referral is flawed, to improve streets incrementally, various databases will need to be commingled (City survey/BOE work/log of improved roadwork to determine completion). Paving is short of the property. Although hearing isn't meant to address these substandard conditions, they weren't called out in application submission. Submitted exhibit of the APC determination letter for ZA-2018-307-ZAD-SPP-1A for 617 East Frontenac Drive. The applicants plan misrepresented the prevalence of sidewalks along the street and included exhibits with the following: Streetscape Study Map; views along Frontenac; view further down to 511 W. Avenue 46, the Garlin Center, across 659 Frontenac; and a view of the sidewalk at Carlin G.

Additional graphics were submitted by project architect, Bobby Rees, on June 4, 2020 that contained the following contents: Department of Building and Safety/Public Works Preliminary Referral Form; exhibit showing the width of the street using ZIMAS; exhibit of existing and no sidewalks in area; exhibit of the corner of Frontenac and Avenue 45; exhibits showing the retaining walls on both sides of Frontenac, an 18-foot roadway width, garages within three feet of curb, and driveways; and an elevation.

MANDATED FINDINGS - ZONING ADMINISTRATOR'S DETERMINATION

In order for relief to be granted from requirements permitting the construction of buildings on Substandard Hillside Streets, all findings mandated in Section 12.24 X .28 of the Municipal Code must be made in the affirmative. The following section states such findings with the applicable justification set forth thereafter:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is a vacant downward sloping lot fronting Frontenac Avenue. The property is zoned R1-1, designated for Low Residential land use and is located in the Northeast Los Angeles Community Plan Area. The project site is subject to the regulations of the Mount Washington-Glassell Park Specific Plan and the Baseline Hillside Ordinance. The subject property is within the Hillside Area, Very High Fire Hazard Severity Zone, a Special Grading Area (BOE Basic Grip Map A-13372), a seismically induced zone, and 1.9 kilometers from the Raymond Fault Zone.

The property is subject to the Specific Plan, and to many provisions of the Baseline Hillside Ordinance ("BHO") which was adopted to preserve the character of single-family hillside neighborhoods and to protect neighborhoods from out-of-scale residential development. Property owners who want to deviate from the BHO development standards may apply for limited relief if the required findings can be made in the affirmative.

The proposed project includes the construction of a 2,472 square-foot, two-story single-family dwelling including a 411 square-foot, attached two-car garage, on a 9,498.1 square-foot lot. The project fronts on Frontenac Avenue. The applicant is requesting a relief from the requirement to provide a 20-foot wide Continuous Paved Roadway to the boundary of the hillside area (Section 12.21C.10(i)(3)).

Per the Bureau of Engineering's (BOE) Hillside Referral Form, dated June 5, 2019, Frontenac Avenue is a Substandard Hillside Limited Street with a right-of-way width of 28 feet and a roadway width of 20 feet; and requires a four-foot dedication along the property's Frontenac Avenue frontage. In response to concerns during the hearing, the Zoning Administrator reached out to BOE to confirm the dedication requirement. BOE confirmed the four-foot was incorrect and issued a revised Hillside Referral Form, dated November 24, 2020, stating that the applicant is required to provide an 8-foot dedication along the property's Frontenac Avenue frontage. Accordingly, the project plans will need to be updated to show an eight-foot street dedication and street improvements consistent with this requirement, unless the City Engineer determines that a lesser dedication width is adequate for circulation purposes. The applicant is not requesting relief from providing the full 20-foot roadway width in front of the property (LAMC Section 12.21C.10(i)(2)), but is only requesting relief from the requirement to provide a 20-foot wide Continuous Paved Roadway to the boundary of the hillside area (Section 12.21C.10(i)(3)).

The project will perform a function that is beneficial to the City by maintaining the housing supply. The request to waive the Continuous Paved Roadway requirement is approved because compliance with that regulation would involve removal of structures and improvements not under the applicant's ownership. Improving the Continuous Paved Roadway of Frontenac Avenue could result in the demolition of existing walls, structures, buildings, fences and other improvements on all other private properties and within the public right-of-way. The applicant does not have access to property rights at these locations, which makes such improvements infeasible. Improvements necessary to meet the strict application of the Code would not be proportionate to potential impacts generated by the project.

The Department of Building and Safety Grading Division approved the project's soils report subject to numerous conditions. The site plan and landscape plan will be reviewed by the Fire Department for compliance with the hillside fire protection requirements. Therefore, as conditioned herein, the addition to an existing single-family dwelling and the required street widening will maintain the City's housing supply and will enhance the built environment of Mt. Washington.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project will be built in accordance with all hillside regulations, including the requirements of the Mount Washington-Glassell Park Specific Plan. The proposed development of 2,472, including the 411 square-foot garage is designed to a floor area that is below the allowable floor area permitted by the Specific Plan. It is set back sufficiently from the front lot line to avoid any vertical massing at street-level. The proposed building height of 34.63 feet is within the 45-foot maximum building height permitted. The project will provide the required number of off-street parking spaces based on the proposed square footage, as conditioned. The applicant shall revise the site plan to reflect the eight-foot dedication. Conditions have been imposed to ensure that during temporary construction activities for the project do not burden the neighborhood. Conditions include that neighbors are informed of building schedules; a contact name and phone number be provided to adjoining neighbors, and posted on the site; and that a staging/parking area is provided for construction. The project as conditioned, will protect public health, safety and welfare.

3. **The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

- Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Objective 4.4: Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element determined the City was "facing an unprecedented housing crisis" due to the high demand for housing and the lack of affordable options. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.5: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Northeast Los Angeles Community Plan Map designates the subject property for Low Residential land uses with the corresponding zones of RE9, RS, R1, RD6, RD5, and RU Zones. The proposed use of the property is consistent with the Plan. The property is also located within the Mount Washington-Glassell Park Specific Plan and the grant is conditioned to comply with the regulations of the Specific Plan. Generally, the Plan seeks to promote compatible design and ensure public safety. The proposed project will adhere to the purpose, intent, and provisions of both the General Plan and the Community Plan, as well as the Specific Plan.

The Northeast Los Angeles Community Plan, a part of the General Plan's Land Use Element, sets various objectives for the planning and development of the area, and seeks to guide development to be in character with the community. The 'Residential' section of the plan sets the following objectives:

Objective 1-1 To preserve and enhance existing residential neighborhoods.

- Objective 1-2 To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.
- Objective 1-3 To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

By the construction of a new single-family dwelling, the proposed project will serve to enhance the existing residential neighborhood of Mount Washington. Moreover, as a new single-family dwelling, the proposed project will help to fulfill Objectives 1-1 and 1-3 noted above by maintaining the housing to the community and preserving the low-density residential character of the surrounding area and Objective 1-2 with the addition of a new dwelling. Therefore, as conditioned, the grant of this request will not adversely affect any element of the General Plan as the basic use of the property is consistent with the General Plan.

4. **The proposed use is in conformity with the public necessity, convenience, general welfare and good zoning practice and will be in substantial conformance with the various elements and objectives of the General Plan.**

The property is zoned R1-1 and the Northeast Los Angeles Community Plan and designates the subject parcel for Low Residential land use. The construction of a new single-family dwelling on a lot zoned and designated for such use can be deemed to be in conformity with public necessity, convenience, general welfare and good zoning practice. The intent of the Hillside regulations are to provide for safe vehicular access for public traffic, and for access by emergency vehicles in case of fire or other emergency. This property, and others in the area, are located in a Very High Fire Hazard Severity Zone, designated by the City of Los Angeles Fire Department based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. The site fronts on Frontenac Avenue, a Substandard Hillside Limited Street. Requiring the applicant to allow relief from the off-site Continuous Paved Roadway improvements is logical and appropriate relative to the scope of the proposed development. As conditioned herein, the construction of a new single-family dwelling with the construction of the on-site street improvements can be deemed to be in conformity with the public necessity, convenience, general welfare and good zoning practice.

5. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

Per the revised Bureau of Engineering's (BOE) Hillside Referral Form, dated November 24, 2020, Frontenac Avenue is a Substandard Hillside Limited Street with a right-of-way width of 28 feet and a roadway width of 20 feet; and requires an eight-foot dedication along the property's Frontenac Avenue frontage. Two parking spaces will be provided in the garage. The traffic associated with the dwelling itself will not create any additional adverse impact on street access or circulation except for typical vehicular traffic associated with the addition to an existing dwelling, which is consistent with the Community Plan, will not significantly alter the existing character and permitted density in the area. Access to the subject property will be from Frontenac Avenue.

To deviate from LAMC Section 12.21 C.10(i)(3) of the Baseline Hillside Ordinance would not hamper the implementation of Hillside policies and programs as other projects in the area received the same exemption and many residents wish to maintain the existing rural character of the street and the neighborhood. The widening and improvement of the Continuous Paved Roadway would require access to other private property owner's improvements or land where the road construction that may impact those sites. Transferring responsibility from the neighboring property owners along the street to the project applicant would be an unfair burden and is disproportionate to the vehicular traffic generated by the single-family dwelling. The waiver of the Continuous Paved Roadway associated with the single-family dwelling would not adversely affect street access or circulation on Frontenac Avenue as traffic trips generated is insignificant. The vehicular traffic of the addition of a single-family dwelling is unlikely to result in an adverse impact to street access or circulation. Due to these reasons, the Department has consistently granted the request to relieve hillside projects from widening and improving continuous paved roadway. Furthermore, required off-street parking will be provided on-site. A number of conditions have been imposed as part of this grant to ensure that during construction, neighbors are informed of building schedules, including requirements for a flag person, off-site staging and limits on truck hours and sequential deliveries.

6. **The building or structure, and the reduction in yards, will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.**

The proposed dwelling will be built in accordance with the Mount Washington-Glassell Park Specific Plan and the Baseline Hillside Ordinance regulations, as well as with adherence to building codes and other Federal and State regulations. The single-family dwelling will remain compatible in size and height with the adjacent properties and the project will be conditioned to comply with the Mount Washington-Glassell Park Specific Plan. The Specific Plan ensures that projects such as the one proposed are harmonious with surrounding land uses and further the safety and welfare of the neighboring community. The dwelling will not be materially detrimental or injurious to surrounding properties.

As a single-family dwelling, the proposed project will fit with the character of the surrounding community as a low-density residential development. The single-family dwelling will be built in accordance with all Hillside regulations, including the requirements of the Mount Washington-Glassell Park Specific Plan. The proposed development will not exceed the allowable floor area and is set back sufficient from the lot to avoid excessive vertical massing at the street-level. Each hillside developer is expected to comply with the on-site street improvements to ensure their development does not materially affect safety in the neighborhood. Requiring improvement of the roadway to the boundary of the hillside would be impractical, as many properties have improvement in the public right-of-way or front yard setback. The applicant does not have rights to the properties that he/she does not own to dedicate and improve, therefore, making such improvements infeasible and without rational nexus.

7. **The site and/or existing improvements make strict adherence to Paragraph (i) of Subdivision 10 of Subsection C of Section 12.21 of this Code impractical or infeasible.**

The applicant seeks a waiver of the Continuous Paved Roadway to the boundary of the hillside area. Strict adherence to the requirement for a 20-foot Continuous Paved Roadway improvement on Frontenac Avenue is infeasible as there are multiple existing structures that exist between the subject property and the boundary of the hillside area. It will be infeasible for the applicant to acquire right-of-way for private property, some of which have structures within the improvement area. To require the applicant to further improve the roadway from their driveway to the boundary of the Hillside Area is disproportionate to the impact created by a mere modest sized single-family home project. The financial and legal burden on the applicant to bear the cost associated with purchasing or obtaining rights to demolish improvements belonging to the lots located along the route, and the construction of the retaining walls and the roadway, would render the new single-family project infeasible.

PROJECT PERMIT COMPLIANCE FINDINGS

8. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

- a. **Floor Area**

The Mount Washington-Glassell Park Specific Plan determines a maximum Floor Area Ratio (FAR) for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, by using the following equation: $0.50 - \{[(\text{Lot Area} - 5,000) \times 0.10] \div 5,000\}$. Based on the formula, the 9,498.1 square-foot lot permits a Maximum Gross FAR of 0.41:1 or 3,894.2 square feet of floor area. The proposed project's floor area is 2,472 square feet, including the 411 square-foot garage. The subject project does not exceed the FAR maximum allowance specified in this section of the Mount Washington-Glassell Park Specific Plan.

b. **Building Height and Stepback Distances**

The proposed height of the dwelling is 34.63 feet, which will not exceed the maximum 45-foot height permitted under the Mount Washington-Glassell Park Specific Plan. The building is setback in accordance with the building stepback height limitations and is in compliance with the requirements of the Specific Plan. As proposed, the project meets the building stepback requirements that state that no portion of the building shall exceed 15 feet in height within the first six feet of the front property line and that no portion of the building shall exceed 24 feet in height within six to 12 feet of the front property line.

c. **Prevailing Front Yard Setback**

The required prevailing front yard setback requirement for this property is five feet, and the setback provided is 11 feet 11 inches. However, as conditioned, the project shall provide an eight-foot wide street dedication along Frontenac Avenue to the satisfaction of the City Engineer, and the revised setback would be 7 feet 7 inches. The project complies with the prevailing front yard setback requirements, Section 6.C of the Mount Washington- Glassell Park Specific Plan.

d. **Off-street Automobile Parking Requirements for Additions and Remodeling**

The Project must comply with the parking requirements of LAMC Section 12.21 C.10(g), which requires at least two covered parking spaces for each single-family dwelling with a residential floor area of 2,400 square feet or less. The project proposes two covered parking spaces within an attached garage for the single-family dwelling containing 2,472 square feet of floor area, which is in compliance with the parking requirements.

e. **Public Health and Safety**

Haul route approval from the Los Angeles Department of Building and Safety Board of Commissioners is required only when the removal of earth from on-site exceeds 1,000 cubic yards. The proposed project will export approximately 97.83 cubic yards of earth material. This amount is below the threshold for review by the LADBS Board of Commissioners.

f. **Preservation, relocation, and removal of native and significant trees.**

Section 8 B.1 of the Mount Washington-Glassell Park Specific Plan requires that the Director or his or her designee find that (1) it is necessary to remove the Native or Significant Tree because its continued existence at that location prevents the reasonable development of the subject property; and (2) the removal of the Native or Significant Tree would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters

which cannot be mitigated to the satisfaction of the Department of City Planning.

Per the Tree Report prepared by Lisa Smith, Certified Consulting Arborist (ISA #WE-3782), there are two (2) Protected Southern California Black Walnut Trees and one (1) Significant Aleppo pine tree on site, but no trees are being proposed for removal. Therefore, the project complies with Section 8 of the Specific Plan.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings.

The Mount Washington-Glassell Park Specific Plan requires variation of design including façade articulation and design of differing materials, architectural details and location of windows, doors, columns, and balconies. It promotes facades that modulate with offsets or curves, insets and use of a variety of roof treatments, including roof type, shape and pitch and that such variation distinguishes new development from homes on either side. The architectural plans attached to the subject file indicate that the architectural design elements will vary from, but be compatible with, the adjacent buildings based on the requirements of Section 8 for single-family design variation outlined in the Specific Plan.

The proposed project is designed in a contemporary, modern architectural style that incorporates aluminum, metal and wood design elements. The proposed project is designed to work with the contour of the slope such that the rear of the building angles to follow the slope. A wood deck driveway bridge is proposed to allow access to the one-story garage and entryway at the street level, and the other level is proposed below the street level to result in less massing along the street frontage. The front façade is a single story that follows the angle of the street. The street level and front entry will consist of a closed garage with an entryway. The rear façade is angled to follow the topography further integrating the building into the landscape. The mass is widened at the rear as the topography slopes down, keeping a modest front façade from the street view. The exterior of the dwelling will have a brown, wood finish with zinc grey metal roofing. Aluminum clad will frame each window and the dwelling will have French doors.

The surrounding buildings utilize a variety of materials and designs, and the proposed project is architecturally compatible, yet incorporates variations. The neighboring properties are mostly stucco and are two to three story homes, whereas the proposed project will mostly consist of a wood design. As proposed, the architectural design elements are in conformance with the Design Variation standards contained in Section 8-C of the Mount Washington-Glassell Park Specific Plan.

9. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the project has been determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303, Class 3, for one single-family residence, or a second dwelling unit in a residential zone, and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 applies. The project proposes new construction of a 2,472 square-foot, two-story single family dwelling with an attached garage, on a 9,498.1 square-foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan and Mount Washington-Glassell Park Specific Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 9,498.1 square feet. Lots adjacent to the subject site are vacant or developed with residential use including single family residences. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are two (2) Protected Southern California Black Walnut Trees and one (1) Significant Aleppo pine tree on site, but no trees are being proposed for removal as identified in the Tree Report prepared by Lisa Smith, Certified Consulting Arborist (ISA #WE3782) on September 23, 2019. This Tree Report was approved by the Urban Forestry Division on February 24, 2020. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project meets all of the Criteria for the Class 3.

There are six (6) Exceptions which must be considered in order to find a project exempt under 15303 Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within Hillside Area, Special Grading Area (BOE Basic Grid Map Act A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.9 kilometers from the Raymond Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City’s Landform Grading Manual (see attached Regulatory Compliance Measures). These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. The project shall comply with the conditions contained within the Department of Building and Safety’s Geology and Soils Approval Letter dated February 20, 2020 for the proposed project. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes new construction of a 2,472 square-foot, two-story single-family dwelling with an attached garage, on a 9,498.1 square-foot vacant lot in an area zoned and designated for such development. All adjacent lots are developed with single family dwellings or vacant land, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.26:1 on a site that is permitted to have a maximum FAR of 0.41:1. The project proposes a building height of 34.63 feet which is not unusual for the vicinity of the subject site, and is similar in scope to other existing low residential in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The proposed project is located over 35.4 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California’s database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FLOOD HAZARD

10. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of the Flood Zone.

Inquiries regarding this matter shall be directed to Nashya Sadono-Jensen, Planning Staff at (213) 978-1363.



CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:DL:NS:NSJ

cc: Councilmember Gilbert A. Cedillo
First Council District
Adjoining Property Owners
Interested Parties

**DEPARTMENT OF
CITY PLANNING
APPLICATION**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2019-4701-ZAD-SPP

Env. Case Number

ENV-2019-4702-CE

Application Type

Case Filed With (Print Name)

Sarah Goldman

Date Filed

8/8/2019

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹**621 E. FRONTENAC**

Unit/Space Number

Legal Description² (Lot, Block, Tract)**LOT: 230 BLOCK: NONE TRACT: LE MOYNE TERRACES TRACT No. 2**

Assessor Parcel Number

5465008014

Total Lot Area

9498.1 S.F.

2. PROJECT DESCRIPTION

Present Use

VACANT R1-1 LOT

Proposed Use

SINGLE FAMILY DWELLING

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project

Additional information attached

☒ YES☐ NO

Complete and check all that apply:

Existing Site Conditions☒ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☐ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

☐ Removal of protected trees on site or in the public right of way

- ☒ New construction: 2269 square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 1 = Total 1
Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____
Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☒ YES ☐ NO

If so, what is/are your dedication requirement(s)? 4 ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☐ NO

Authorizing Code Section 11.5.7-C

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: MT WASHINGTON SPECIFIC PLAN APPROVAL FOR TWO-STORY SINGLE-FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE

Authorizing Code Section 12.24 X2B

Code Section from which relief is requested (if any): 12.21, C10(i)(3)

Action Requested, Narrative: A ZONING ADMINISTRATOR'S PETITIONATION TO ALLOW CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON A STANDARD HILLSIDE STREET ON WHICH THE CDR IS LESS THAN 20 FEET WIDE FROM THE DRIVEWAY APRON OF THE SUBJECT LOT TO THE BOUNDARY OF THE HILLSIDE AREA.

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

Are there any recorded Covenants, affidavits or easements on this property? ☒ YES (provide copy) ☐ NO

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☒ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Bureau of Sanitation, Low Impact Development (LID) Referral _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name MEGHAN DAUM
Company/Firm _____
Address: 780 RIVERSIDE DR. #5D Unit/Space Number _____
City NEW YORK, NY State NY Zip Code: 10032
Telephone 213-284-0353 E-mail: mdaum213@gmail.com
Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☒ Same as applicant ☐ Different from applicant
Name (if different from applicant) A
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name ROBERT REES
Company/Firm REES STUDIO
Address: 2605 17TH STREET Unit/Space Number _____
City SANTA MONICA State CA Zip: 90066
Telephone 310-396-2921 E-mail: BOBBY@REESSTUDIO.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

- ☐ Owner ☐ Applicant
☐ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 6-4-19

Print Name Meghan Deum

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ INDIANA

County of MONROE

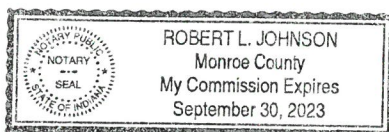
On 06/04/2019 before me, ROBERT L. JOHNSON, Notary Public
(Insert Name of Notary Public and Title)

personally appeared MEGHAN DAUM, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

[Signature]
Signature



(Seal)

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

ENVIRONMENTAL REPORT

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2019-4701-ZAD-SPP / Zoning Administrative Determination; Project Permit Compliance

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-4702-CE

PROJECT TITLE

N/A

COUNCIL DISTRICT

1

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

621 E. Frontenac Ave., Los Angeles, CA 90065☐ Map attached.

PROJECT DESCRIPTION:

☒ Additional page(s) attached.

Construction of a two (2)-story single-family dwelling with an attached garage on a vacant lot within the Mount Washington/Glassell Park Specific Plan. There are two (2) Protected Southern California Black Walnut Trees and one (1) Significant Aleppo pine tree on site, but no trees are being proposed for removal.

NAME OF APPLICANT / OWNER:

Meghan Daum

CONTACT PERSON (If different from Applicant/Owner above)

Bobby Rees

(AREA CODE) TELEPHONE NUMBER

310-396-2921

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **15303/3**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

Section 15303, New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures describes in this section are the maximum allowable on any legal parcel.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Nashya Sadono-Jensen

STAFF TITLE

City Planning Assistant

ENTITLEMENTS APPROVED

FEE:

\$373

RECEIPT NO.

0302161111

REC'D. BY (DCP DSC STAFF NAME)

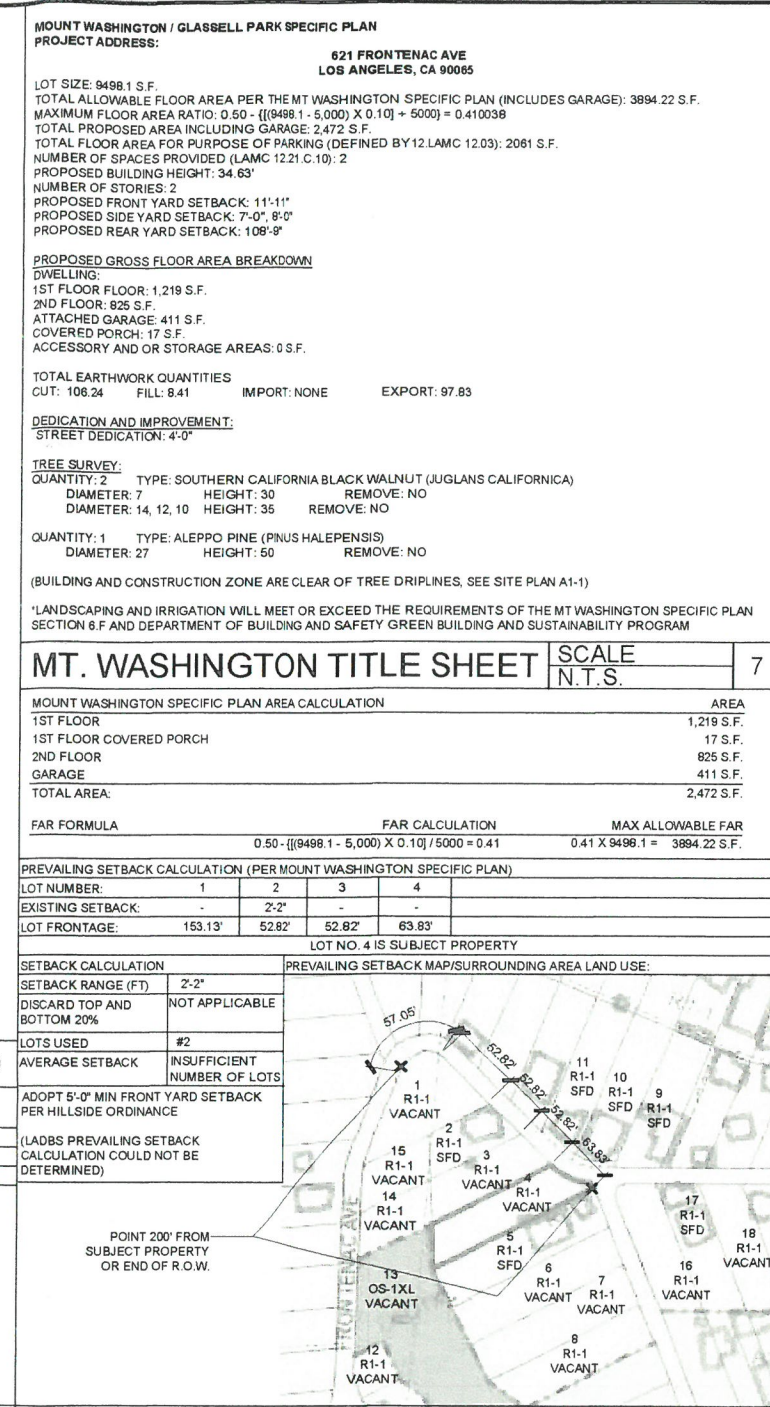
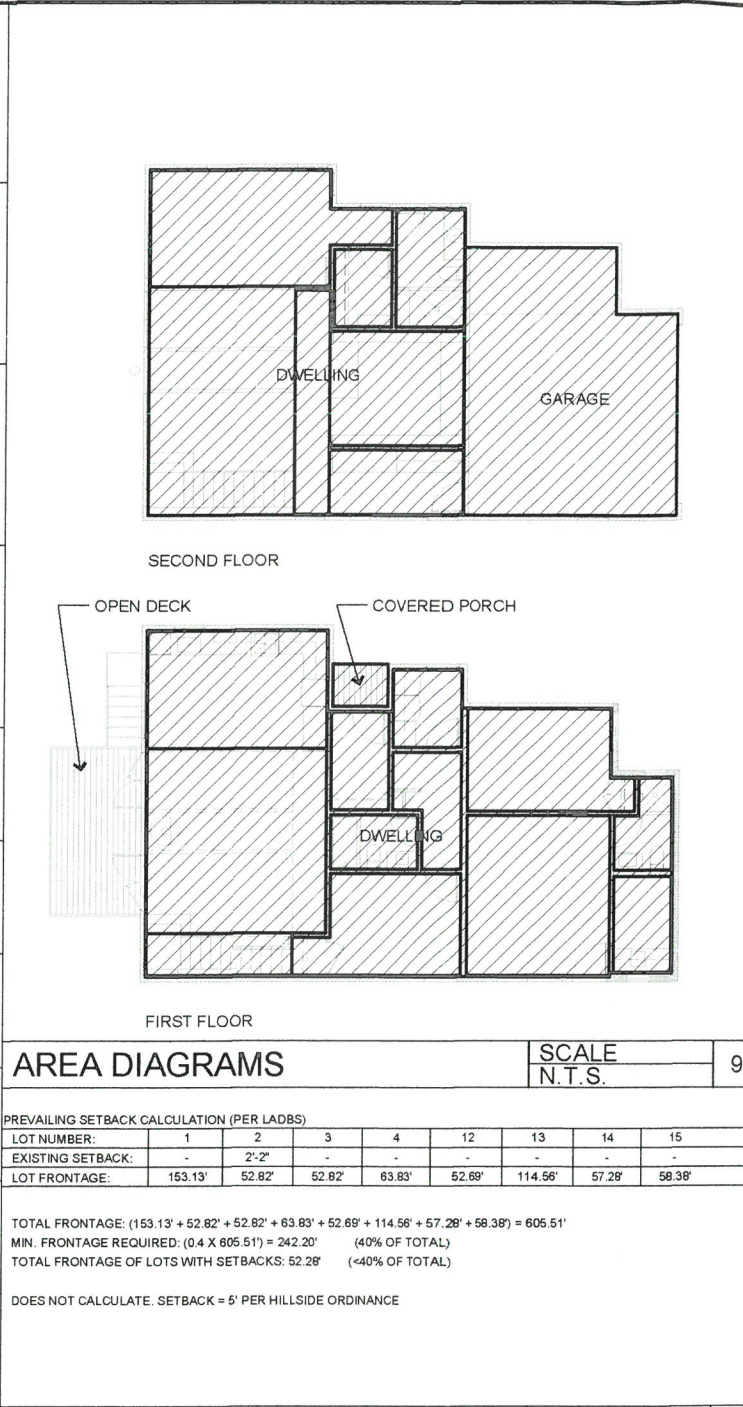
Sarah Goldman

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

PLOT PLANS

BUILDING GRID LINES 	EXTERIOR ELEVATION 	REVISION CLOUD (CLOUD AROUND REVISION OPTIONAL)
WINDOW SYMBOL 	INTERIOR ELEVATION 	ROOM LABEL
DOOR SYMBOL 	SECTION 	FLOOR OR CEILING SUPPLY AIR REGISTER WALL SUPPLY AIR REGISTER FLOOR OR CEILING RETURN AIR GRILLE WALL RETURN AIR GRILLE
DETAIL 	WORK POINT OR CONTROL POINT 	HARDWIRED SMOKE DETECTOR HARDWIRED CARBON MONOXIDE DETECTOR HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR EXHAUST FAN - ENERGY STAR RATED AND HUMIDITY CONTROLLED
EXISTING FRAMING 	WOOD FRAMING 	MASONRY
GYPSUM BOARD 	PLASTER 	TILE SETTING BED
FINISHED WOOD 	ROUGH WOOD CONTINUOUS 	ROUGH WOOD TRIMMER/BLOCKING/SHIM
PLYWOOD 	MDF 	METAL
STONE/ ENGINEERED STONE 	TILE 	THIN-SET MORTAR
EARTH 	INSULATION 	CONCRETE



ARCHITECTURAL A0-1 TITLE SHEET A1-1 SURVEY A2-1 SITE PLAN A3-0 FLOOR PLANS A3-1 COLOR RENDERING A4-1 ELEVATIONS L-1 SECTIONS L-1 LANDSCAPE PLAN	SCALE N.T.S.
SHEET LIST	SCALE N.T.S.
OWNER: MEGAN DAUM 621 FRONTENAC LOS ANGELES, CA 90291	RECEIVED CITY OF LOS ANGELES APR 15 2020 CITY PLANNING PROJECT PLANNING
PROJECT DIRECTORY	SCALE N.T.S.
SCOPE OF WORK: NEW TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE	APN: 5465008014 TRACT: LE MOYNE TERRACES TRACT NO. 2 MAP REFERENCE: M B 9-118/119 BLOCK: NONE LOT: 230 LOT AREA: 9498.1 SQ FT ARB (LOT CUT REFERENCE): NONE MAP SHEET: 148-5A223 APPLICABLE CODES: 2017 CITY OF LOS ANGELES BUILDING CODE 2017 CITY OF LOS ANGELES RESIDENTIAL CODE 2017 CITY OF LOS ANGELES GREEN BUILDING CODE ZONING: R-1-1 OCCUPANCY GROUP: SINGLE FAMILY DWELLING BUILDING USE: TYPE V-B CONSTRUCTION TYPE: TYPE V-B BUILDING HEIGHT: 34.63' NUMBER OF STORIES: 2 HEIGHT: 34.63'
PROJECT INFORMATION	SCALE N.T.S.
VICINITY MAP	SCALE N.T.S.

SYMBOLS				SCALE		LADBS SETBACK CALCULATION				SCALE		8 MT. WASHINGTON CALCS/MAP				SCALE		6
				N.T.S.						N.T.S.						N.T.S.		
<	Angle	CAB	Cabinet	D.S.P.	Dry Standpipe	F.O.M.	Face of Masonry	JAN	Janitor	N.T.S.	Not to Scale	REQ	Required	T.O.C.	Top of Curb			
@	At	CARP	Carpet	DWG	Drawing	F.O.S.	Face of Stud	JST	Joist	O/	Over	RESIL	Resilient	T.O.D.	Top of Drain			
C	Centerline	C.B.	Catch Basin	DWR	Drawer	FPRF	Fireproof	JT	Joint	OA	Overall	REV	Revised, Reverse	TEMP	Tempered, Temperature			
Φ	Diameter or Round	CEM	Cement	FR	Frame	FS	Full Size	KIT	Kitchen	OBSC	Obscure	RFG	Roofing	TG	Tempered Glass			
⊥	Perpendicular	CER	Ceramic	EA	East	FT	Foot, Feet			O.C.	On Center	R.H.	Right Hand	THK	Thick, Thickness			
#	Number	C.I.	Cast Iron	E	Each	FT	Foot, Feet			O.D.	Outside Dimension	RM	Room	THR	Threshold			
(E)	Existing	CLG	Ceiling	EF	Exhaust Fan	FTG	Footing	LAM	Laminate	O.F.	Outside Face	R.O.	Rough Opening	TOIL	Toilet			
		CLO	Closet	EJ	Expansion Joint	FURR	Furring, Furred	LAV	Lavatory	O.F.D.	Overflow Drain	R.W.	Retaining Wall	T.O.P.	Top of Pavement			
		CLR	Clear	EL	Elevation	FUT	Future	L.F.	Lineal Foot	OFF	Office			T.O.S.	Top of Slab			
AB	Anchor Bolt	CM	Carbon Monoxide Det.	ELEC	Electrical			L.H.	Left Hand	O.H.	Overhang	S	South	T.P.D.	Toilet Paper Dispenser			
ABV	Above	C.M.U.	Concrete Masonry Unit	ELEV	Elevation	GA	Gauge	LKR	Locker	O.VHD	Overhead	S.C.	Solid Core	T.S.	Top of Steel			
A/C	Air Conditioning	CNTR	Counter	EMER	Emergency	GALV	Galvanized	L.R.	Living Room	OPNG	Opening	SCHED	Schedule	TV	Television			
A.C.	Asphaltic Concrete	COL	Column	ENCL	Enclosure	G.B.	Grab Bar	LT	Light	OPP	Opposite	SD	Smoke Detector	T.O.W.	Top of Wall			
ACT	Acoustical Tile	CONC	Concrete	E.O.S.	Edge of Slab	GL	Glass, Glazing	L.V.	Low Voltage			SECT	Section	TYP	Typical			
ACOUS	Acoustical	COND	Condition or Condenser	EQ	Equal	GND	Ground	LVR	Louver	PA	Planting Area	SEP	Separation, Separate					
ADJ	Adjustable	CONN	Connection	EQUIP	Equipment	GR	Grade			PC	Piece	SHR	Shower	U.F.	Under Floor			
A.F.F.	Above Finish Floor	CONST	Construction	E.W.	Each Way	GYP	Gypsum	MATL	Material	PL	Plate	SHT	Sheet	UNF	Unfinished			
ALT	Alter or Alternate	CONT	Continuous	EXST	Existing			MECH	Mechanical	PL	Property Line	SIM	Similar	U.O.N.	Unless Otherwise Noted			
ALUM	Aluminum	CONTR	Contractor	EXP	Expansion	H	High	MEMB	Membrane	P.L.	Plumbing	SLDG	Sliding					
ANOD	Anodized	CORR	Corridor	EXT	Exterior	H.B.	Hose Bib			PLMG	Plastic Laminate	S.O.G.	Slab On Grade	VERT	Vertical			
A.P.	Access Panel	C.T.	Ceramic Tile	F	Fixed	H.C.	Hollow Core	MFR	Manufacture	PLAM	Plaster	SPEC	Specification	VEST	Vestibule			
APPROX	Approximate	CTR	Center	F.A.	Fire Alarm	HCP	Handicapped	MIN	Minimum	PLAS	Plywood	SQ	Square	V.I.F.	Verify in Field			
ARCH	Architectural	C.W.	Cold Water	F.A.U.	Forced Air Unit	HDWR	Hardware	MIR	Mirror	PLYWD	Pair	S.S.	Stainless Steel	VOL	Volume			
ASPH	Asphalt	D	Deep, Depth	F.D.	Floor Drain	HDWD	Hardwood	MISC	Miscellaneous	PR	Paint	STD	Standard					
		DBL	Double	F.D.	Floor Drain	H.M.	Hollow Metal			PT	Paper Towel Dispenser	STL	Steel	W	West, Wide			
BD	Board	DET	Detail, Detector	F.D.	Floor Drain	HORIZ	Horizontal	M.O.	Masonry Opening	PTN	Partition	STOR	Storage	W/	With			
BITUM	Bituminous	D.F.	Drinking Fountain	F.E.	Fire Extinguisher	HR	Hour	M.R.	Moisture Resistant			STRUCT	Structural	W.H.	Water Heater			
BLDG	Building	DIA	Diameter	F.G.	Finish Grade	HT	Height	MTD	Mounted			SUSP	Suspended	W/O	Without			
BLK	Block	DIM	Dimension	F.H.C.	Fire Hose Cabinet	HVAC	Heating, Ventilation and Air Conditioning	MTL	Metal	Q.T.	Quarry Tile	SW	Switch	W.C.	Water Closet			
BLKG	Blocking	FIN.	Finish	FLASH	Flashing			MUL	Mullion	R	Riser	SYM	Symmetrical	WD	Wood			
BM	Beam	FL., FLR.	Floor	FLASH	Flashing	H.W.	Hot Water			RAD	Radius	SYS	System	WINDW	Window			
BOT	Bottom	DN	Down	FL., FLR.	Floor			N	North	R.D.	Roof Drain			WP	Waterproof			
BR	Bedroom	D.O.	Door Opening	F.O.	Face of ...	I.D.	Inside Diameter	N.I.C.	Not in Contract	REF	Reference	T	Tempered	WPM	Waterproof Membrane			
BSMT	Basement	DR	Door	F.O.C.	Face of Concrete	INCL	Including	NO	Number	REFR	Refrigerator	T.B	Towel Bar	WT	Weight			
B.U.R.	Built Up Roofing	DS	Downspout	F.O.F.	Face of Finish	INSUL	Insulation	NOM	Nominal	REINF	Reinforced, Reinforcing	T&G	Tongue & Groove					
						INT.	Interior	N.S.	No Scale									

ABBREVIATIONS	SCALE N.T.S.	5	VICINITY MAP
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LEGAL DESCRIPTION.

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 230 OF LE-MOYNE TERRACES TRACT NO. 2, AS PER MAP RECORDED IN BOOK 9 PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS.

THE BEARING NORTH 54° 00' 00" EAST, ON THE CENTERLINE OF FRONTENAC AVENUE AS SHOWN ON LE-MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9, PAGE 118, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA.

LOT 230 CONTAINING AN AREA OF 9,573.85 SQ. FT., OR 0.2188 ACRES, MORE OR LESS.

BENCHMARK.

STRUCTURE NO. 48714527
FOUND SEWER IN AT FRONTENAC AVENUE & 1/2 RAINBOW AVENUE
ELEV. = 785.80 FT.

LEGEND.

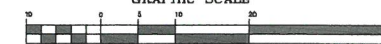
APN - ASSESSOR'S PARCEL NUMBER
A.C. - ASPHALT CONCRETE
C/L - CENTERLINE
C.L.F. - CHAIN LINK FENCE
CONC. - CONCRETE
COR. - CORNER
EST. - ESTABLISH
FB - FIELD BOOK
FD - FOUND
FL - FLOWLINE ELEV.
LS - LAND SURVEYOR
L & T - LEAD & TACK
MB - MAP BOOK
D/S - OFFSET
P.C. - PROPERTY CORNER
P - PAUSE
PI - POINT OF INTERSECTION
R/PL - PROPERTY LINE
PRD - PRODUCED (PROLONGED)
REF - REFERENCE
SPE - SPIKE
TE - TOP OF CURB ELEV.
TR - TRACT MAP
SLY - SOUTHERLY

SYMBOLS.

GATE POST
GAS METER
GAS VALVE
MAN BOX
PINE TREE
POWER POLE
SEWER CL. OUT
SEWER MANHOLE
TREE
WATER HEATER
WATER VALVE

PROPERTY LINE
CENTERLINE
BUILDING LINE
FENCE LINE

GRAPHIC SCALE



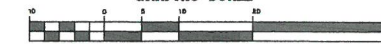
(IN FEET)

1 inch = 10 ft.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE



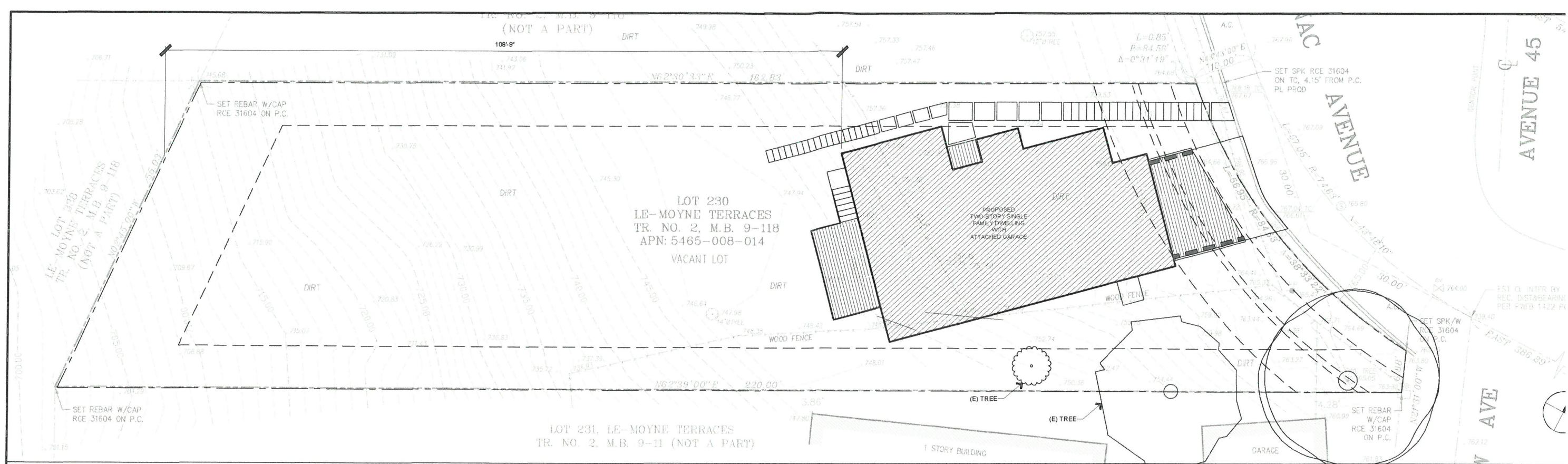
(IN FEET)

1 inch = 10 ft.

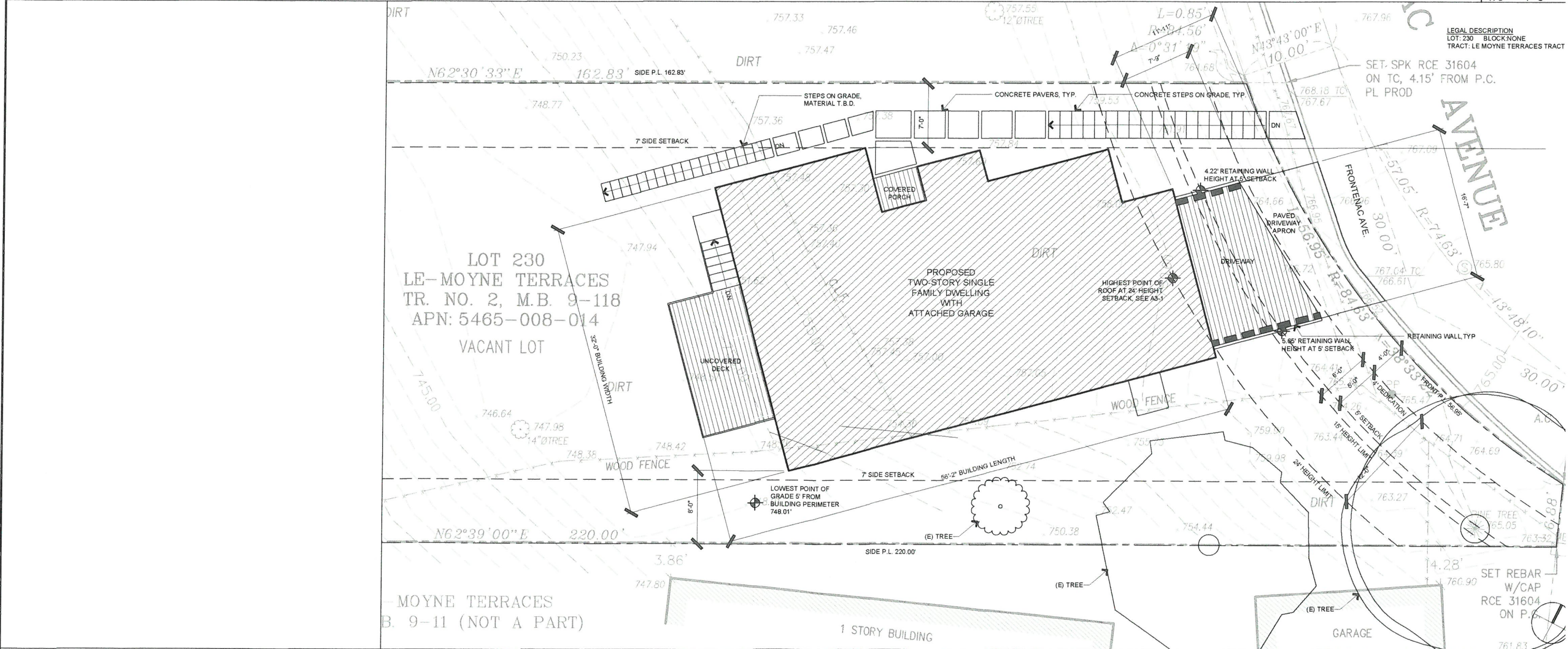


M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY		
CLIENT: MR. ANTHONY RIZK		
SCALE: 1" = 10'	DESIGNED BY: F.G. / SA	DATE: 08/17/10
DRAWN BY: MC	CHECKED BY: C.D.L.	REVISION: 10/10/10
CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 858-0871 FAX (310) 858-0845 info@mgcivil.com www.mgcivil.com		JOB NO.: 18-109 SHEET: 1 OF 1 SHEET



OVERALL SITE PLAN



LID INFORMATION

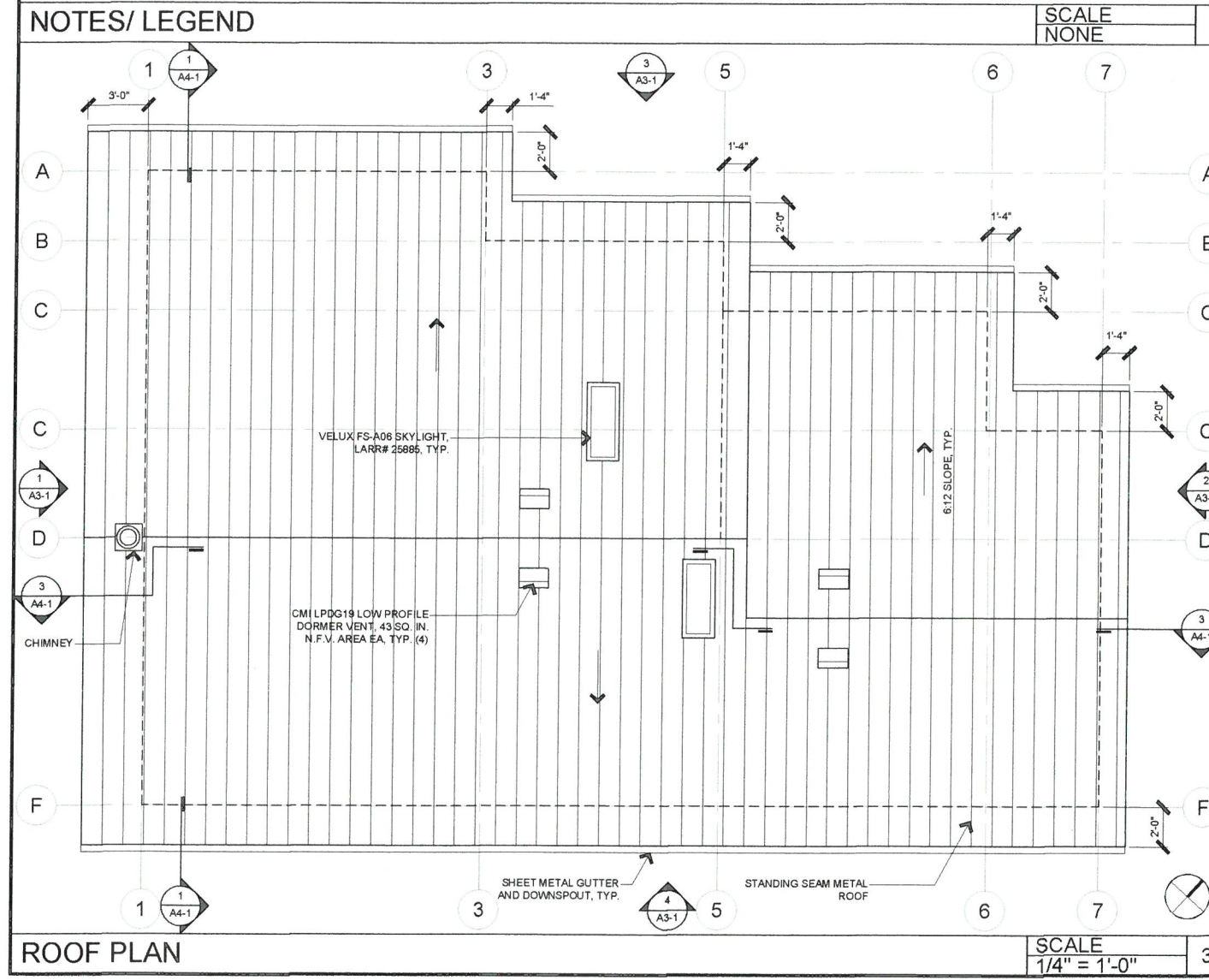
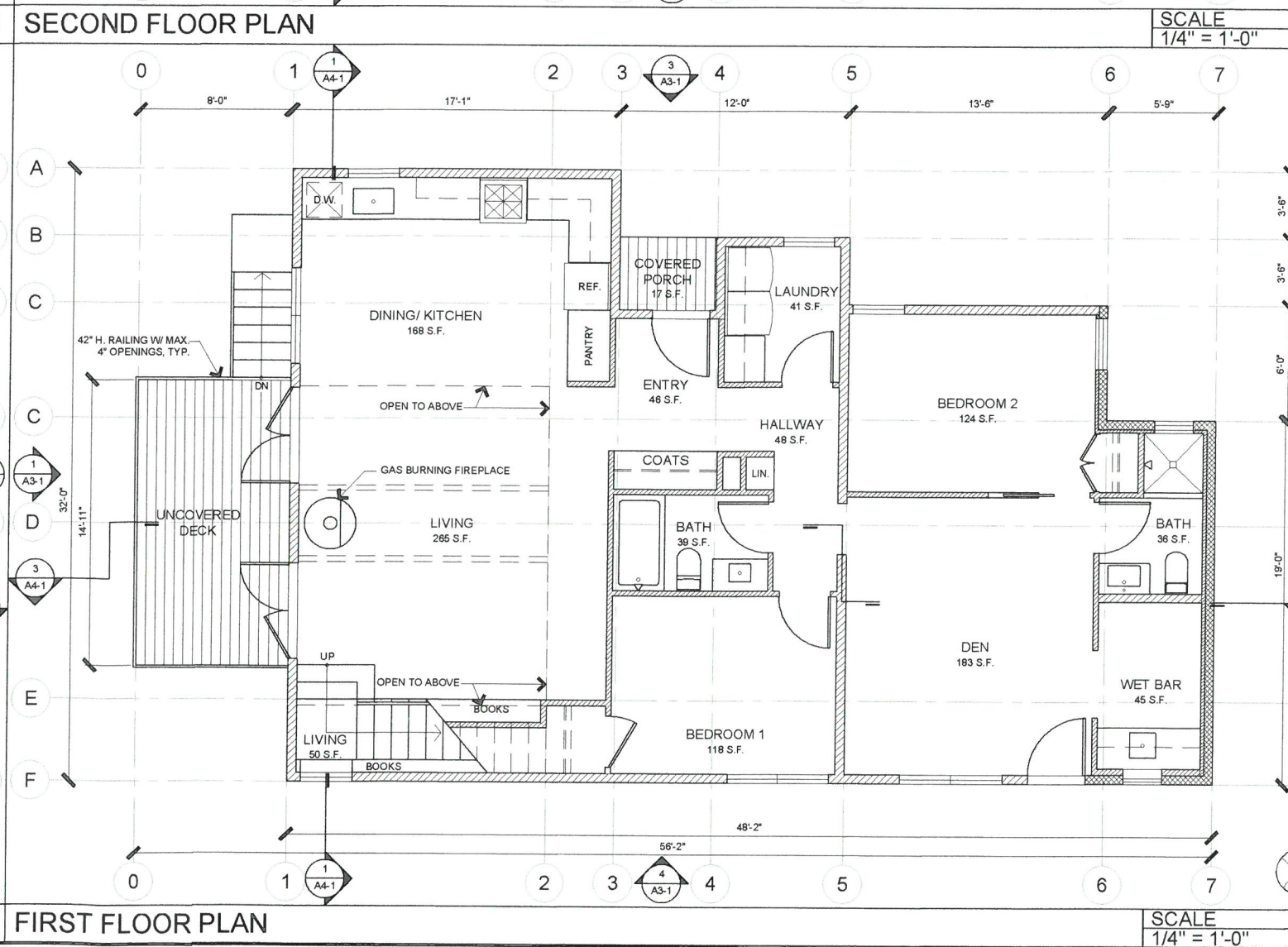
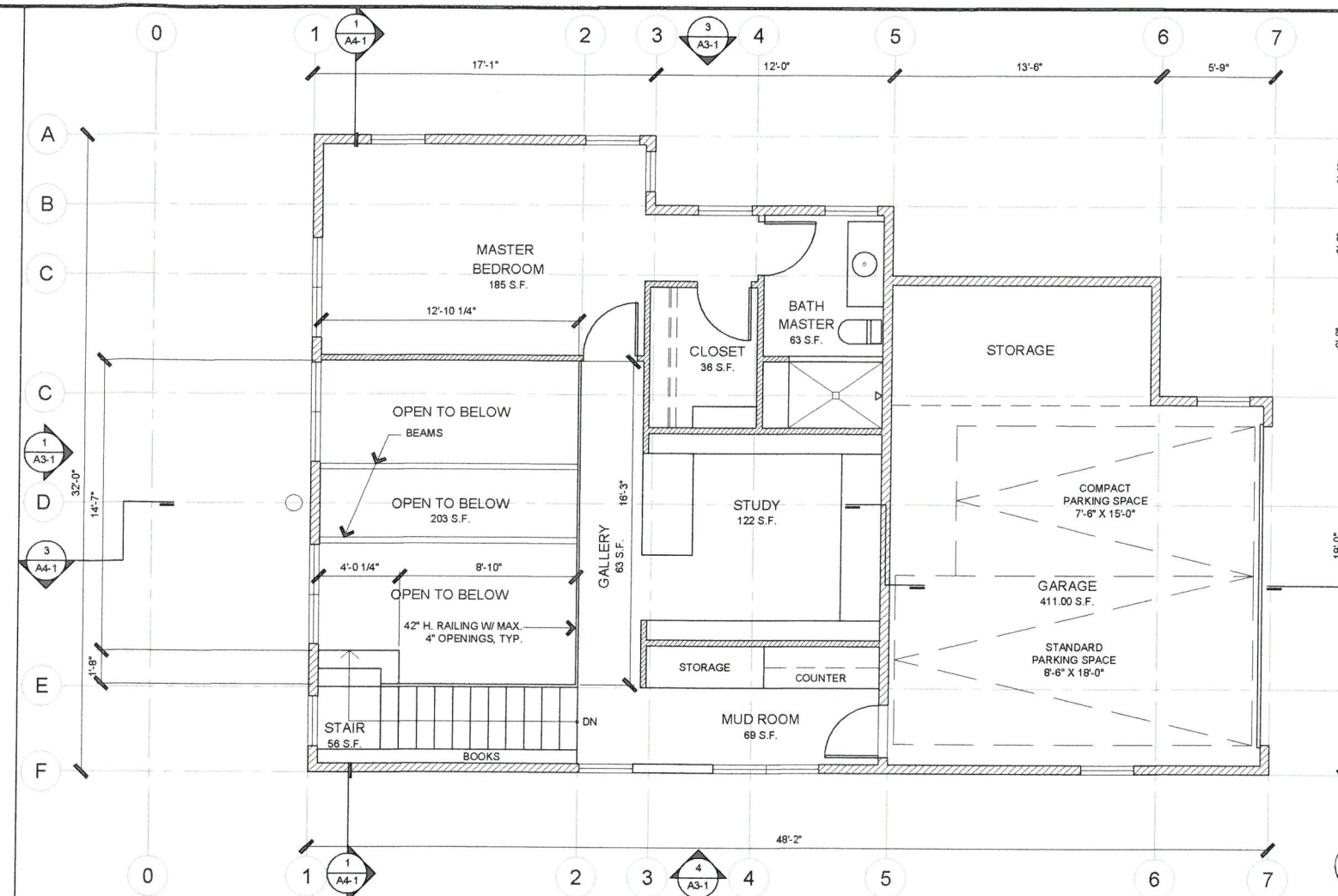
NO SCALE

3

ENLARGED SITE PLAN

SCALE
3/16" = 1'-0"

MT. WASHINGTON FLOOR AREA CALCULATION	
COVERED PORCH	17 S.F.
ENTRY	46 S.F.
LIVING	265 S.F.
KITCHEN/DINING	168 S.F.
HALLWAY	48 S.F.
LAUNDRY	41 S.F.
BEDROOM 1	118 S.F.
BATH 1	39 S.F.
DEN	183 S.F.
WET BAR	45 S.F.
BEDROOM 2	124 S.F.
BATH 2	36 S.F.
STAIR	50 S.F.
MASTER BEDROOM	185 S.F.
MASTER CLOSET	36 S.F.
MASTER BATH	63 S.F.
STUDY	122 S.F.
GALLERY	63 S.F.
MUD ROOM	69 S.F.
STAIR	56 S.F.
OPEN AREA ABOVE LIVING	203 S.F.
INTERIOR WALLS	84 S.F.
GARAGE	411 S.F.
TOTAL	2472 S.F.


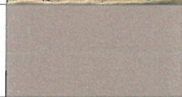
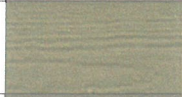
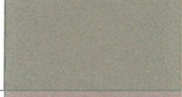
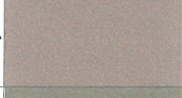

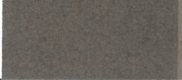


NOTES/ LEGEND

ROOF PLAN

SECOND FLOOR PLAN

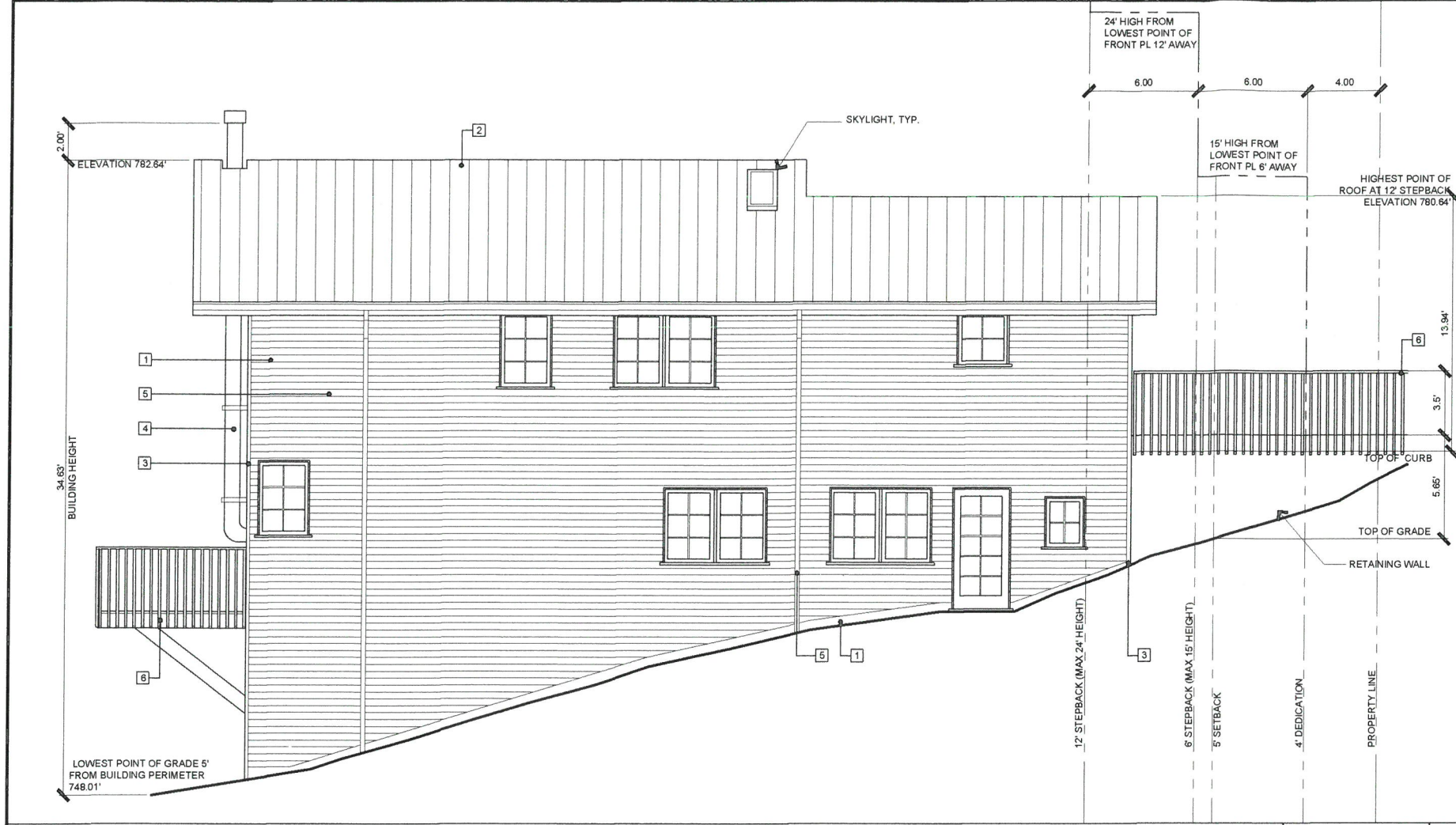
FIRST FLOOR PLAN

FINISH SCHEDULE				
	MATERIAL	COLOR NAME	COLOR RENDERING	NOTE
1	"HARDIEPLANK" FIBER CEMENT LAP SIDING	"KHAKI BROWN"		
2	TAYLOR METALS STANDING SEAM METAL ROOFING	"ZINC GREY"		
3	"HARDIEPLANK" FIBER CEMENT FASCIA/TRIM	"TIMBER BARK"		
4	SHEET METAL CHIMNEY	ICI PAINTS "BURRWOOD"		
5	GUTTER/DOWNSPOUT	TAYLOR METALS "ZINC GREY"		
6	RAILING/WOOD DECK	ICI PAINTS "BURRWOOD"		42" H. WITH MAX 4" OPENINGS
7	LINCOLN ALUMINUM CLAD DOORS/ WINDOWS	"COFFEE BEAN"		

FINISH LEGEND COLOR RENDERING

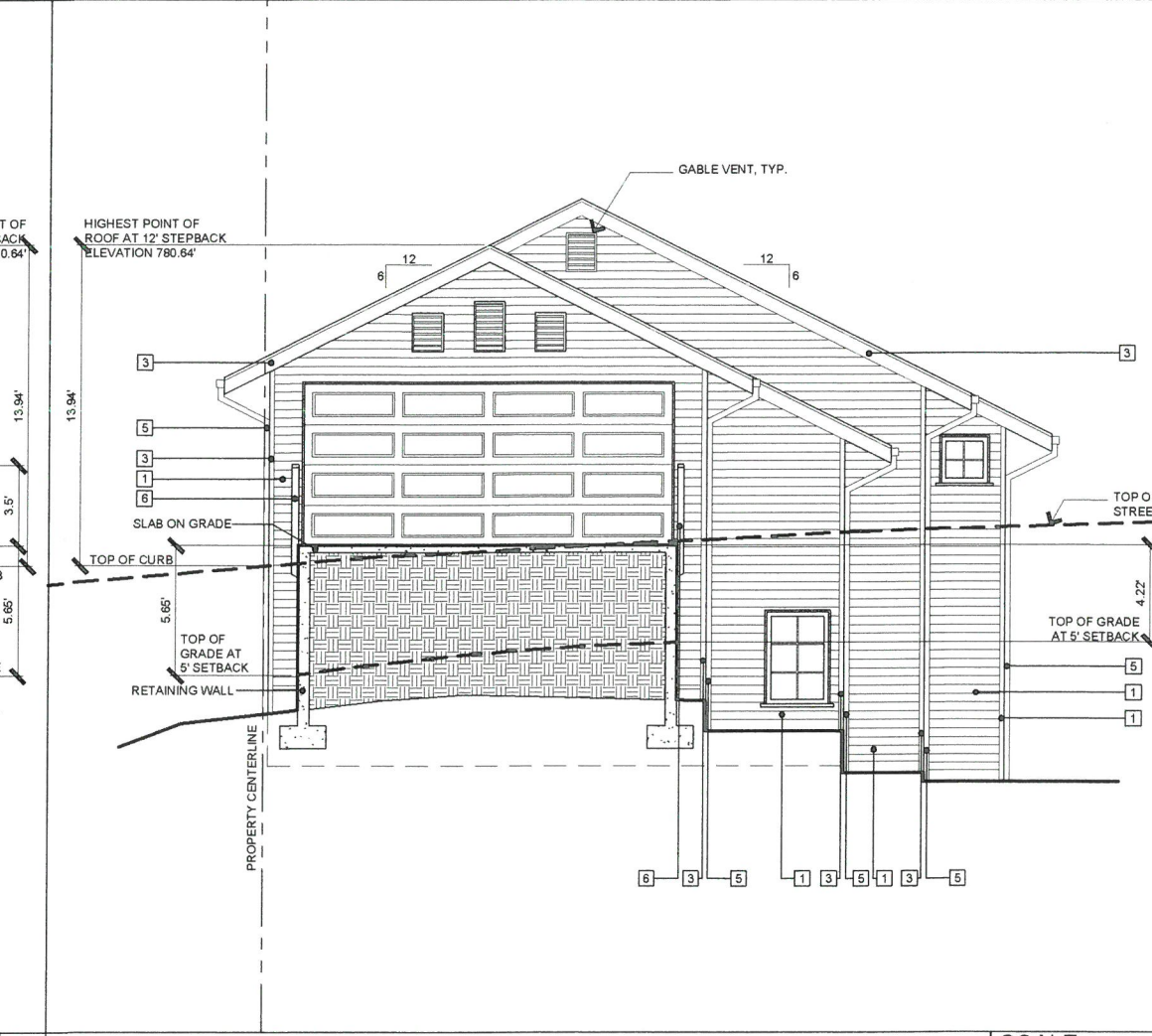
SCALE
N.T.S





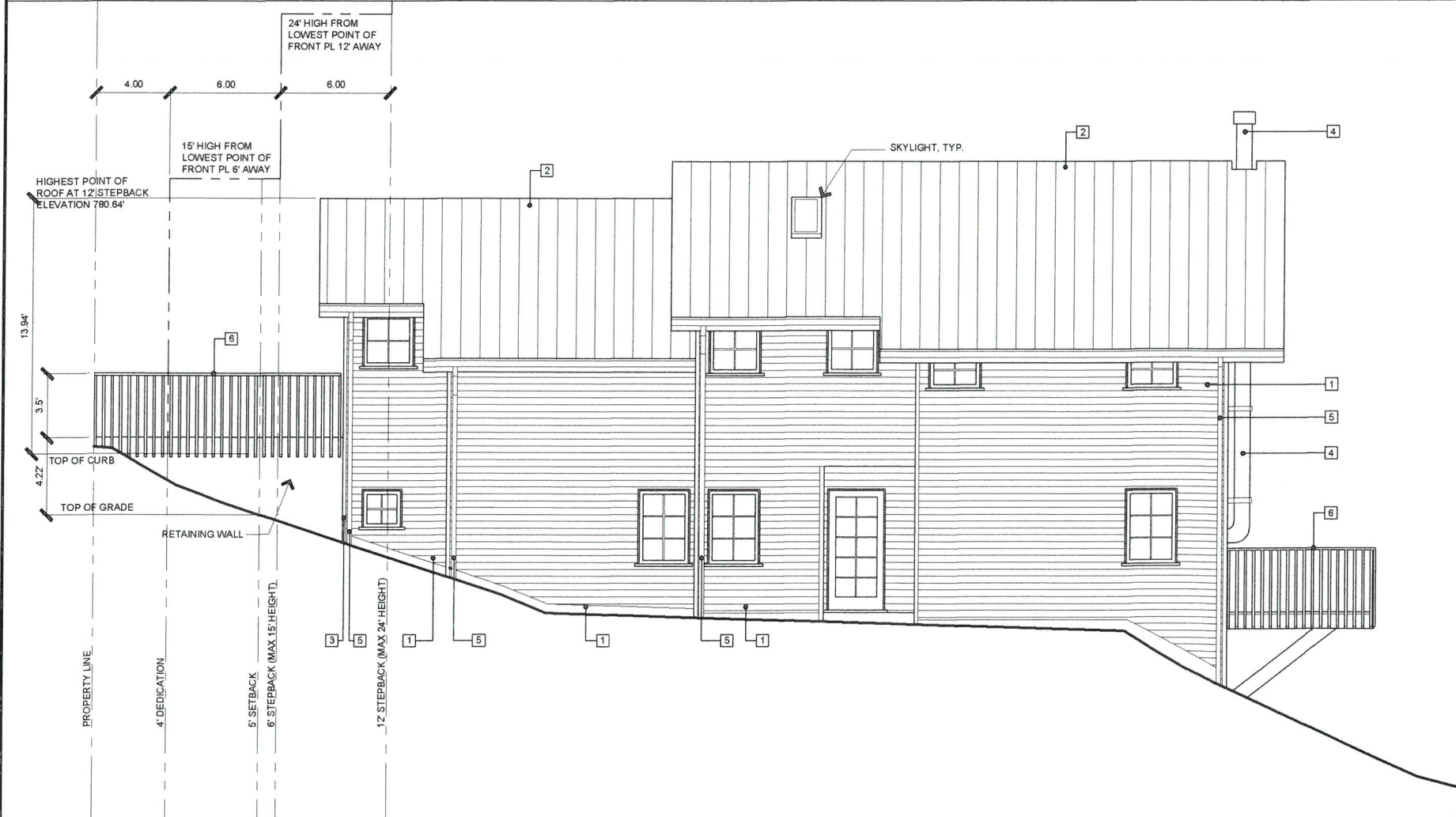
SOUTH EAST ELEVATION

SCALE
1/4" = 1'-0"



NORTH EAST ELEVATION

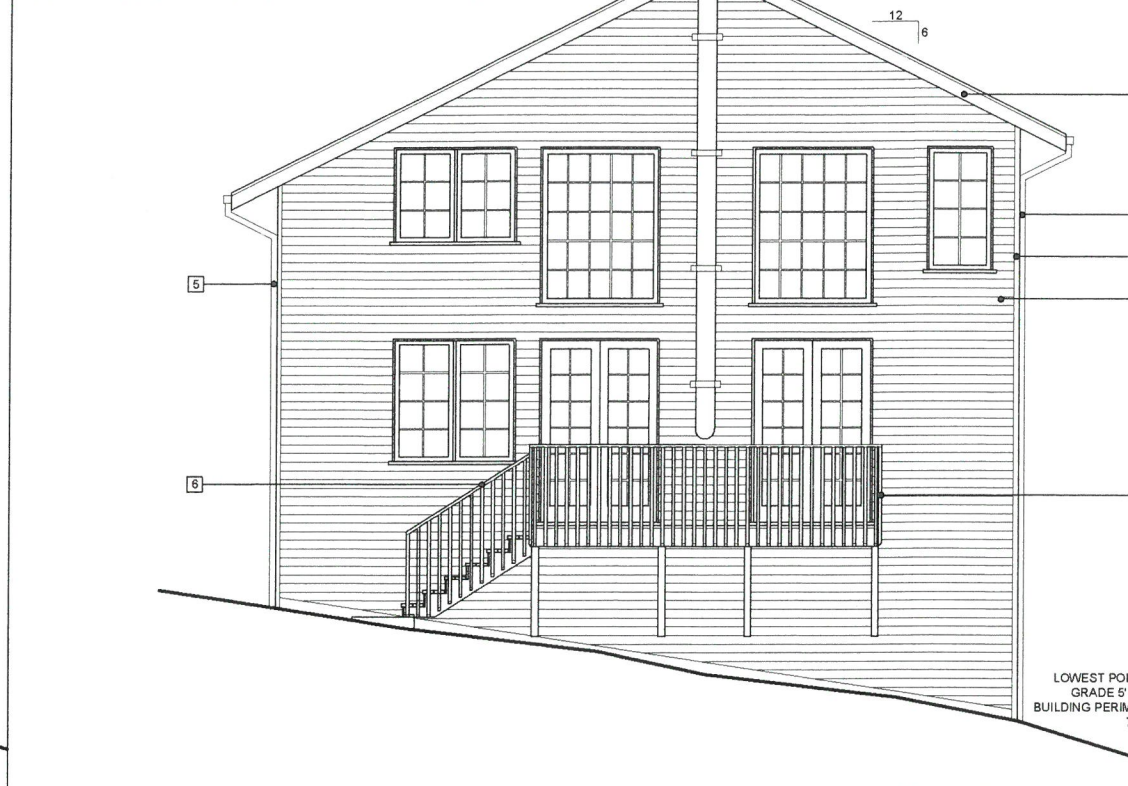
SCALE
1/4" = 1'-0"



NORTH WEST ELEVATION

SCALE
1/4" = 1'-0"

FINISH SCHEDULE		
MATERIAL	COLOR	NOTE
1 "HARDIEPLANK" FIBER CEMENT LAP SIDING	"KHAKI BROWN"	
2 TAYLOR METALS STANDING SEAM METAL ROOFING	"ZINC GREY"	
3 "HARDIEPLANK" FIBER CEMENT FASCIA/TRIM	"TIMBER BARK"	
4 SHEET METAL CHIMNEY	ICI PAINTS "BURKWOOD"	
5 GUTTER/DOWNSPOUT	TAYLOR METALS "ZINC GREY"	
6 RAILING/WOOD DECK	ICI PAINTS "BURKWOOD"	42" H. WITH MAX 4" OPENINGS
7 LINCOLN ALUMINUM CLAD DOORS/ WINDOWS	"COFFEE BEAN"	



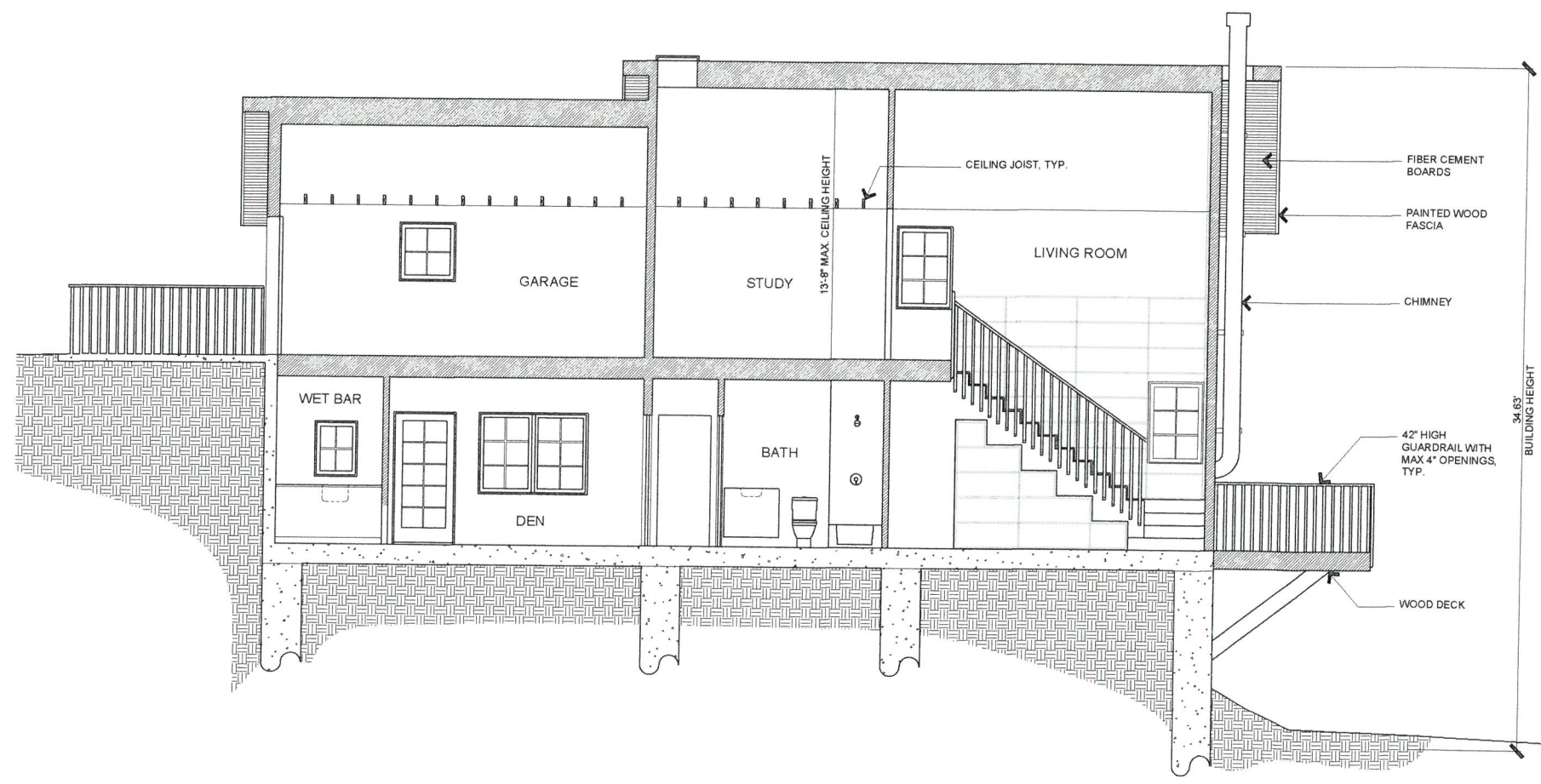
SOUTH WEST ELEVATION

SCALE
1/4" = 1'-0"

SCALE
1/4" = 1'-0"

4

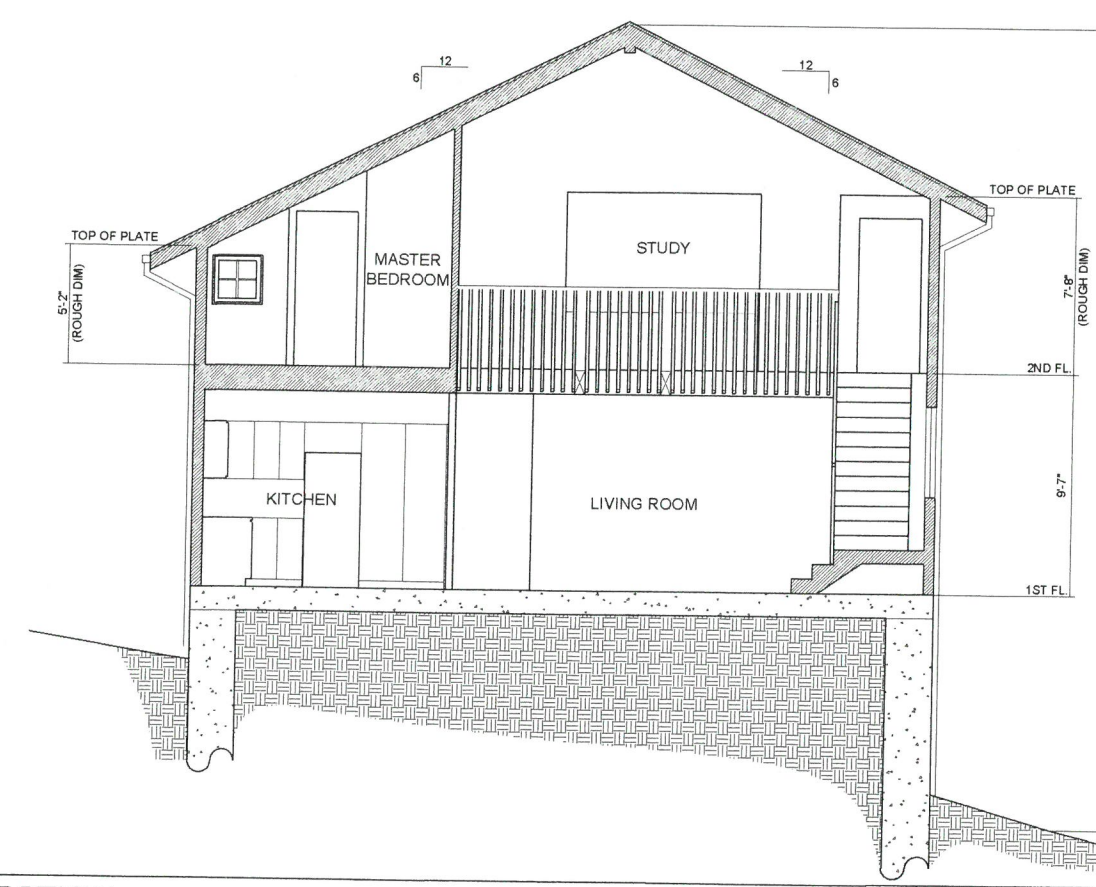
SCALE
1/4" = 1'-0"



SECTION

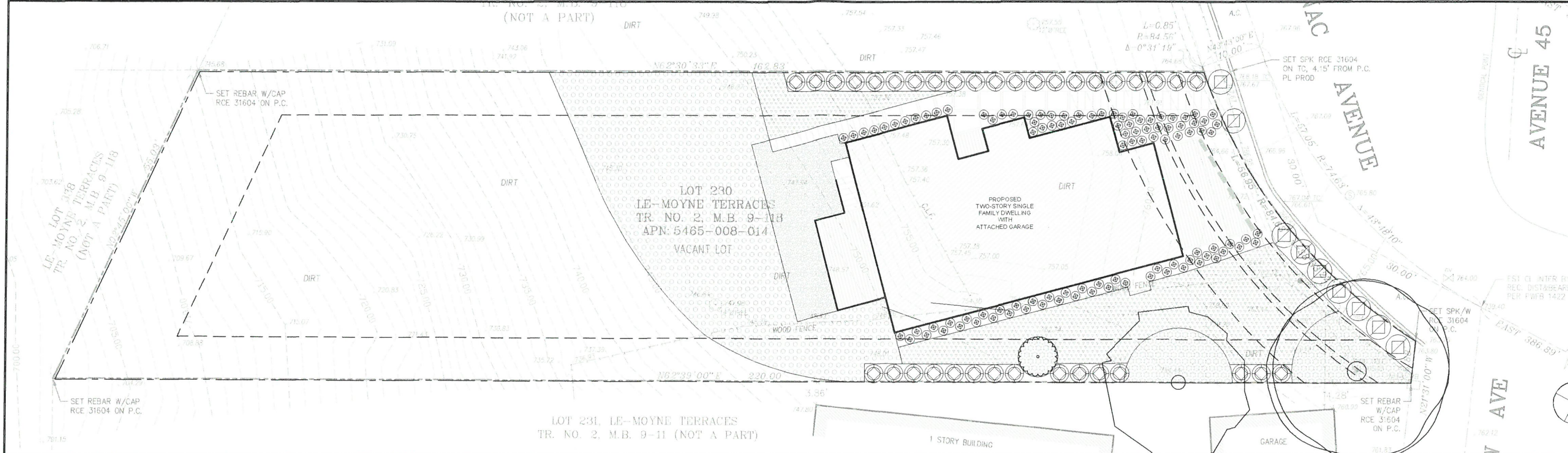
SCALE
1/4" = 1'-0"

3



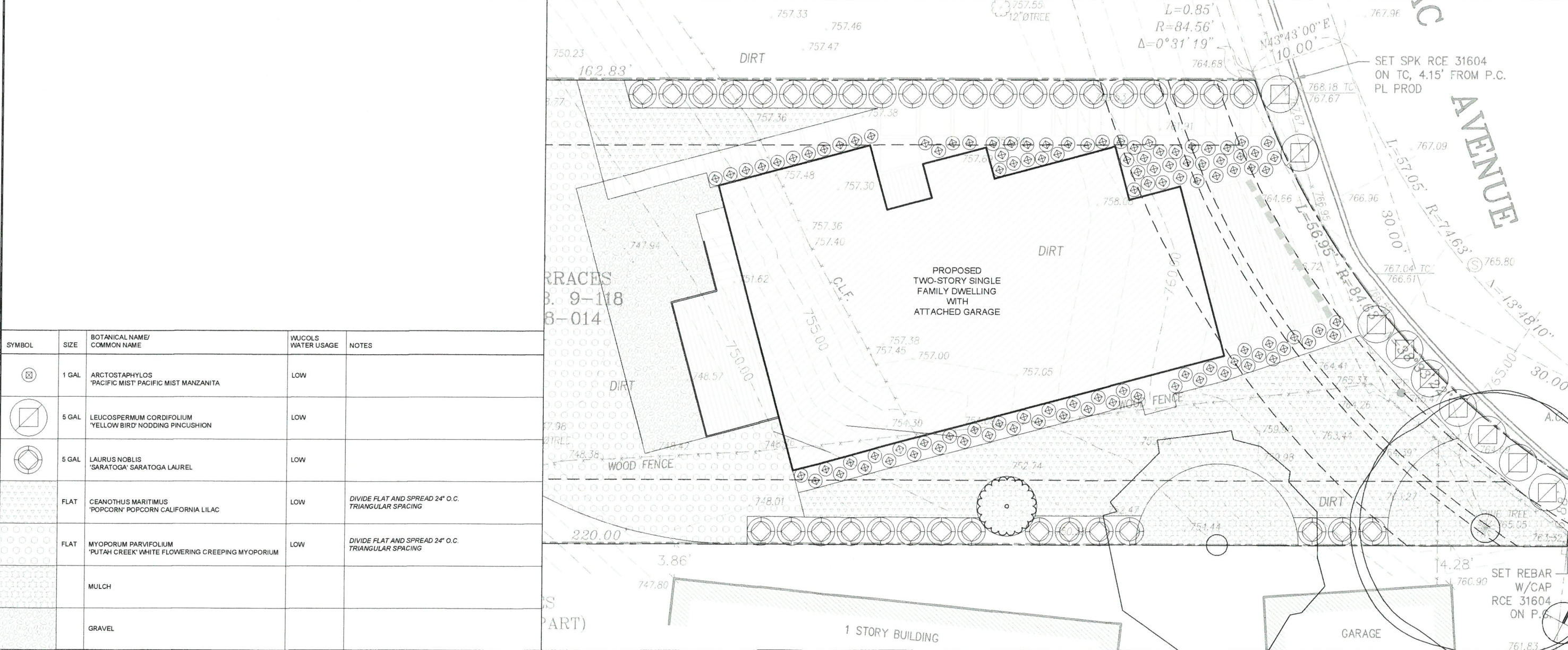
SECTION

SCALE
1/4" = 1'-0"



OVERALL LANDSCAPE PLAN

SCALE
1/8" = 1'-0"



PLANT TYPE KEY

NO SCALE

3

ENLARGED LANDSCAPE PLAN

SCALE
3/16" = 1'-0"

RADIUS MAP



OWNERSHIP MAP

SITE LOCATION:
621 FRONTENAC AVE
LOS ANGELES CA 90065

NOTE: RADIUS EXPANDED TO 500'



ZA-2019-4701



CORRESPONDENCE



Christina Toy <christina.toy-lee@lacity.org>

Message from owner of 621 East Frontenac Avenue/Case No: ZA-2019-4701-ZAD-SPP

1 message

Meghan Daum <mdaum213@gmail.com>
To: Christina Toy <christina.toy-lee@lacity.org>

Wed, Aug 5, 2020 at 1:27 PM

Just forwarding, for your reference . . .

Begin forwarded message:

From: Meghan Daum <mdaum213@gmail.com>
Subject: Re: Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue
Date: July 17, 2020 at 5:02:56 PM EDT
To: Bobby Rees <bobby@reesstudio.com>
Cc: Christina Toy <christina.toy-lee@lacity.org>

Dear Christina,

I'm the owner of the property and wanted to chime in here briefly as you make your decision. As you may know if you're familiar with the area, these are winding streets in the hills with virtually no sidewalks. This demand on behalf of a neighbor (and it's one neighbor who's spearheaded a campaign among others who appear to be deferring to him because he's an architect) is almost entirely about his not wanting anyone to build there at all. As Bobby has pointed out and as I mentioned on the ZAD call, it's a ludicrous request that will in fact make the area *less* safe. A literal "sidewalk to nowhere" will cause confusion and potential visibility and safety problems for pedestrians and drivers. And from an aesthetic point of view, it is quite unsightly.

My project is notably modest in scope. It's a small, tasteful house that I plan to live in myself for a very long time. I realize that these neighbors would prefer to live next to undeveloped land. But, barring that, they are far better off with someone like me than with a developer, who would almost certainly build something much larger and more intrusive.

I can imagine your job can be difficult in that you can't visit every site and see first hand what people are talking about. But if you drove up Frontenac Avenue and imagined just one house with a sidewalk in front of it, I honestly think you'd laugh. It's an absurd proposition that is nothing more than an effort to halt the project.

I appreciate your taking the time to consider this matter.

Sincerely,

Meghan Daum

On Jul 17, 2020, at 12:15 AM, Bobby Rees <bobby@reesstudio.com> wrote:

Hi Christina,

I'm the architect for the project listed above. I reached out recently to our Planner, Nashya Sadono-Jensen, to check on the status of our project, and she suggested that I contact you.

Since I'm emailing you anyway, I also wanted to share some information about the sidewalk that some of the neighbors have argued should be built as part of our project.

Obviously, I already shared the reasons why I think a sidewalk is inappropriate for our project and for the surrounding neighborhood, but I also wanted to share a bit of information that is indicative of the burden that such a requirement would place on my client.

Attached is a proposal for the work to construct the sidewalk, curb and gutter at 621 East Frontenac, which would also require a 60-foot retaining wall, supported on piles. The proposal also includes a guardrail on one side of the sidewalk (which would be required at the inside edge of the sidewalk where the drop in grade is more than 30").

The cost (\$104,000) is staggering, and it represents a substantial portion of the already tight budget that we're working with. Perhaps some deep-pocketed developers and private landowners could drop this much additional money into a project without a worry, but most Angelenos, including my client, are not among them.

As I said in the public hearing, our city is beset by a housing crisis that is affected by the difficulty of building housing units -- whether in lower income areas, Mount Washington, or even higher income areas.

The owners of 617 Frontenac, who have gone through the same process as we have (but are further along), seem to have given up due to the burden of it all. Despite the fact that they are close to being approved to build, they have listed their property for sale.

Based on our conversations with them, the difficulty and cost of adding a sidewalk has played a major role in their disillusionment with the approvals process.

Every empty lot that doesn't get developed in Los Angeles due to an undue financial burden that the City (knowingly or unknowingly) places on potential homeowners represents a missed opportunity to provide another important unit to the housing stock.

For a neighborhood already almost completely devoid of sidewalks, the requirement to add a one on our lot, especially on this particular street, seems completely inconsistent and out of line with the goals that should be most important to our city and its neighborhoods.

Thanks for your time and consideration. I look forward to hearing from you about the upcoming schedule.

Bobby

Bobby Rees

REES STUDIO architecture

310.396.2921 Office / 310.701.2921 Mobile

Please respond to this email by writing in all caps and using Comic Sans typeface.

<JMC-Proposal_Daum-Residence_07102020.pdf>



Scope of Work (Site):

1. Sidewalk, Curb and Gutter

All work to be completed per city improvement requirements.

- Form and pour approx. 60 LF of 4' wide sidewalk.
- Form and pour approx. 60 LF of curb and gutter.
- Install approx. 40 LF of 42" H guardrail w/ max. 4" openings.

Total: \$24,789.00

2. Retaining Wall

Form and pour a concrete retaining wall in order to create a modern and aesthetically pleasing permanent solution for future resident.

- Drill, pile, pour and excavate.
- Place steel, form and pour.

Total: \$79,350.00

Equipment

- Skid-Steer Loader
- Mini Excavator
- Auger
- 10 yd Dump Truck

All scope is to be done per plan provided as discussed on/or about July 10th, 2020. JMC Inc / JNR2 Construction will provide all labor, material and equipment.

Lump Sum Cost: \$104,139.00

Proposal

Daum Residence (1801)

621 Frontenac Frontenac Ave., Los Angeles, CA 90065



July 10th, 2020

Prepared For:

Rees Studio c/o Bernard Holzberg
Project Manager
bernard@reesstudio.com
206-779-3382

Prepared By:

Jonathan Martinez
President
jonathan@jnr2construction.com
424-420-1824

Summary:

JMC Inc / JNR2 Construction to provide labor, material and equipment which includes, but is not limited to the following scope of work for the Daum Residence.



Christina Toy <christina.toy-lee@lacity.org>

Fwd: Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue

7 messages

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Thu, Jun 4, 2020 at 10:12 AM

To: Bobby Rees <bobby@reesstudio.com>, Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Hello All,

Another email from public speakers for today's hearing. Thank you!

----- Forwarded message -----

From: **Kwon, Gina** <Gina.Kwon@searchlightpictures.com>

Date: Thu, Jun 4, 2020, 9:41 AM

Subject: Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue

To: nashya.sadono-jensen@lacity.org <nashya.sadono-jensen@lacity.org>

Cc: Padraic Cassidy <padraiccassidy@sbcglobal.net>, Michele Girard <anahata@sbcglobal.net>, petagreepets@earthlink.net <petagreepets@earthlink.net>, mburgos@apa-agency.com <mburgos@apa-agency.com>, alyragrace@me.com <alyragrace@me.com>, sashadhall@gmail.com <sashadhall@gmail.com>, sdietrich@earthlink.net <sdietrich@earthlink.net>, carmela575@gmail.com <carmela575@gmail.com>

I would like to submit, on behalf of 12 residents on the direct block of the proposed building project at 621 East Frontenac Avenue, the follow petition to the applicant and to the City, attached here.

I'll be speaking at today's hearing at 11 AM by phone, and will request to officially submit this letter.

Residents who have signed are cc'ed here, with exception of a couple residents who do not have email addresses.

Thanks,

Gina Kwon

620 Frontenac


Frontenac Resident Opposing Letter with 12 signatures.pdf
 8340K
Bobby Rees <bobby@reesstudio.com>

Thu, Jun 4, 2020 at 10:54 AM

To: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Cc: Bobby Rees <bobby@reesstudio.com>, Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Nashya, I am on the call but do not hear anyone even though 12 other people should be on the call. When I try to unmute myself, I get a message stating that I have been muted by the meeting host.

Bobby Rees

LEED AP

REES STUDIO architecture

www.REESSTUDIO.com

310.396.2921/O

310.701.2921/M

Please respond to this email by writing in all caps and using Comic Sans typeface.

[Quoted text hidden]

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

To: Bobby Rees <bobby@reesstudio.com>

Cc: Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Hi Bobby,

No one is speaking yet at the moment. You're good!

[Quoted text hidden]



Nashya Sadono-Jensen
 City Planning Assistant
Los Angeles City Planning
 200 N. Spring St., Room 621
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 978-1363



8/11/2020

City of Los Angeles Mail - Fwd: Case No: ZA-2019-4701-ZAD-SF / 621 East Frontenac Avenue

Fri, Jul 31, 2020 at 10:24 AM

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>
To: Meghan Daum <mdaum213@gmail.com>
Cc: Bobby Rees <bobby@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Hi Meghan,

Yes, you can definitely reach out to Christina yourself. I have also cc'd Christina to this email just in case.

Christina, the applicants are inquiring about the status of their project that went to hearing in the beginning of June.

Thank you!

On Fri, Jul 31, 2020, 10:15 AM Meghan Daum <mdaum213@gmail.com> wrote:

Hi Nashya,

I don't want to step on any toes but I've wondered if I might give Christina a call myself. As you know, we feel this request on the part of a neighbor to construct a sidewalk on a sidewalk-less street is absurd. In fact it makes so little sense that it occurred to me that it might help to explain the situation to Christina personally. Would it be all right with you if I gave her a call?

Thanks, as always, for your help and for keeping in touch.
Meghan

On Jul 30, 2020, at 5:47 PM, Bobby Rees <bobby@reesstudio.com> wrote:

Thanks for following up Nashya. Are you sure that Christina is OK and still working on our case? I find it odd that she has been completely unresponsive after so many attempts to reach her. I realize that it's a difficult time for everyone, but I thought we were supposed to get a determination within a couple of weeks, and it's now been eight weeks.

Mostly importantly, I want to make sure that our project hasn't fallen through the cracks and isn't stuck in bureaucratic limbo!

Thanks again for your help,

Bobby

Bobby Rees

REES STUDIO architecture

310.396.2921 Office / 310.701.2921 Mobile

Please respond to this email by writing in all caps and using Comic Sans typeface.

On Thu, Jul 30, 2020 at 12:38 PM Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org> wrote:

Hi Bobby,

I have reached out to Christina but still haven't heard back yet. I am assuming she is still working on your case. I will try again next week!

On Fri, Jul 24, 2020, 5:13 PM Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org> wrote:

Hi Bobby,

I don't see anything uploaded yet in our system so let me try to reach out to Christina and get back to you. Thank you for your patience!

On Fri, Jul 24, 2020, 5:09 PM Bobby Rees <rees.studio@gmail.com> wrote:

Hi Nashya,

I hope you are safe and well!

Meghan and both emailed Christina last week, but we haven't heard back from her. Do you know the status of our project? It was our understanding that she would make a determination within a couple of weeks of the hearing, but it's obviously been a lot longer than that.

Anyway, we just want to make sure our project wasn't lost in the shuffle somewhere, so any information you can give us would be helpful.

Thanks,

Bobby

On Thu, Jul 2, 2020 at 3:27 PM Bobby Rees <rees.studio@gmail.com> wrote:

Thanks Nashya, I'll check in with Christina. Enjoy the holiday weekend!

On Thu, Jul 2, 2020 at 2:30 PM Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org> wrote:

Hi Bobby,

I checked on your case and there still hasn't been a determination yet. I would follow up with the ZA Christina to check on the status. Her email is christina.toy-lee@lacity.org. Thanks!

On Thu, Jul 2, 2020 at 11:18 AM Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org> wrote:

Hello,

I am currently out of the office and will be returning Monday, July 6.

For projects in the Northeast Hillside Ordinance area, please make an appointment with the Metro DSC by visiting <http://planning.lacity.org/>.

For questions about the Ave 57 TOD Specific Plan, Cypress Park-Glassell Park CDO, or Colorado Blvd Specific Plan please contact Adrineh Melkonian at adrineh.melkonian@lacity.org

For questions about the Northeast Los Angeles Community Plan, Atwater Village POD, Lincoln Heights CDO, or Fletcher Square CDO please contact Olga Ruano at olga.ruano@lacity.org.

I appreciate your patience and will reply to your email as soon as possible.

8/11/2020

City of Los Angeles Mail - Fwd: Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue

Thank you.

<https://planning4la.org/>

Nashya Sadono-Jensen

City Planning Assistant
Los Angeles City Planning

200 N. Spring St., Room 621

Los Angeles, CA 90012

[Planning4LA.org](https://planning4la.org/)

T: (213) 978-1363

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<https://www.youtube.com/channel/UCnl2PmRhAzUf158o0vZjnHw/videos>
<https://www.linkedin.com/company/los-angeles-department-of-city-planning>
<http://bit.ly/DCPEmail>

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Christina Toy <christina.toy-lee@lacity.org>

To: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Cc: Meghan Daum <mdaum213@gmail.com>, Bobby Rees <bobby@reesstudio.com>

Wed, Aug 5, 2020 at 10:37 AM

Thank you for your email. I have some determination letters prior that I need to work on that had the hearing and was given to me by a previous Zoning Administrator as well as some hearings that were held prior.

[Quoted text hidden]



Christina Toy Lee
Associate Zoning Administrator
Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA. 90012

[Planning4LA.org](https://planning4la.org/)

T: (213) 978-1167



Bobby Rees <bobby@reesstudio.com>

To: Christina Toy <christina.toy-lee@lacity.org>

Cc: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>, Meghan Daum <mdaum213@gmail.com>

Wed, Aug 5, 2020 at 11:18 AM

Thanks for your response, Christina. Can you give us a rough estimate of when you might get to our case? It would really help us in our project planning.

Thanks,

Bobby

Bobby Rees

[REES STUDIO](https://reesstudio.com/) architecture

310.396.2921 Office / 310.701.2921 Mobile

Please respond to this email by writing in all caps and using Comic Sans typeface.

[Quoted text hidden]

Meghan Daum <mdaum213@gmail.com>

To: Bobby Rees <bobby@reesstudio.com>

Cc: Christina Toy <christina.toy-lee@lacity.org>, Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Wed, Aug 5, 2020 at 1:25 PM

Yes, thank you, Christina. It sounds like you have a really full plate. Just to refresh your memory I'll forward you my email of July 17, since I'm sure it's easy for things to get lost in the shuffle.

The case up for review is an appeal against a nonsensical request made by a neighbor who has already disrupted meetings trying to stall the adjacent project at 617 Frontenac. Sadly, those owners became so frustrated that they've put the entire project on the market. For my part, I plan to proceed, as this residence will be my home, but this neighbor is unfortunately wasting everyone's time. (Including yours, as it happens.)

Meghan

[Quoted text hidden]

June 2, 2020

Dear Office of Zoning Administration
City of Los Angeles
Attn: Associate Zoning Administrator
Case No: ZA-2019-4701-ZAD-SPP
CEQA No: ENV-2019-4702-CE

As residents of Frontenac Avenue, who will be most directly affected by the proposed single-family dwelling at 621 East Frontenac Avenue, we would like to express our support of the project, but aren't able to based on its taking of public property and failure to improve the street, and request that the Office of Zoning Administration please enforce the determination made by the East Los Angeles Area Planning Commission, in a letter dated January 29, 2020, pertaining to the adjacent lot & proposed project at 617 East Frontenac Avenue:

1) To require an eight foot dedication and the construction of a curb, gutter and sidewalk and street improvement to the satisfaction of the City Engineer. There is no justifiable reason to set a dangerous precedent for future development on the street by allowing 621 East Frontenac to skirt requirements which were enforced at the hearing on January 22, 2020, with Maya Zaitzevsky, the City Attorney, and representatives from Gil Cedillo's office present, on its direct neighbor to the northwest at 617 Frontenac Avenue.

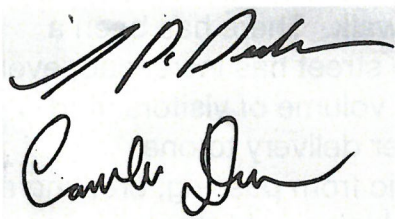
As residents who live directly on the same block on Frontenac, we deal with chronic congestion, in which the narrow streets provide dangerous conditions for drivers and pedestrians daily. There is a constant flow of neighbors walking, with their dogs, with young children, because there is a path which cuts from the end of Frontenac Avenue (which is a dead end street), up to Rome Court to the top of Mount Washington where it is pleasant to walk. There has been a significant increase in car traffic as the density on the street has increased, even prior to COVID 19 quarantines, because of increased volume of visitors, and deliveries of food & packages. When there is a courier delivery to one household on the street, it effectively blocks any traffic from passing, creating a dangerous situation should there be an emergency which would require a fire truck or ambulance to pass (or even a car, which cannot pass given the width of the street). There are patches of sidewalks on Frontenac Avenue, which allow pedestrians, especially those with young children, to step out of the road and

allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

2) To create a legal, safe road as approved by the City through a B-Permit process – as currently 617 Frontenac is being required to do. We live in a High Fire Hazard Zone, and as neighbors we are extremely aware of the threat of fire, which if it swept up the canyon along Rainbow Avenue, would quickly engulf the homes here. The existing pavement and street in front of 626 were not done by permit and therefore cannot be relied up to be legal and safe, especially for the heavy load of emergency vehicles. It is the responsibility of the new construction project to improve to the centerline for the street, and to create a legal, safe road as approved by the City through a B-Permit process.

We welcome Meghan Daum to build on our street, and to become a part of our active & engaged group of neighbors. But we are aligned in our point of view that new construction needs to incrementally improve the street, according to the codes, regardless of the financial impact. It would set a dangerous precedent if 621 East Frontenac avoids the requirements imposed on its neighbor 617 Frontenac, which was the result of our collective hard work & vigilance using the various hearing & appeals processes. We will continue to insist on these improvements but would appreciate if the applicant, especially given that she is intending to live here, would recognize that it would save a lot of time and energy if they could make adjustments at this stage and enable us to support their whole project.

Thank you,

The image shows two handwritten signatures in black ink. The top signature is 'Steve Dietrich' and the bottom signature is 'Carmela Dietrich'. Both are written in a cursive, flowing style.

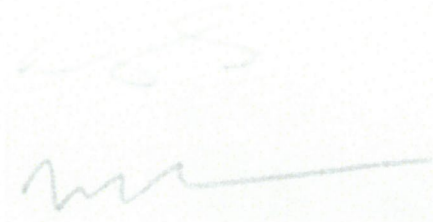
Steve and Carmela Dietrich
546 Frontenac

allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

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Thank you,

A handwritten signature in blue ink, appearing to read 'Alyra & Max', with a long horizontal flourish extending to the right.

Alyra Lennox & Max Burgos
659 Frontenac

allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

2) To create a legal, safe road as approved by the City through a B-Permit process – as currently 617 Frontenac is being required to do. We live in a High Fire Hazard Zone, and as neighbors we are extremely aware of the threat of fire, which if it swept up the canyon along Rainbow Avenue, would quickly engulf the homes here. The existing pavement and street in front of 626 were not done by permit and therefore cannot be relied up to be legal and safe, especially for the heavy load of emergency vehicles. It is the responsibility of the new construction project to improve to the centerline for the street, and to create a legal, safe road as approved by the City through a B-Permit process.

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Thank you,

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

Gina Kwon
620 Frontenac

allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

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Thank you,

A handwritten signature in black ink, appearing to read 'P. Cassidy'.

Padraic Cassidy
620 Frontenac

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Thank you,



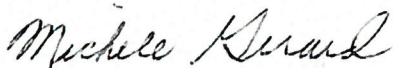
Arline DeSanctis
630 Frontenac Avenue
Los Angeles, CA 90065

ambulance to pass (or even a car, which cannot pass given the width of the street). There are patches of sidewalks on Frontenac Avenue, which allow pedestrians, especially those with young children, to step out of the road and allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

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Thank you,



Michele Girard



Paul Girard

496 Rainbow Avenue LA CA 90065 3232217822

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, Thank you,



Dina DeSanctis
630 Frontenac Avenue
Los Angeles, CA 90065



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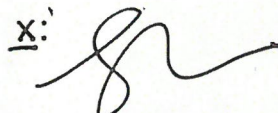
Phil DeSanctis
630 Frontenac Avenue
Los Angeles, CA 90065

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Thank you,


(SASHA DHALL)

Sasha Dhall
616 Frontenac



Christina Toy <christina.toy-lee@lacity.org>

Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue2 messages

Bobby Rees <bobby@reesstudio.com>
To: Christina Toy <christina.toy-lee@lacity.org>
Cc: Meghan Daum <mdaum213@gmail.com>

Thu, Jul 16, 2020 at 9:15 PM

Hi Christina,

I'm the architect for the project listed above. I reached out recently to our Planner, Nashya Sadono-Jensen, to check on the status of our project, and she suggested that I contact you.

Since I'm emailing you anyway, I also wanted to share some information about the sidewalk that some of the neighbors have argued should be built as part of our project.

Obviously, I already shared the reasons why I think a sidewalk is inappropriate for our project and for the surrounding neighborhood, but I also wanted to share a bit of information that is indicative of the burden that such a requirement would place on my client.

Attached is a proposal for the work to construct the sidewalk, curb and gutter at 621 East Frontenac, which would also require a 60-foot retaining wall, supported on piles. The proposal also includes a guardrail on one side of the sidewalk (which would be required at the inside edge of the sidewalk where the drop in grade is more than 30").

The cost (\$104,000) is staggering, and it represents a substantial portion of the already tight budget that we're working with. Perhaps some deep-pocketed developers and private landowners could drop this much additional money into a project without a worry, but most Angelenos, including my client, are not among them.

As I said in the public hearing, our city is beset by a housing crisis that is affected by the difficulty of building housing units -- whether in lower income areas, Mount Washington, or even higher income areas.

The owners of 617 Frontenac, who have gone through the same process as we have (but are further along), seem to have given up due to the burden of it all. Despite the fact that they are close to being approved to build, they have listed their property for sale.

Based on our conversations with them, the difficulty and cost of adding a sidewalk has played a major role in their disillusionment with the approvals process.

Every empty lot that doesn't get developed in Los Angeles due to an undue financial burden that the City (knowingly or unknowingly) places on potential homeowners represents a missed opportunity to provide another important unit to the housing stock.

For a neighborhood already almost completely devoid of sidewalks, the requirement to add a one on our lot, especially on this particular street, seems completely inconsistent and out of line with the goals that should be most important to our city and its neighborhoods.

Thanks for your time and consideration. I look forward to hearing from you about the upcoming schedule.

Bobby

Bobby Rees

REES STUDIO architecture

310.396.2921 Office / 310.701.2921 Mobile

Please respond to this email by writing in all caps and using Comic Sans typeface.

 JMC-Proposal_Daum-Residence_07102020.pdf
3723K

Meghan Daum <mdaum213@gmail.com>
To: Bobby Rees <bobby@reesstudio.com>
Cc: Christina Toy <christina.toy-lee@lacity.org>

Fri, Jul 17, 2020 at 2:02 PM

Dear Christina,

I'm the owner of the property and wanted to chime in here briefly as you make your decision. As you may know if you're familiar with the area, these are winding streets in the hills with virtually no sidewalks. This demand on behalf of a neighbor (and it's one neighbor who's spearheaded a campaign among others who appear to be deferring to him because he's an architect) is almost entirely about his not wanting anyone to build there at all. As Bobby has pointed out and as I mentioned on the ZAD call, it's a ludicrous request that will in fact make the area *less* safe. A literal "sidewalk to nowhere" will cause confusion and potential visibility and safety problems for pedestrians and drivers. And from an aesthetic point of view, it is quite unsightly.

My project is notably modest in scope. It's a small, tasteful house that I plan to live in myself for a very long time. I realize that these neighbors would prefer to live next to undeveloped land. But, barring that, they are far better off with someone like me than with a developer, who would almost certainly build something much larger and more intrusive.

I can imagine your job can be difficult in that you can't visit every site and see first hand what people are talking about. But if you drove up Frontenac Avenue and imagined just one house with a sidewalk in front of it, I honestly think you'd laugh. It's an absurd proposition that is nothing more than an effort to halt the project.

I appreciate your taking the time to consider this matter.

Sincerely,

Meghan Daum

[Quoted text hidden]

[Quoted text hidden]

<JMC-Proposal_Daum-Residence_07102020.pdf>



Christina Toy <christina.toy-lee@lacity.org>

Thanks, add'l detail on 617/621 Frontenac

2 messages

Padraic Cassidy <padraic@padraiccassidy.com>

Thu, Jun 4, 2020 at 1:46 PM

To: Christina.Toy-Lee@lacity.org

Attachments available until Jul 4, 2020

Dear Ms. Toy-Lee

Thanks for conducting the hearing. I only wish, as I'm sure we all do, that we could have met in person.

While the telephonic connection is our best effort and I'm grateful for it given the trying conditions, it seems to be handled erratically. On the hearing in which you presided for 3775 Mayfair there was an opportunity to submit documents to Danalynn that were then uploaded into the folder enabling other attendees to be made aware of counter claims or additional evidence rather than just going with what the applicant submits.

Please note in my exhibit A the nature of the paving which the applicant misrepresents by implication as qualifying for an "improved street", in the same document that he erroneously claims to show there are no sidewalks in the area (Exhibit D, numerous photos of sidewalks, compare this with his page 9).

We both may know the nature of the B-Permit referral is flawed, and in order for the streets to be properly improved incrementally, as is city policy, the various databases will need to be commingled (city survey/BOE work/log of improved roadwork to determine completion), upon which it would be easy for you to verify this is not in fact an "improved street". The cursory judgement is simply made on an aerial photo. I'm sure if you contact Carl Mills at the BOE he will be able to show you the right of way, etc. It is however immediately evident on the applicant's submission, the manner in which the current, and meant to be temporary, asphalt berm at the south edge of paving is short of the property.

So although the hearing isn't meant to address these substandard conditions, and they weren't called out in the application process, however, they do exist and should be incorporated within your decision/determination, which would otherwise assert the adequacy of existing conditions.

Please take a look at the highlighted notes attached here by your predecessors (Exhibit B), Both Maya Zaitzevsky and the 5 members of the Area Planning Commission who affirmed in no uncertain terms the safety need for the improvement as well as sidewalk, with the plans that this improvement would subsequently continue to the southeast at 621, then 629, the property I own. I'm embarrassed that I thought I failed to mention in my bit, then called out my wife to do the same. I am inflamed, unfortunately, and will try and do better. It's upsetting, however that these decisions are only temporary for many of the parties yet potentially have a lasting deleterious impact on our neighborhood, that's what makes me upset. And unfortunately, when fellow professionals represent things to be true they deservedly go unquestioned, even when they are not.

Lastly, for your info, the woman, Andrea Apatow, a planner/developer from Beverly Hills, who spoke about wanting to reverse this decision-making at 617 [is actually selling the property \(as of 5 hours ago!\)](#) and is motivated to downplay these requisite development costs to a buyer (it is not actually RTI). The idea she should advocate for a judgment against all the previous consideration is lousy. Her attempt to capture 400k+ in additional value (purchased for 219k in 2016, on sale for 625k in 2020) provides evidence that the neighborhood can bear these additional costs of development. Meghan Daum purchased her parcel at 621 Frontenac for 269k in 2017.

The fence that everyone is claiming to be an obstacle to improvement at 613 Frontenac was constructed without permits by a house flipper 3 years ago, and the 16' roadway it fronts there will be improved upon development, to its own property line (the add'l 4' to make 20'), and that discontinuity of sidewalk, etc. improved then. We will bear similar costs with our southern end of this line (at 629, as we did at 620) and I'm confident this will be money well spent.

Hope the rest of your day is good and look forward to meeting you in person once our real world resumes.
Sincerely,

Padraic

Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
t. 626.441.8881 c. 323.394.6618

[Click to Download](#)

EXHIBIT A- Required Road Improvements and Proposed Work in Public Way .pdf
5.8 MB

[Click to Download](#)

EXHIBIT B AREA PLANNING COMMISSION RULING ON 617 FRONTENAC 1.29.20 .pdf
18.3 MB

[Click to Download](#)

EXHIBIT D- SIDEWALK SLIDE erroneous info copy.pdf
4.8 MB

[Click to Download](#)

ZA-2019-4701-ZAD-SPP Bobby Rees erroneous improvemnt claim.pdf
229 KB

Christina Toy <christina.toy-lee@lacity.org>
To: Padraic Cassidy <padraic@padraiccassidy.com>

Tue, Jun 9, 2020 at 12:57 PM

Received, thanks.

[Quoted text hidden]

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Christina Toy Lee
Associate Zoning Administrator
Los Angeles City Planning

6/9/2020

City of Los Angeles Mail - Thanks, add'l detail on 617/621 Frontenac

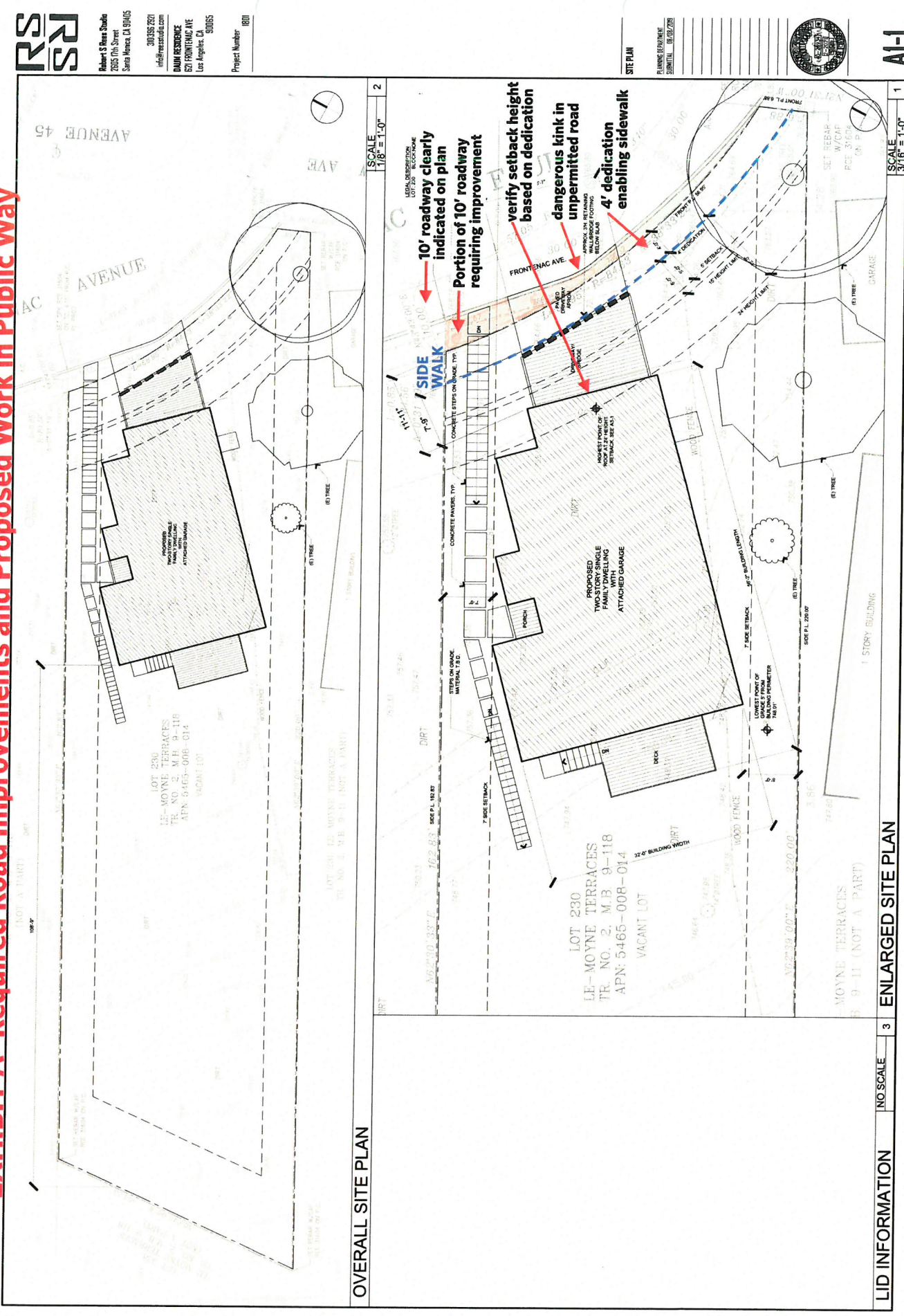


LOS ANGELES
CITY PLANNING


200 N. Spring St., Room 763
Los Angeles, CA. 90012
Planning4LA.org
T: (213) 978-1167



EXHIBIT A- Required Road Improvements and Proposed Work in Public Way



RS
SN
Robert S. Stern Studio
2905 7th Street
Santa Monica, CA 90405
310.355.2701
info@rsstudio.com
DANA RESIDENCE
537 FRONTENAC AVE
LOS ANGELES, CA 90005
Project Number: 1801

SITE PLAN
PLANNING DEPARTMENT
SUBMITTAL: 08/02/2018


A1-1

LID INFORMATION	NO SCALE	3	ENLARGED SITE PLAN
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Exhibit B for recommended improvements at 617 + 621 Frontenac



EAST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: JAN 29 2020

CASE NO. ZA-2018-307-ZAD-SPP-1A

CEQA: ENV-2018-308-CE

Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo

Project Site: 617 East Frontenac Drive

Applicant: LA Land Development, LLC
Representative: Casey Hughes, Architect

Appellant: Padraic Cassidy

At its meeting of **January 22, 2020**, the East Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

Construction, use and maintenance of a new 2,736 square-foot, two-story single family dwelling with an attached two-car garage on a vacant 7,129.7 square-foot lot fronting on a Substandard Hillside Limited Street.

1. **Determined** based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15303, Class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the October 25, 2019, Zoning Administrator's determination which:
 - a. **Denied**, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Determination to permit the construction of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 20-foot adjacent roadway width as required by LAMC Section 12.21 C.10(i)(2);
 - b. **Approved**, pursuant to LAMC Section 12.24 X.28, a Determination to permit the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway (CPR) from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3); and
 - c. **Approved**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review of the Mount Washington-Glassell Park Specific Plan for the construction of a new two-story single-family dwelling;
3. **Adopted** the attached Conditions of Approval; and
4. **Adopted** the attached Findings as amended by the Commission.

This action was taken by the following vote:

Moved: Campos
Second: Stevens
Ayes: Arellano, Espinoza, Stein

Vote: 5 – 0



James K. Williams, Commission Executive Assistant II

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the East Los Angeles Area Planning Commission is not appealable, and is final upon the mailing date of the determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable to a City appellate body** and the decision is final. The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Amended Findings

c: Maya Zaizevsky, Associate Zoning Administrator
Olga Ruano, Planning Assistant

CONDITIONS OF APPROVAL

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Approved herein is the construction of a new 2,736 square-foot, two-story single-family dwelling including a 345-square foot, attached two-car garage on a lot that fronts on a Substandard Limited Hillside Street, without providing a 20-foot CPR to the boundary of the Hillside Area. The applicant shall submit revised plans showing the eight-foot dedication. Applicant shall construct curb, gutter, sidewalk and suitable transition to the existing improvements to the satisfaction of the City Engineer. No other LAMC deviations have been requested or approved herein.
8. Mount Washington-Glassell Park Specific Plan Conditions:
 - a. Site Development - Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City

**Exhibit
B.1**

Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the Project conditions, or the Project permit authorization.

- b. Floor Area - As defined by the Mount Washington-Glassell Park Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The total gross floor shall not exceed 3,279 square feet, including a 345 square-foot attached garage.
- c. Building Height and Stepback Distances - The proposed dwelling shall be limited to 24 feet 10 inches in height. Within six feet and 12 feet of the front lot line, the building height shall be limited to 11 feet 2 inches.
- d. Front Yard Setback - The project shall provide a minimum front yard setback of five feet.
- e. Parking - The project shall provide two covered vehicle parking spaces on-site.
- f. Landscape Plan:
 - 1) Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under LAMC Sections 12.40 through 12.43.
 - 2) Landform Planting Design. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.
 - 3) Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.
 - 4) Landscape and Preservation, Relocation, and Removal of Native and Significant Trees. The applicant shall submit a Landscape Plan which demonstrates the retention of Tree J, a Laurel Sumac (*Malosma laurina*) and a minimum of two (2) tree replacements, one (1) for each Significant Tree proposed to be removed [or Tree A, a Laurel Sumac (*Malosma laurina*) and Tree D, a Toyon (*Heteromeles arbutifolia*)] as identified in the Tree Report prepared by Steve Marshall Consulting Arborist, WE-8830A. Each replacement tree shall have a minimum trunk diameter of two inches and a height of eight feet at the time of planting. Each replacement tree planted on a slope shall be a minimum of 15 gallons in size and shall be surrounded by Native Plants according to xeriscape and landform planting specifications. Replacement trees on substantially level grades shall be no smaller in diameter, measured 12 inches above the ground, than the trees removed, except that no trees larger than 24-inch box size shall be required. Prior to the issuance of building permits, the applicant shall provide a revised Exhibit A to the Central Project Planning Division with modified plans that demonstrates the preservation of Tree J.

The applicant shall observe the Tree Protection Guidelines set forth in said tree report and the standards of approval of Relocation/Removal of Native or Significant Trees of the Mount Washington-Glassell Park Specific Plan during the Pre-Construction Phase and Construction Phase by using protective fencing, keeping the site clean, sufficient irrigation, no flooding, using hand tools around the tree locations, do not back any equipment up to the trunk of trees, avoid root impact, trenching and root pruning, maintain natural grade, place mulch, and under observation by an arborist.

g. Construction Requirements/Restrictions

- 1) Posting of Construction Activities. During construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for 1) Department of Transportation, Parking Enforcement; 2) Building and Safety enforcement; and, 3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present on-site during construction.
- 2) Community Relations. A 24-hour "hotline" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.
- 3) Deliveries of Equipment Supplies. All deliveries during construction shall be coordinated so that only one vendor delivery vehicle is at the site at one time and that a construction supervisor is present at such time to mitigate any potential traffic impacts. A flag person shall be provided to assist with the delivery of any construction materials to the site on trash-pick up days until the trash collection has been completed.
- 4) Truck Traffic Restricted Hours. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, any delivery of fill material or removal of graded soil shall be limited to the hours beginning at 9 a.m. and ending at 3 p.m., Monday through Friday only. No truck deliveries shall occur outside of the time period.
- 5) Construction Activities. Prior to the commencement of site excavation and construction activities, the applicant shall notify residents within a 100-foot radius of the project site and provide residents with a written construction schedule. The applicant and the project construction manager shall identify a contact person and provide a telephone number for any inquiries from residents regarding construction activities. The phone number shall be provided to all residents within the 100-foot radius and as noted above it shall be posted on the site in a manner which is readily visible to any interested party

- 6) Reduced Roadway Width. At no time during construction activities shall Frontenac Avenue be reduced to a roadway width of less than 20 feet.
 - 7) Flag Persons. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity.
 - 8) Off-Site Staging Area. The contractor shall establish an off-site staging area for large trucks and any other construction vehicles in order to control the frequency of construction traffic to the site, to the satisfaction of the Department of Building and Safety.
 - 9) Storage of Materials - During all phases of construction, all materials related to the construction of the proposed project shall be stored on-site.
9. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the site plan and landscape plan for approval by the Fire Department.
 10. The applicant shall provide an eight-foot street dedication on Frontenac Avenue unless the City Engineer determines that a lesser width is acceptable.
 11. The project shall comply with all conditions of the Department of Building and Safety's Grading Division Geology and Soils Report Approval Letter dated, November 29, 2017.
 12. All debris, trash and waste generated by the construction or by any worker, including but not limited to building material remnants, removed weeds, dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, on-site trash receptacle. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
 13. The applicant shall seek approval of an encroachment permit from the Bureau of Engineering for any improvements located within the public right-of-way.
 15. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's

fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition

FINDINGS

As amended by the East Los Angeles Area Planning Commission on January 22, 2020.

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The subject property is a vacant 7,129 square-foot, descending lot with approximately 53 feet of street frontage on Frontenac Avenue in Mount Washington. Frontenac Avenue is a Substandard Hillside Limited Street with a paved roadway width of 16 to 20 feet adjacent to the property and a dedicated right-of-way of 20 to 28 feet. A Standard Hillside Limited Street has a minimum 36-foot wide right-of-way width and a paved roadway width of 28 feet. The site is located in the Hillside Area, the Mount Washington-Glassell Park Specific Plan ("Specific Plan"), a Very High Fire Hazard Severity Zone, a Special Grading Area, and is 1.86 kilometers from the Raymond Fault.

The property is subject to the Specific Plan, and to many provisions of the Baseline Hillside Ordinance ("BHO") which was adopted to preserve the character of single-family hillside neighborhoods and to protect neighborhoods from out-of-scale residential development. Property owners who want to deviate from the BHO development standards may apply for limited relief if the required findings can be made in the affirmative. The applicant is proposing to construct a two-story single-family dwelling with 2,736 square feet of floor area per the Specific Plan including an attached 345 square-foot two-car garage.

The applicant has requested determinations to allow relief from providing the full 20-foot roadway width in front of the property (LAMC Section 12.21C.10(i)(2)), and relief from the requirement to provide a 20-foot wide continuous paved roadway (CPR) to the boundary of the hillside area (Section 12.21C.10(i)(3)). The boundary of the hillside area is approximately one-mile away, at the intersection of Avenue 45 and Marmion Way.

The project's May 17, 2019 Hillside Referral Form states that the applicant is required to provide an 8-foot dedication along the property's Frontenac Avenue frontage. The project architect stated at the hearing that he discussed the eight-foot dedication with BOE staff and was told that the Zoning Administrator ("ZA") could approve a reduced dedication of three feet. He believes that providing the full eight feet serves no purpose. However, the ZA has authority over the on-site and off-site street improvements only. The City Engineer retains the authority over street dedications in the hillside area. The ZA discussed the project with an Assistant Division Engineer in BOE and was informed that the staff who the architect discussed the project with, no longer work for BOE. He stated the city Engineer would not reduce the eight-foot street dedication without the applicant paying the fee, and submitting a formal investigation and engineering report. Accordingly, the project plans will need to be updated to show an eight-foot street dedication and street improvements consistent with this requirement, unless the City Engineer determines that a lesser dedication width is adequate for circulation purposes.

Every project should comply with the requirements to improve the safety of the street as required by LAMC Section 12.21C.10. There are cases where providing a 20-foot roadway is a hardship, but there is no evidence to support that assessment in this case. The request to waive the CPR requirement is approved because compliance with that regulation would involve removal of structures and improvements not under the applicant's ownership.

Exhibit B.2

The project will perform a function that is beneficial to the city by expanding the housing supply. For the development of the project, the applicant is requesting relief from providing a minimum 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area. The property immediately adjacent to and to the northeast of the project site is developed with a single-family residence and the property to the southeast and adjacent to the project site consists of vacant land. Across the street from the project site, there are three properties, which contain single-family dwellings. These properties include residences built in 2013 (620 Frontenac Avenue), 2008 (626 Frontenac Avenue), and 2005 (616 Frontenac Avenue). The other properties in the surrounding neighborhood along Frontenac Avenue contain single-family dwellings built prior to the implementation of the Specific Plan or consist of vacant land. The applicant has been required to provide the 20-foot adjacent roadway improvements to the satisfaction of the City Engineer.

The Department of Building and Safety Grading Division approved the project's soils report subject to numerous conditions. The site plan and landscape plan will be reviewed by the Fire Department for compliance with the hillside fire protection requirements. As a matter of policy and practice, the City seeks to incrementally secure the required roadway widening directly adjacent to a hillside property as each one is being developed. Completion of the roadway widening adjacent to the property will enhance the built environment of the surrounding neighborhood, and incrementally improve public safety by allowing for an enlarged passing area for vehicles and a sidewalk for pedestrians. Therefore, as conditioned herein, the development of a vacant lot with a new single-family dwelling and the required street widening will increase the City's housing supply and will enhance the built environment of Mt. Washington.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is a vacant located on Frontenac Avenue in Mt. Washington. Frontenac Avenue serves several parcels west of the subject property, but the paved roadway terminates at the driveway of 554 Frontenac Avenue. Parking is permitted on the south side of Frontenac, except on red flag days. The adjacent properties to the north, northeast, and east are zoned R1 and are developed with single-family dwellings. The adjacent property to the south is vacant, however, an application was recently filed to construct a single-family dwelling (ZA-2019-4701-ZAD-SPP). The property to the southwest is zoned Open Space (OS-1XL) and owned by the Santa Monica Mountains Conservancy.

The dwelling is 24 feet, 10 inches in height, which is below the 45-foot maximum building height permitted in the Specific Plan. The project complies with the BHO yard, grading, lot coverage, parking, and fire protection requirements. The BHO requires two covered spaces for dwellings with less than 2,400 square feet of residential floor area (RFA). Per the site plan, the dwelling will have 2,404 square feet of RFA, 200 square feet of RFA is exempt. BHO allows a maximum of 40% lot coverage, and the project proposes only 22.9%. The project involves the removal of two Significant Trees and replace each with a 15-gallon, or larger, specimen measuring one-inch or more in diameter at a point one-foot above the base, not less than seven feet in height, measured from the base, and one Significant Tree will be retained. The proposed project will be built in accordance with the requirements of the Mount Washington-Glassell Park Specific Plan and is below the maximum floor area permitted by the Specific Plan.

The project architect and several neighboring property owners attended the public hearing. Prior to the hearing numerous emails were sent by neighbors who were concerned about the entitlement requests. The adjacent owners to the north built their home in 2013 and strongly opposed the proposed street improvements and dedication. They argued that the applicant should comply with BOE's eight-foot dedication and the on-site street improvement, as they did when they built their home. They feel the roadway is inadequate and lacks proper turnarounds for vehicles. They claimed that the house requires 7-foot side yard setbacks and has an over-in-height side yard fence. The owner of the property to the northwest sent a letter stating he was injured by a truck that hit him while backing down the street. Neighbors stated that children from the Mt. Washington Elementary School walk on the street on their way to an after school program at the Carlin G. Smith Recreation Center. Residents were concerned that the proposed design was unsafe for pedestrians and drivers. They testified that there were several large fires in the area and emergency vehicles have a difficult time accessing the canyon below due to the lack of fully improved roads. One neighbor noted that he has a vacant lot on Frontenac Avenue (to the northwest) and the Fire Department staff told him he would have to install a fire truck turnaround to develop the lot.

The project architect testified that he redesigned the dwelling and moved it 12 feet from the existing curb. He argued that BOE staff directed him to request the waiver of on-site street improvement on the westerly side of the frontage because providing a 20-foot roadway would be unsafe due to the location of the curb on the adjacent property. The applicant was proposing to provide a 16 to 20 foot roadway width. He felt this was an adequate roadway width because the street terminates to the west. He said eight people at the Neighborhood Council meeting supported the project, in part, because they admire several of his other dwellings constructed in Mt. Washington. He argued that moving the dwelling back would make result in a reduction of views for several neighbors.

The ZA took the case under advisement to visit the site and discuss the street dedication issue with BOE. Frontenac Avenue is narrow, has no sidewalks, and the pavement is in poor condition past the project site. There are no designated turnaround areas and the narrow width of the street make it difficult to turn around even using a driveway. The ZA encountered approximately 30 young children accompanied by three adults walking in the road in front of the property. She asked

why they were walking in the street and was told they were going to the recreation center. The ZA agrees that this is not an appropriate location to grant a reduction in the adjacent street improvement, especially due to the lack of visibility on the curving street. The intent behind the Hillside regulations is to provide for safe access for residents, visitors, and for emergency vehicles in case of fire or other emergency. It is critical to ensure that roads are safe not just for cars, but for pedestrians as well.

Exhibit B.3

The applicant shall revise the site plan to reflect the eight-foot street dedication. This will allow enough area to construct a four-foot sidewalk and necessary transitions to the existing improvements. When the adjacent vacant properties to the south are developed, the four-foot sidewalk can be continued, which will further improve the safety of the street for pedestrians and drivers. The applicant shall comply with the requirements of the Bureau of Engineering for on-site street improvement and dedication. The off-site street improvements have been waived. Conditions have been imposed to ensure that during temporary construction activities, neighbors are informed of building schedules and that a staging/parking area is provided for construction. A contact name and phone number shall be provided to adjoining neighbors, and posted on the site. The project as conditioned, will protect public health, safety and welfare.

3. **The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The Framework Element encourages sustainable growth proximate to commercial boulevards in close proximity to transit. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Objective 4.4: Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element determined the City was "facing an unprecedented housing crisis" due to the high demand for housing and the lack of affordable options. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.5: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Northeast Los Angeles Community Plan designates the subject property for Low Residential land uses with the corresponding zones of RE9, RS, RU, RD6, and RD5 and R1. As conditioned, the proposed use of the property is consistent with the land use designation and zoning. The property is located in the Mount Washington-Glassell Park Specific Plan. The purpose of the Mount Washington-Glassell Park Specific Plan is to encourage the preservation and enhancement of the community's varied and distinctive residential character; to encourage preservation of the hills and canyons, vegetation, wildlife habitats, natural open space, views, and trails that characterize the area; to limit residential projects to a scale compatible with the hilly terrain, rustic nature, and architectural diversity already existing; and to ensure that residential development is compatible with access limited by narrow hillside streets heavily used for parking. The Zoning Administrator has denied the applicant's request to partially widen the adjacent roadway on Frontenac Avenue. The widening in front of the applicant's property will incrementally improve access on the street and will provide a sidewalk for pedestrians to use to avoid oncoming traffic. As conditioned, the proposed single-family dwelling will substantially conform to the General Plan, the Northeast Los Angeles Community Plan, and the Specific Plan.

4. **The proposed use is in conformity with the public necessity, convenience, general welfare and good zoning practice and will be in substantial conformance with the various elements and objectives of the General Plan.**

The property is zoned R1-1 and the Northeast Los Angeles Community Plan designates the parcel for Low Residential land use. The intent of the Hillside regulations are to provide for safe vehicular access for public traffic, and for access by emergency vehicles in case of fire or other emergency. This property, and others

in the area, are located in a Very High Fire Hazard Severity Zone (VHFHSV), designated by the City of Los Angeles Fire Department based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. The site fronts on Frontenac Avenue a Substandard Hillside Limited Street. Requiring the applicant to provide street improvements for the roadway adjacent to the site along Frontenac Avenue in compliance with Section 12.21C.10(i)(2) while allowing relief from the off-site (CPR) improvements is logical and appropriate relative to the scope of the proposed development. As conditioned herein, the proposed dwelling with the construction of the on-site street improvements can be deemed to be in conformity with the public necessity, convenience, general welfare and good zoning practice.

5. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

Frontenac Avenue is dedicated to a width of 20 to 28 feet, and the roadway is improved to a width of 16 to 20 feet adjacent to the site. Two parking spaces will be provided in the garage with a driveway on the westerly side of the street frontage. There is limited street parking on the south side of Frontenac Avenue. The application states that the following regarding the vehicular traffic associated with the proposed dwelling:

The proposed single-family dwelling won't create an adverse impact on circulation in the surrounding neighborhood because Frontenac Ave. isn't a through street and doesn't connect to with any streets beyond the site. Additionally because the site is a block away from near where Frontenac dead ends, it serves few properties. Thus even if street widening was feasible, its unlikely that the Bureau of Engineering would undertake this considering this portion of Frontenac is already improved with new paving and street curbs on both sides.

Exhibit B.4

The construction of the dwelling and driveway without providing the required street dedication and improvements could create an adverse impact on street access. As discussed in previous findings, Frontenac Avenue may terminate to the west of the site, but there are a number of vacant lots on the street that will be developed in the future, including to the west of the site. Approving a reduced street widening in front of this site could encourage similar requests. In fact, the adjacent site to the southeast has an application pending to build a new dwelling, making it critical to require each property owner to improve the street adjacent to their property, while providing relief from requiring them to widen off-site. It is a fair and reasonable compromise. A number of conditions have been imposed to ensure that during construction, neighbors are informed of building schedules, including requirements for a flag person, off-site staging and limits on truck hours and sequential deliveries.

6. **The building or structure will not be materially detrimental or injurious to the adjacent property or improvements.**

The proposed dwelling will be built in accordance with the Mount Washington-Glassell Park Specific Plan and the Baseline Hillside regulations, as well as the current Building and Fire codes. The single-family dwelling will be compatible in size and height with the adjacent properties. The Specific Plan ensures that projects are

harmonious with surrounding land uses and further the safety and welfare of the neighboring community. The proposed dwelling will not exceed the allowable floor area and is set back to avoid excessive vertical massing at the street-level. Requiring improvement of the roadway to the boundary of the hillside would be impractical, as many properties have improvement in the public right-of-way or front yard setback. The applicant does not have rights to the properties that he/she does not own to dedicate and improve, therefore, making such improvements infeasible and without rational nexus.

7. The building or structure will not have a materially adverse safety impact on the surrounding neighborhood.

The proposed single-family dwelling is located on a Substandard Hillside Limited Street. The Bureau of Engineering required the applicant to provide an 8-foot dedication and the construction of a 14-foot half roadway width with a four-foot sidewalk within an 18-foot half right-of-way. These are the typical street improvement requirements to be provided in order to develop a vacant single-family hillside lot. The application states the following:

The proposed single-family dwelling will not have a material adverse safety impact on the surrounding neighborhood because the building will be constructed to current LADBS building and fire zone standards, which greatly reduce the buildings safety impact on the neighborhood. The dwelling is modestly sized, well below Mt. Washington's allowable maximum floor area for the site, and intended for a typically size family of 2-5 people, thus the residence doesn't significantly effect neighborhood congestion or safety.

The building has been designed to comply with the Specific Plan. The ZA has required the applicant to provide the full street improvement including the four-foot sidewalk. Each hillside developer is expected to comply with the on-site street improvements to ensure their development does not materially affect safety in the neighborhood. As conditioned herein, the building will not have a materially adverse safety impact on the surrounding neighborhood.

8. The site and/or existing improvements make strict adherence to LAMC Section 12.21C.10(i) impractical or infeasible.

The applicant states the following regarding the following regarding the compliance with LAMC Section 12.21C.10(i):

The street widening improvements would make strict adherence to Section 12.21C.10(i) infeasible because the surrounding blocks on Frontenac area already substantially developed with single-family homes on 5 of the 8 lots between the subject property and the Ave 45 (the 1st connector street). The average setback on the downslope side of the block for this stretch of Frontenac is 2.75' so widening the street would require demolishing these existing buildings, which isn't realistic. Additionally, the street dedication would require the proposed garage at 617 Frontenac to be set back and additional 8'-0" from the property line, necessitating a bridge or retaining walls with back fill to allow the car to get from the existing road to the garage. This substantially complicates the environmental and financial impacts of the project, while

causing the building to be less integrated with the natural topography. In the likelihood that the street widening doesn't serve a practical use for the city, the additional grading required would be a tremendous waste of natural and financial resources and an unnecessary disturbance to the site. Because of this its highly unlikely the city would find much use in requiring the dedication.

The applicant has requested a waiver of the requirements to provide a 20-foot wide CPR from the driveway apron to the boundary of the Hillside Area. The ZA has approved the off-site widening, but is disapproving the waiver of on-site street widening. The street dedication width is under the discretion of the City Engineer. The applicant is a developer who should understand the necessity of providing adequate street access for this project. The applicant did not provide any compelling evidence of the feasibility to not provide the required on-site street widening.

PROJECT PERMIT COMPLIANCE

9. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - a. **Floor Area:** The Mount Washington-Glassell Park Specific Plan determines a maximum Floor Area Ratio (FAR), for lots greater than or equal to 5,000 square feet, though less than 10,000 by using the following equation: $0.50 - \{[(\text{Lot Area} - 5,000) \times 0.10] \div 5,000\}$. Based on the formula, the 7,129.7 square-foot lot permits a Maximum Gross FAR of 0.46:1 or 3,279 square feet of floor area. The proposed project's floor area is 2,736 square feet, including a 345 square foot garage. The subject project does not exceed the maximum permitted floor area, and is therefore, in compliance with the requirements of the Specific Plan.
 - b. **Building Height and Stepback Distances:** The proposed height of the dwelling is 24 feet 10 inches, which will not exceed the maximum 45 foot height permitted under the Mount Washington-Glassell Park Specific Plan. The dwelling is set back in accordance with the stepback height limitations and complies with the requirements of the Specific Plan. The building height is 11 feet 2 inches within six feet of the front property line and 11 feet 2 inches, between six and 12 feet of the front property line. As proposed, the project meets the building stepback requirements that state that no portion of the building shall exceed 15 feet in height within the first six feet of the front property line and that no portion of the building shall exceed 24 feet in height within six to 12 feet of the front property line.
 - c. **Prevailing Front Yard Setback:** The prevailing front yard setback for this property is indeterminate since after discarding the top and bottom 20 percent of the existing setbacks, there are only two lots remaining. The required front yard setback is a minimum of five feet as required per LAMC Section 12.21C.10(a)(2), which complies with the requirements of the Specific Plan and BHO.
 - d. **Off-street Automobile Parking Requirements:** The project is required to provide two covered parking spaces and one additional space for every 1,000 square feet or fraction thereof of Floor Area above 2,400 square feet, pursuant to LAMC Section 12.21C.10(g). Per BHO, the proposed total floor area is below

the 2,400 square foot threshold, and therefore two parking spaces are required. The project proposes two covered parking spaces, which complies with the parking requirements.

- e. **Public Health and Safety:** Haul route approval from the Los Angeles Department of Building and Safety Board of Commissioners is required only when the removal of earth from on-site exceeds 1,000 cubic yards. The proposed project will export approximating 63 cubic yards of earth material. This amount is below the threshold for review by the LADBS Board of Commissioners.
- f. **Preservation, relocation, and removal of native and significant trees:** Section 8 B.1 of the Specific Plan requires that the Director or his or her designee find that 1) it is necessary to remove the Native or Significant Tree because its continued existence at that location prevents the reasonable development of the subject property; and 2) the removal of the Native or Significant Tree would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated to the satisfaction of the Department of City Planning.

Per the Tree Report prepared by Steve Marshall, Consulting Arborist #WE8830A, there are no Protected Trees, as defined by Protected Tree Ordinance No. 177,404, located on or adjacent to the subject site. In total, 11 non-protected trees were inventoried of which six (6) are considered Significant Trees as defined by the Mount Washington-Glassell Park Specific Plan. Out of the six (6) Significant Trees, three (3) are located on the subject site, and the other three (3) are located off site. Two (2) Significant Trees identified as a Laurel Sumac (*Malosma laurina*) and a Toyon (*Heteromeles arbutifolia*), respectively, Tree A and D in the Tree Report, are proposed to be removed and replaced with a 15-gallon or larger, specimen, measuring one inch or more in diameter at the point one foot above the base, and not less than seven feet in height, measured from the base. The third Significant Tree on site identified as a Laurel Sumac (*Malosma laurina*), or Tree J in the Tree Report, will be retained, as conditioned.

The removal of Tree A and D is necessary as its continued existence at that location prevents the reasonable development of the subject property. The applicant has been conditioned to provide a revised Exhibit A which demonstrates a tree replacement planting of Tree A and D. Therefore, the project complies with Section 8 of the Specific Plan.

- g. **The architectural design elements of the front and rear building elevations vary from the adjacent buildings:** The Mount Washington-Glassell Park Specific Plan requires variation of design including façade articulation and design of differing materials, architectural details and location of windows, doors, columns, and balconies. It promotes facades that modulate with offsets or curves, insets and use of a variety of roof treatments, including roof type, shape and pitch and that such variation distinguishes new development from homes on either side. The architectural plans attached to the subject file indicate that the architectural design elements will vary from, but

be compatible with, the adjacent buildings based on the requirements of Section 8 for single-family design variation outlined in the Specific Plan.

The proposed project is designed in a contemporary architectural style that incorporates cedar pickets and cement board design elements. The proposed project is designed to work with the contour of the slope such that the rear of building angles to follow the slope. One story is proposed at the street level and another story is proposed below the street level to result in less massing along the street frontage. The front façade is a single story that follows the angle of the street. The front entry will consist of a front wooded door that is entered through a garden court which is set back from the front façade. The rear façade is angled to follow the topography further integrating the building into the landscape. The mass is reduced at the rear south corner by a large integrated balcony.

There is one existing building immediately adjacent to the site which has a flat roof and is reminiscent of a bungalow or cabin type house with many windows that was built in the 1950s. The other lot immediately adjacent to the site along Frontenac Avenue is currently vacant. As proposed, the architectural design elements are in conformance with the Design Variation standards contained in Section 8-C of the Specific Plan.

10. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the project has been determined to be exempt from CEQA pursuant to State CEQA Guidelines, Section 15303, Class 3, for one single-family dwelling in a residential zone, and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 applies. The subject project proposes to construct a 2,736 square foot, two-story single family dwelling with an attached two-car garage on a vacant down-sloping hillside parcel within the Mount Washington-Glassell Park Specific Plan.

The subject property is located within a Hillside Area, an Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, a Special Grading Area, and 1.86 kilometers from the Raymond Fault Zone. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City's Landform Grading Manual (see attached Regulatory Compliance Measures). These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. However, there are currently four active cases going through

the entitlements process located at 424 and 430 West Avenue 45 and West 457 W Rainbow Avenue located approximately 750 linear feet from the project site. As mentioned, the project proposes to construct a 2,736 square foot, two-story single family dwelling with an attached two-car garage on a vacant down-sloping hillside parcel in an area zoned and designated for Low Residential land uses. All adjacent lots are developed with single-family dwellings, vacant land and open space, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.38:1 on a site that is permitted to have a maximum FAR of 0.46:1.

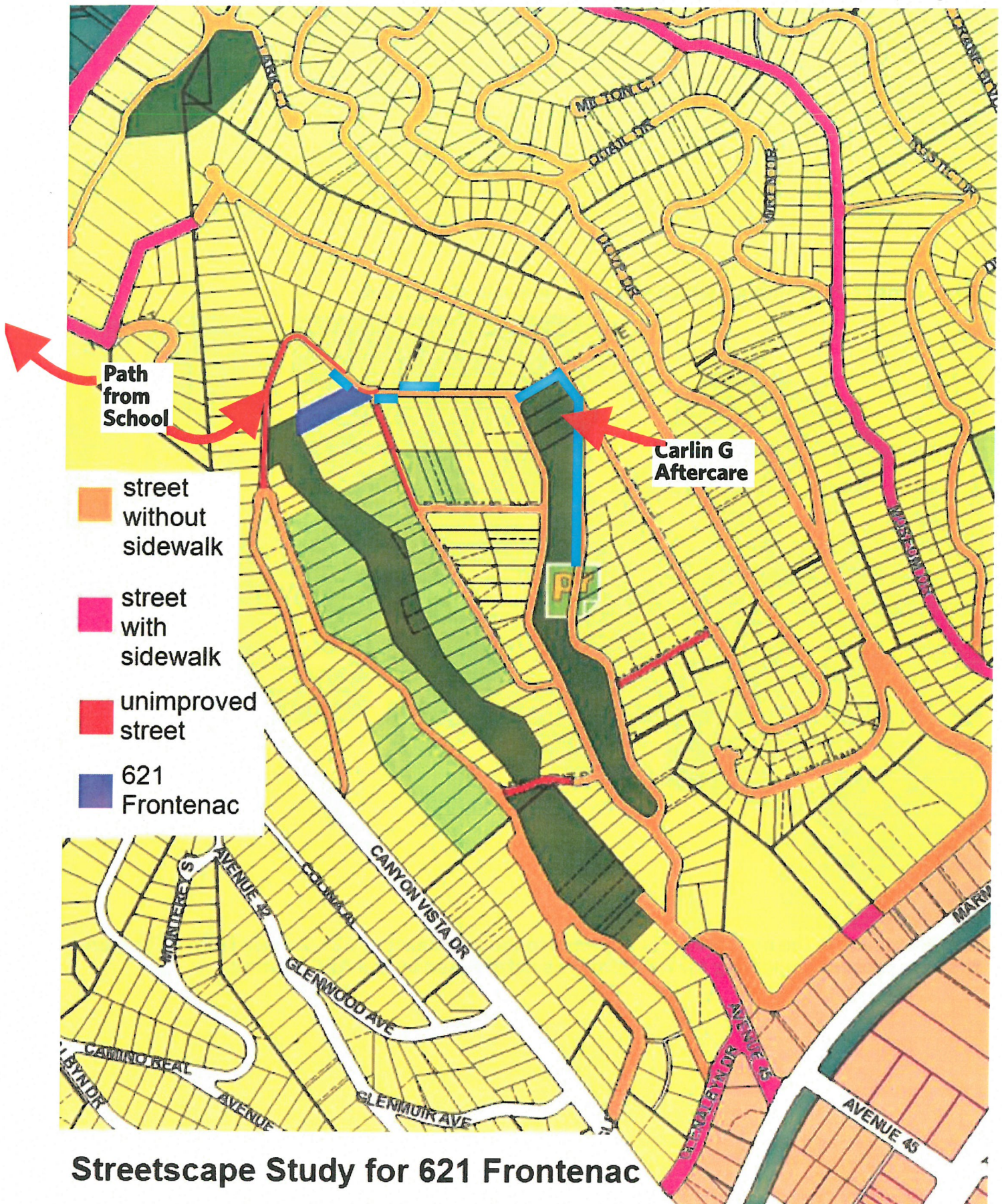
The project proposes to construct a 2,736 square foot single-family dwelling with a proposed front yard setback of five feet on a 7,129 square-foot lot and proposes a building height of 23 feet 10 inches which is not unusual for the vicinity of the subject site and is similar in scope to other existing Low Residential in the area. Thus, there are no unusual circumstances, which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park and is located approximately 30 miles west of the subject site. Therefore the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FLOOD HAZARD

10. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of the flood zone.

EXHIBIT D Correction of Sidewalks + Streets

Blue line = ()ted Existing + Proposed Sidewalks
Red line = Un-permitted substandard paving



Streetscape Study for 621 Frontenac

Note: As observed by Maya Zaitzevsky in her determination and then affirmed in APC hearing on 617 Frontenac this path being cobbled together is vital for kids walking down Frontenac to Carlin G for aftercare. The sidewalk is continuous down San Rafael and Rome off of this map.

EXHIBIT D.1- Sidewalk Omissions

621 Frontenac **617 Frontenac**

View across 629 Frontenac which will have sidewalk along front



629 Frontenac is the next property adjacent to the southeast of 621, 2 down from 617, where they are presently applying for a B-Permit as determined by the APC hearing.

EXHIBIT D.2- Sidewalk Omissions



635 Frontenac is the next property adjacent to the southeast of 629, with sidewalk

EXHIBIT D.3- Sidewalk Omissions

621
Frontenac



Crossing Street to 638 and 644 Frontenac the existing sidewalk continues as shown.

Due to the heavy concentration of kids walking here at 2:45 every school-day afternoon and the limited parking along the street these "islands" of intermittent sidewalks create refuge for stepping off the street safely, avoiding oncoming cars that otherwise are dangerous due to the blind curve at street's end, directly in front of the subject property at 621 Frontenac.

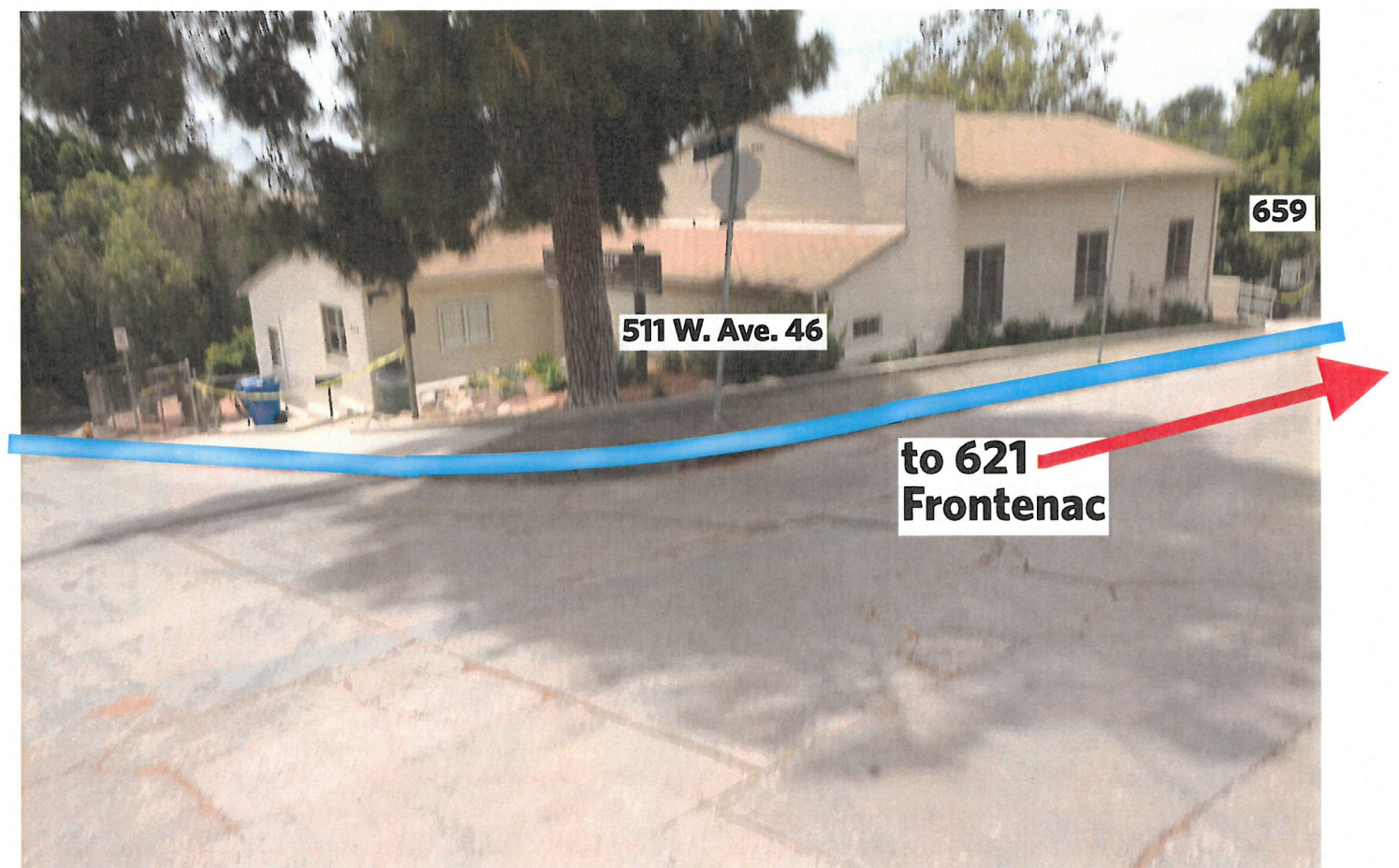
The intention of the city's plan for incremental street improvement is to require private developers to "build out" this system as a cost of development in these unimproved areas. This new development is the only manner in which safety is being amplified in the community. And on the other hand, this is how hazards are being aggravated when prospective projects attempt to skirt these responsibilities. The cost argument against doing so is feeble, as these discounts are inherent in the discounted land price at purchase based on lack of same improvements.

EXHIBIT D.4- Sidewalk Omissions

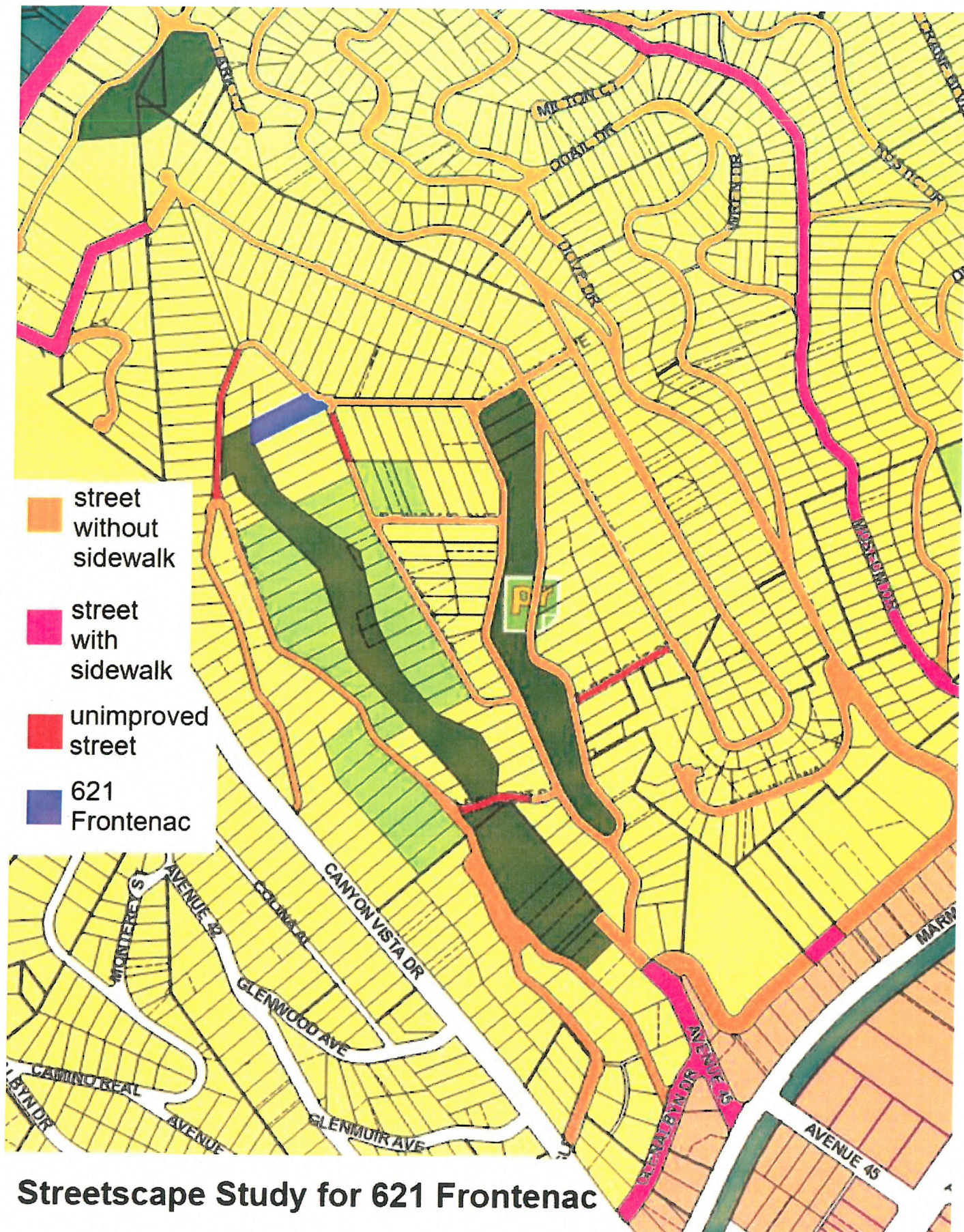


Looking further down to 511 W. Avenue 46, the Carlin G center, across street from 659 Frontenac. The existing sidewalk continues as shown.

EXHIBIT D.5- Sidewalk Omissions



Sidewalk at Carlin G



Streetscape Study for 621 Frontenac



Christina Toy <christina.toy-lee@lacity.org>

Fwd: Exhibit E Omitted Sidewalks

1 message

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

To: Bobby Rees <bobby@reesstudio.com>, Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>

Bcc: christina.toy-lee@lacity.org

Hi All,

My apologies for the multiple emails. I have another email from Padraic. Thank you.

----- Forwarded message -----

From: **Padraic Cassidy** <padraic@padraiccassidy.com>

Date: Tue, Jun 2, 2020 at 1:18 PM

Subject: Exhibit E Omitted Sidewalks

To: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Hi Nashya,

I just now noticed the applicants plan misrepresenting the prevalence of sidewalks along our street. Please also post this clarification and pass on to the zoning administrator. This attempt to information is disturbing.

Thanks

Padraic

Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
t. 626.441.8881 c. 323.394.6618



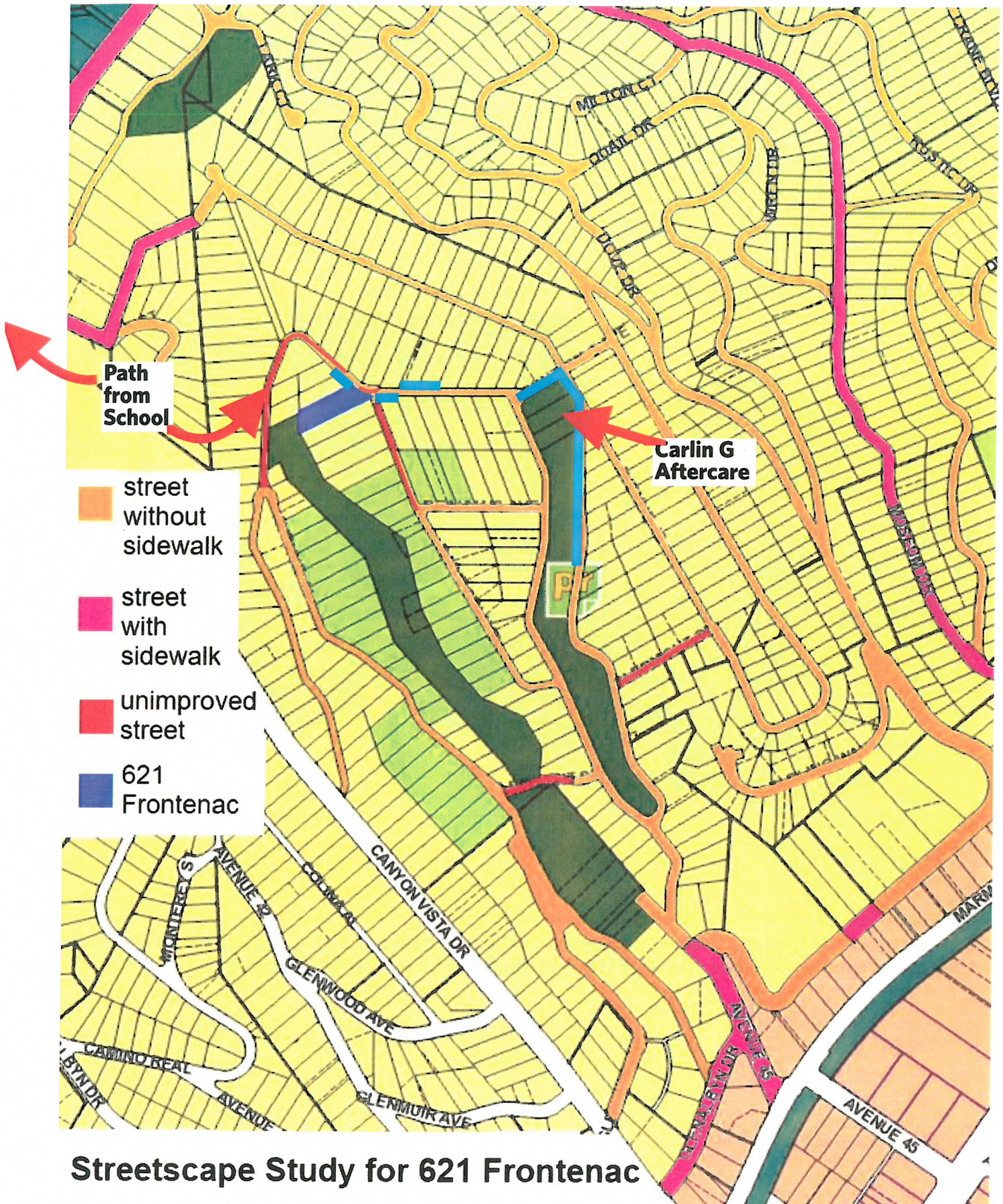
Nashya Sadono-Jensen
City Planning Assistant
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1363



EXHIBIT E- SIDEWALK SLIDE erroneous info .pdf
4411K

EXHIBIT E Correction of Sidewalks + Streets

Blue line = Permitted Existing + Proposed Sidewalks
Red line = Un-permitted substandard paving



Streetscape Study for 621 Frontenac

Note: As observed by Maya Zaitzevsky in her determination and then affirmed in APC hearing on 617 Frontenac this path being cobbled together is vital for kids walking down Frontenac to Carlin G for aftercare. The sidewalk is continuous down San Rafael and Rome off of this map.

EXHIBIT E.1- Sidewalk Omissions

621
Frontenac

617
Frontenac

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**621
Frontenac**



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Due to the heavy concentration of kids walking here at 2:45 every school-day afternoon and the limited parking along the street these "islands" of intermittent sidewalks create refuge for stepping off the street safely, avoiding oncoming cars that otherwise are dangerous due to the blind curve at street's end, directly in front of the subject property at 621 Frontenac.

The intention of the city's plan for incremental street improvement is to require private developers to "build out" this system as a cost of development in these unimproved areas. This new development is the only manner in which safety is being amplified in the community. And on the other hand, this is how hazards are being aggravated when prospective projects attempt to skirt these responsibilities.

The cost argument against doing so is feeble, as these discounts are inherent in the discounted land price at purchase based on lack of same improvements.



511 W. Ave. 46

Looking further down to 511 W. Avenue 46, the Carlin G center, across street from 659 Frontenac. The existing sidewalk continues as shown.



Sidewalk at Carlin G



Christina Toy <christina.toy-lee@lacity.org>

Fwd: Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue

3 messages

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Thu, Jun 4, 2020 at 10:12 AM

To: Bobby Rees <bobby@reesstudio.com>, Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Hello All,

Another email from public speakers for today's hearing. Thank you!

----- Forwarded message -----

From: **Kwon, Gina** <Gina.Kwon@searchlightpictures.com>

Date: Thu, Jun 4, 2020, 9:41 AM

Subject: Case No: ZA-2019-4701-ZAD-SPP / 621 East Frontenac Avenue

To: nashya.sadono-jensen@lacity.org <nashya.sadono-jensen@lacity.org>

Cc: Padraic Cassidy <padraiccassidy@sbcglobal.net>, Michele Girard <anahata@sbcglobal.net>, petagreepets@earthlink.net <petagreepets@earthlink.net>, mburgos@apa-agency.com <mburgos@apa-agency.com>, alyragrace@me.com <alyragrace@me.com>, sashadhall@gmail.com <sashadhall@gmail.com>, sdietrich@earthlink.net <sdietrich@earthlink.net>, carmela575@gmail.com <carmela575@gmail.com>

I would like to submit, on behalf of 12 residents on the direct block of the proposed building project at 621 East Frontenac Avenue, the follow petition to the applicant and to the City, attached here.

I'll be speaking at today's hearing at 11 AM by phone, and will request to officially submit this letter.

Residents who have signed are cc'ed here, with exception of a couple residents who do not have email addresses.

Thanks,

Gina Kwon

620 Frontenac

Frontenac Resident Opposing Letter with 12 signatures.pdf
8340K
Bobby Rees <bobby@reesstudio.com>

Thu, Jun 4, 2020 at 10:54 AM

To: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Cc: Bobby Rees <bobby@reesstudio.com>, Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Nashya, I am on the call but do not hear anyone even though 12 other people should be on the call. When I try to unmute myself, I get a message stating that I have been muted by the meeting host.

Bobby Rees

LEED AP

REES STUDIO architecture

www.REESSTUDIO.com

310.396.2921/O

310.701.2921/M

Please respond to this email by writing in all caps and using Comic Sans typeface.

[Quoted text hidden]

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

To: Bobby Rees <bobby@reesstudio.com>

Cc: Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>, Christina Toy <christina.toy-lee@lacity.org>

Hi Bobby,

No one is speaking yet at the moment. You're good!

[Quoted text hidden]

**Nashya Sadono-Jensen**

City Planning Assistant

Los Angeles City Planning

200 N. Spring St., Room 621

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1363



June 2, 2020

Dear Office of Zoning Administration
City of Los Angeles
Attn: Associate Zoning Administrator
Case No: ZA-2019-4701-ZAD-SPP
CEQA No: ENV-2019-4702-CE

As residents of Frontenac Avenue, who will be most directly affected by the proposed single-family dwelling at 621 East Frontenac Avenue, we would like to express our support of the project, but aren't able to based on its taking of public property and failure to improve the street, and request that the Office of Zoning Administration please enforce the determination made by the East Los Angeles Area Planning Commission, in a letter dated January 29, 2020, pertaining to the adjacent lot & proposed project at 617 East Frontenac Avenue:

1) To require an eight foot dedication and the construction of a curb, gutter and sidewalk and street improvement to the satisfaction of the City Engineer. There is no justifiable reason to set a dangerous precedent for future development on the street by allowing 621 East Frontenac to skirt requirements which were enforced at the hearing on January 22, 2020, with Maya Zaitzevsky, the City Attorney, and representatives from Gil Cedillo's office present, on its direct neighbor to the northwest at 617 Frontenac Avenue.

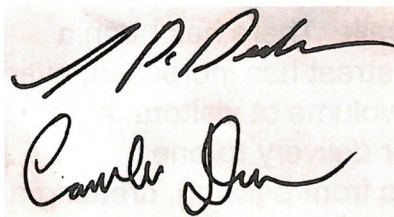
As residents who live directly on the same block on Frontenac, we deal with chronic congestion, in which the narrow streets provide dangerous conditions for drivers and pedestrians daily. There is a constant flow of neighbors walking, with their dogs, with young children, because there is a path which cuts from the end of Frontenac Avenue (which is a dead end street), up to Rome Court to the top of Mount Washington where it is pleasant to walk. There has been a significant increase in car traffic as the density on the street has increased, even prior to COVID 19 quarantines, because of increased volume of visitors, and deliveries of food & packages. When there is a courier delivery to one household on the street, it effectively blocks any traffic from passing, creating a dangerous situation should there be an emergency which would require a fire truck or ambulance to pass (or even a car, which cannot pass given the width of the street). There are patches of sidewalks on Frontenac Avenue, which allow pedestrians, especially those with young children, to step out of the road and

allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

2) To create a legal, safe road as approved by the City through a B-Permit process – as currently 617 Frontenac is being required to do. We live in a High Fire Hazard Zone, and as neighbors we are extremely aware of the threat of fire, which if it swept up the canyon along Rainbow Avenue, would quickly engulf the homes here. The existing pavement and street in front of 626 were not done by permit and therefore cannot be relied up to be legal and safe, especially for the heavy load of emergency vehicles. It is the responsibility of the new construction project to improve to the centerline for the street, and to create a legal, safe road as approved by the City through a B-Permit process.

We welcome Meghan Daum to build on our street, and to become a part of our active & engaged group of neighbors. But we are aligned in our point of view that new construction needs to incrementally improve the street, according to the codes, regardless of the financial impact. It would set a dangerous precedent if 621 East Frontenac avoids the requirements imposed on its neighbor 617 Frontenac, which was the result of our collective hard work & vigilance using the various hearing & appeals processes. We will continue to insist on these improvements but would appreciate if the applicant, especially given that she is intending to live here, would recognize that it would save a lot of time and energy if they could make adjustments at this stage and enable us to support their whole project.

Thank you,

The image shows two handwritten signatures in black ink. The top signature is 'Steve Dietrich' and the bottom signature is 'Carmela Dietrich'. Both are written in a cursive, flowing style.

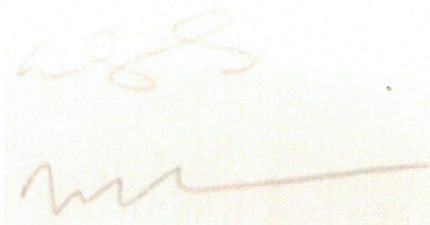
Steve and Carmela Dietrich
546 Frontenac

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Thank you,

The image shows two handwritten signatures in brown ink on a light-colored background. The top signature is a cursive-style name, likely 'Alyra Lennox'. The bottom signature is a more stylized, horizontal cursive name, likely 'Max Burgos'.

Alyra Lennox & Max Burgos
659 Frontenac

allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

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Thank you,

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

Gina Kwon
620 Frontenac

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Thank you,

A handwritten signature in black ink, appearing to read 'P. Cassidy', written in a cursive style.

Padraic Cassidy
620 Frontenac

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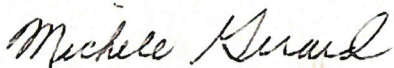
Arline DeSanctis
630 Frontenac Avenue
Los Angeles, CA 90065

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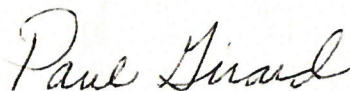
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Thank you,



Michele Girard



Paul Girard

496 Rainbow Avenue LA CA 90065 3232217822

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Thank you,

A handwritten signature in black ink, appearing to read 'Dina DeSanctis', with a long, sweeping horizontal line extending to the right.

Dina DeSanctis
630 Frontenac Avenue
Los Angeles, CA 90065



allow cars and trucks to pass, which greatly increases the safety of everyone on a daily basis – it is the minimum duty of the City to enforce the building of sidewalks in Mount Washington with new construction wherever possible, to increase the safety of our residents. It is an inherent cost of building here in our neighborhood.

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We welcome Meghan Daum to build on our street, and to become a part of our active & engaged group of neighbors. But we are aligned in our point of view that new construction needs to incrementally improve the street, according to the codes, regardless of the financial impact. It would set a dangerous precedent if 621 East Frontenac avoids the requirements imposed on its neighbor 617 Frontenac, which was the result of our collective hard work & vigilance using the various hearing & appeals processes. We will continue to insist on these improvements but would appreciate if the applicant, especially given that she is intending to live here, would recognize that it would save a lot of time and energy if they could make adjustments at this stage and enable us to support their whole project.

Thank you,




Phil DeSanctis
630 Frontenac Avenue
Los Angeles, CA 90065

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Thank you,

x: 
(SASHA DHALL)

Sasha Dhall
616 Frontenac



Christina Toy <christina.toy-lee@lacity.org>

Fwd: 621 Frontenac: Exhibit D (not E)

2 messages

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

To: Bobby Rees <bobby@reesstudio.com>, Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>

Bcc: christina.toy-lee@lacity.org

Hi All,

Attached is an additional Exhibit submitted by Padraic Cassidy for Thursday's ZA hearing. Thank you.

----- Forwarded message -----

From: **Padraic Cassidy** <padraic@padraiccassidy.com>

Date: Tue, Jun 2, 2020 at 3:19 PM

Subject: 621 Frontenac: Exhibit D (not E)

To: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Hi Nashya

Ive corrected the perviously sent document- to should be Exhibit D.

For the Zoning administrator an upload it is attached here:

Thanks

Padraic

Padraic Cassidy Architect
1003 Diamond Avenue #202
South Pasadena CA 91030
t. 626.441.8881 c. 323.394.6618



Nashya Sadono-Jensen
City Planning Assistant
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1363



EXHIBIT D- SIDEWALK SLIDE erroneous info copy.pdf
4717K

Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

To: Christina Toy <christina.toy-lee@lacity.org>

Thu, Jun 4, 2020 at 7:35 AM

Hi Christina,

An email I received from the applicant for today's Item #5 in response to one of Padraic's comments/emails.

Thanks!

----- Forwarded message -----

From: **Bobby Rees** <bobby@reesstudio.com>

Date: Thu, Jun 4, 2020, 6:56 AM

Subject: Re: 621 Frontenac: Exhibit D (not E)

To: Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Cc: Meghan Daum <mdaum213@gmail.com>, Zenji Oguri <zenji@reesstudio.com>

Hi Nashya,

We searched through emails and didn't find a letter from the Neighborhood Council. Since we're all working from home, Zenji ran into the office to see if he could find a hard copy but didn't find one.

We have been quite busy over the last few days, but I wanted to respond to the information that we received late on Tuesday from Padraic. Some additional graphics are attached to this email for this purpose. I realize that the hearing is this morning, but I'm really hoping that this can be included since we had so little time to respond to his latest document.

Thanks,

Bobby

Bobby Rees

LEED AP

REES STUDIO architecture

www.REESSTUDIO.com

310.396.2921/O

6/9/2020

City of Los Angeles Mail - Fwd: 621 Frontenac: Exhibit D (not E)

310.701.2921/M

Please respond to this email by writing in all caps and using Comic Sans typeface.

On Wed, Jun 3, 2020 at 12:16 PM Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org> wrote:
Hi Bobby,

Did you receive a Neighborhood Council letter? Do you mind sending me a copy if you have it?

On Tue, Jun 2, 2020, 6:59 PM Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org> wrote:
Hi Bobby,

You can send me what you have and I can upload it to the shared folder. Thanks!

On Tue, Jun 2, 2020, 6:51 PM Bobby Rees <bobby@reesstudio.com> wrote:

Hi Nashya, I would like to have the option of responding to Padraic's latest exhibit with an exhibit of our own. I assume that would be possible since we received his at such a late date, but please confirm.

Thanks,

Bobby

Bobby Rees

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www.REESSTUDIO.com

310.396.2921/O

310.701.2921/M

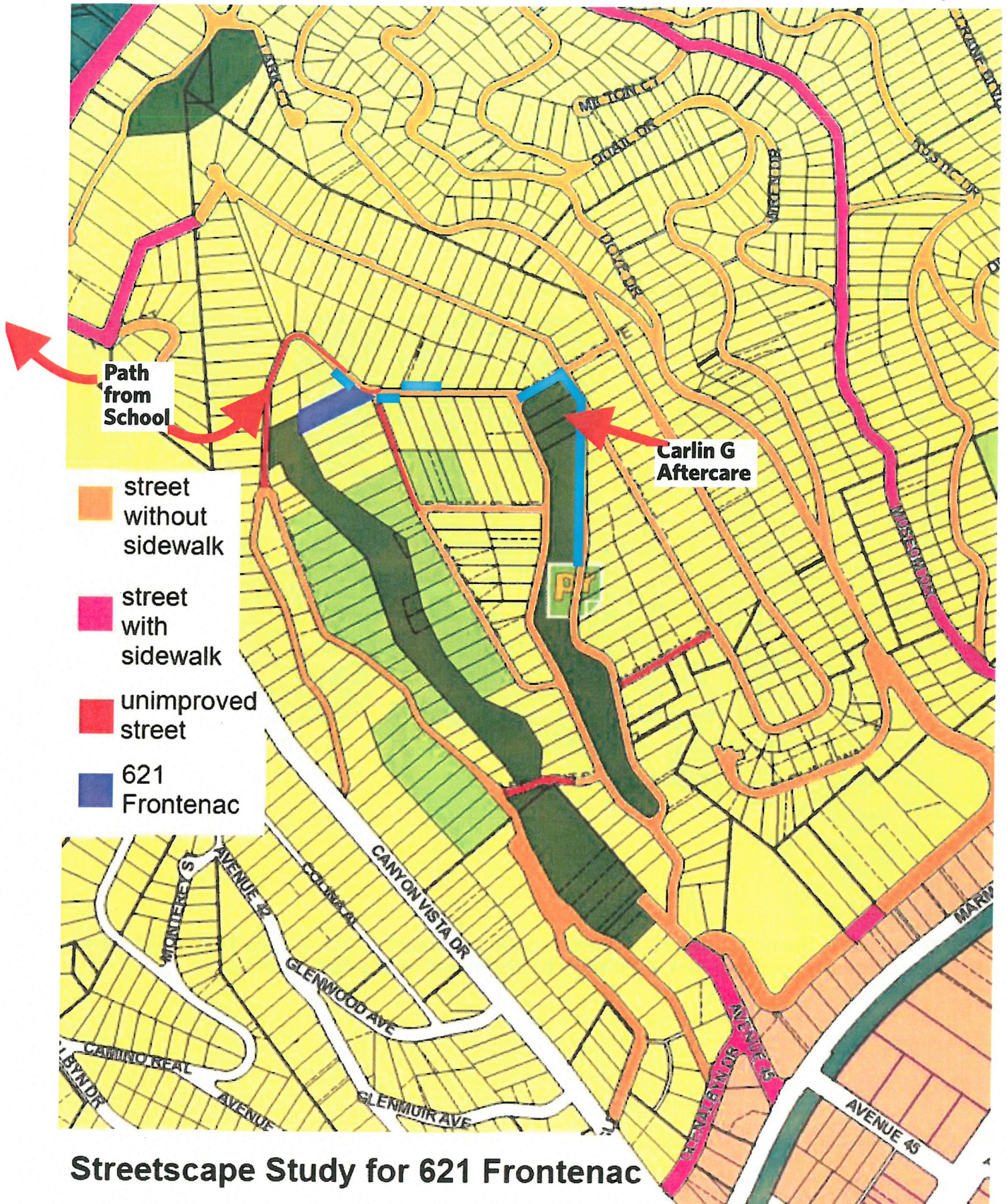
Please respond to this email by writing in all caps and using Comic Sans typeface.

[Quoted text hidden]

 **621 Frontenac Additional Exhibit - Rees Studio.pdf**
5426K

EXHIBIT D Correction of Sidewalks + Streets

— = Fitted Existing + Proposed Sidewalks
— = Un-permitted substandard paving



Streetscape Study for 621 Frontenac

Note: As observed by Maya Zaitzevsky in her determination and then affirmed in APC hearing on 617 Frontenac this path being cobbled together is vital for kids walking down Frontenac to Carlin G for aftercare. The sidewalk is continuous down San Rafael and Rome off of this map.

EXHIBIT D.1- Sidewalk Omissions

**621
Frontenac**

**617
Frontenac**

View across 629 Frontenac which will have sidewalk along front



629 Frontenac is the next property adjacent to the southeast of 621, 2 down from 617, where they are presently applying for a B-Permit as determined by the APC hearing.

EXHIBIT D.2- Sidewalk Omissions



635 Frontenac is the next property adjacent to the southeast of 629, with sidewalk

EXHIBIT D.3- Sidewalk Omissions

621
Frontenac



Crossing Street to 638 and 644 Frontenac the existing sidewalk continues as shown.

Due to the heavy concentration of kids walking here at 2:45 every school-day afternoon and the limited parking along the street these "islands" of intermittent sidewalks create refuge for stepping off the street safely, avoiding oncoming cars that otherwise are dangerous due to the blind curve at street's end, directly in front of the subject property at 621 Frontenac.

The intention of the city's plan for incremental street improvement is to require private developers to "build out" this system as a cost of development in these unimproved areas. This new development is the only manner in which safety is being amplified in the community. And on the other hand, this is how hazards are being aggravated when prospective projects attempt to skirt these responsibilities.

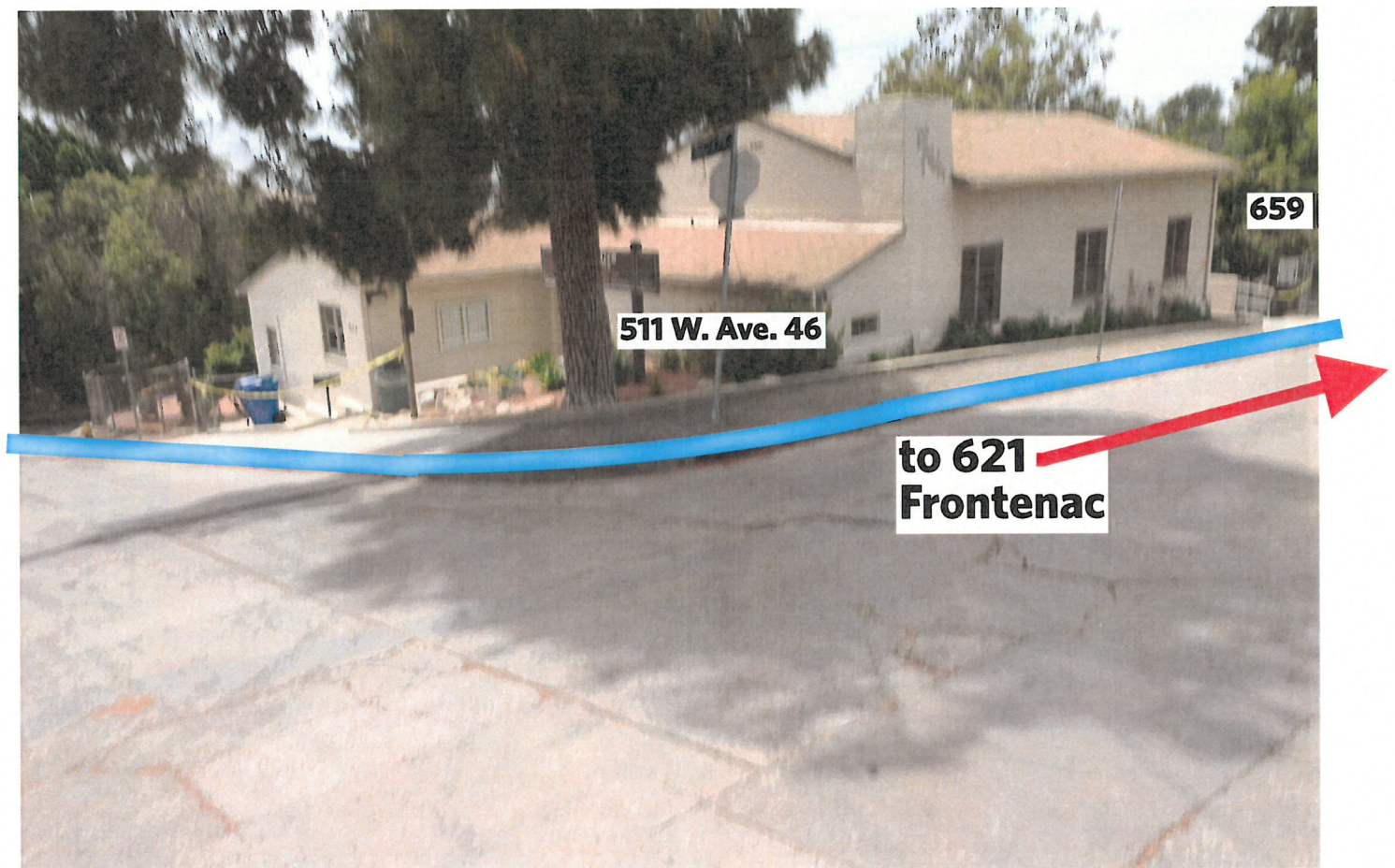
The cost argument against doing so is feeble, as these discounts are inherent in the discounted land price at purchase based on lack of same improvements.

EXHIBIT D.4- Sidewalk Omissions



Looking further down to 511 W. Avenue 46, the Carlin G center, across street from 659 Frontenac. The existing sidewalk continues as shown.

EXHIBIT D.5- Sidewalk Omissions



Sidewalk at Carlin G

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety

Address 621 E FRONTENAC AVE District map 148-5A223 APN 5465008014
Tract LE MOYNE TERRACES TRACT Block Lot 230
NO. 2

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))

Street Name (1) FRONTENAC AVE
R/W width 28' Roadway width: 20' Plan Index P-37032

☐ Lot fronts on a standard hillside limited street (R/W \geq 36' AND Rdwy \geq 28')
☒ Lot fronts on a substandard hillside limited street Dedication required? ☐ No ☒ Yes - width 4'

Street Name (2) _____
R/W width _____ Roadway width: _____ Plan Index _____

☐ Lot fronts on a standard hillside limited street (R/W \geq 36' AND Rdwy \geq 28')
☐ Lot fronts on a substandard hillside limited street Dedication required? ☒ No ☐ Yes - width _____

Street Name (3) _____
R/W width _____ Roadway width: _____ Plan Index _____

☐ Lot fronts on a standard hillside limited street (R/W \geq 36' AND Rdwy \geq 28')
☐ Lot fronts on a substandard hillside limited street Dedication required? ☒ No ☐ Yes - width _____

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☐ No

2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))

☐ Yes— A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit

☒ No

3. Is the CPR at least 22 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))

☐ Yes

☒ No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))

Lot located within 200 feet of available sewer mainline:

☐ Use existing wye and permit ☒ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)

Lot located greater than 200 feet from an available sewer mainline:

☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form:

PAGE 1 of 3

Sign Elaine Lei Print name Elaine Lei

Date: 6/5/19 Phone (213) 482-7045 Location Central

Font: A A +	A
621 E FRONTENAC AVE	921 E FRONTENAC AVE
Address	90008
ZIP Code	148-54223 160
Parcel Number	0 488 1 sq ft
Parcel Area (Calculated)	PAGE 565 - GRID A4
Thomas Brothers Grid	545008014
Assessor's Parcel No. (APN)	LE MOYNE TERRACES
Tract	TRACT NO. 2
Map Reference	M B 9-119/116
Block	None
Lot	230
Address (Lot Out Reference)	None
Map Sheet	145-54223
Jurisdictional	
Planning and Zoning	
Assessor	
Case Numbers	
Citywide/Code Amendment Cases	
Additional	
Seismic Hazards	
Economic Development Areas	
Housing	
Public Safety	

Background Map Display Layer

- ☐ Generalized Zoning
- ☐ General Plan Land Use
- ☐ 500 Ft. School/Park Zone
- ☐ LAMC Section 85.02 (Vehicle Dwelling)

Measure Tool

Length in:
Feet: 20.125
Miles: 0.004



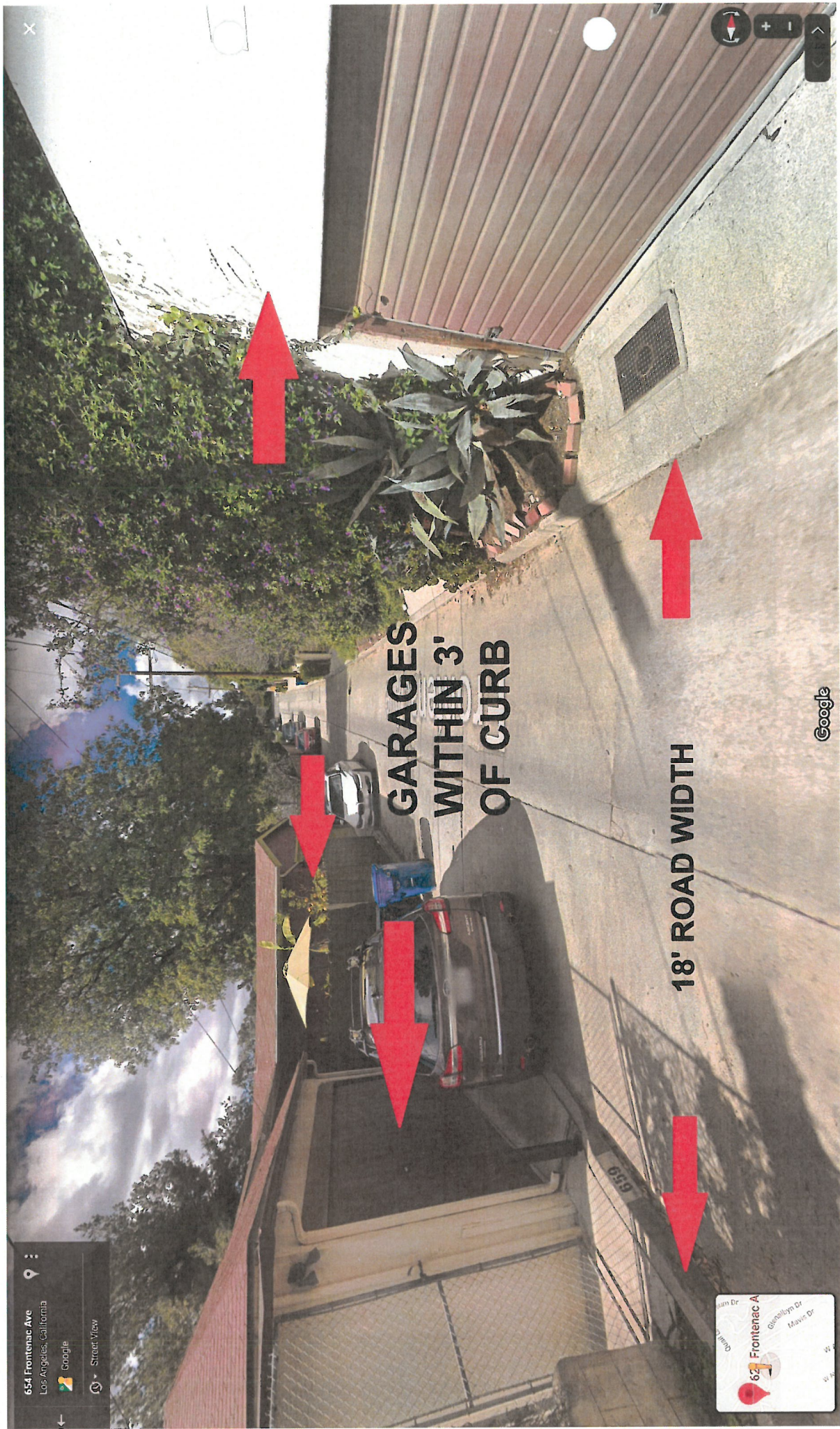




600 Fremont Ave
Los Angeles, California
Google
Street View









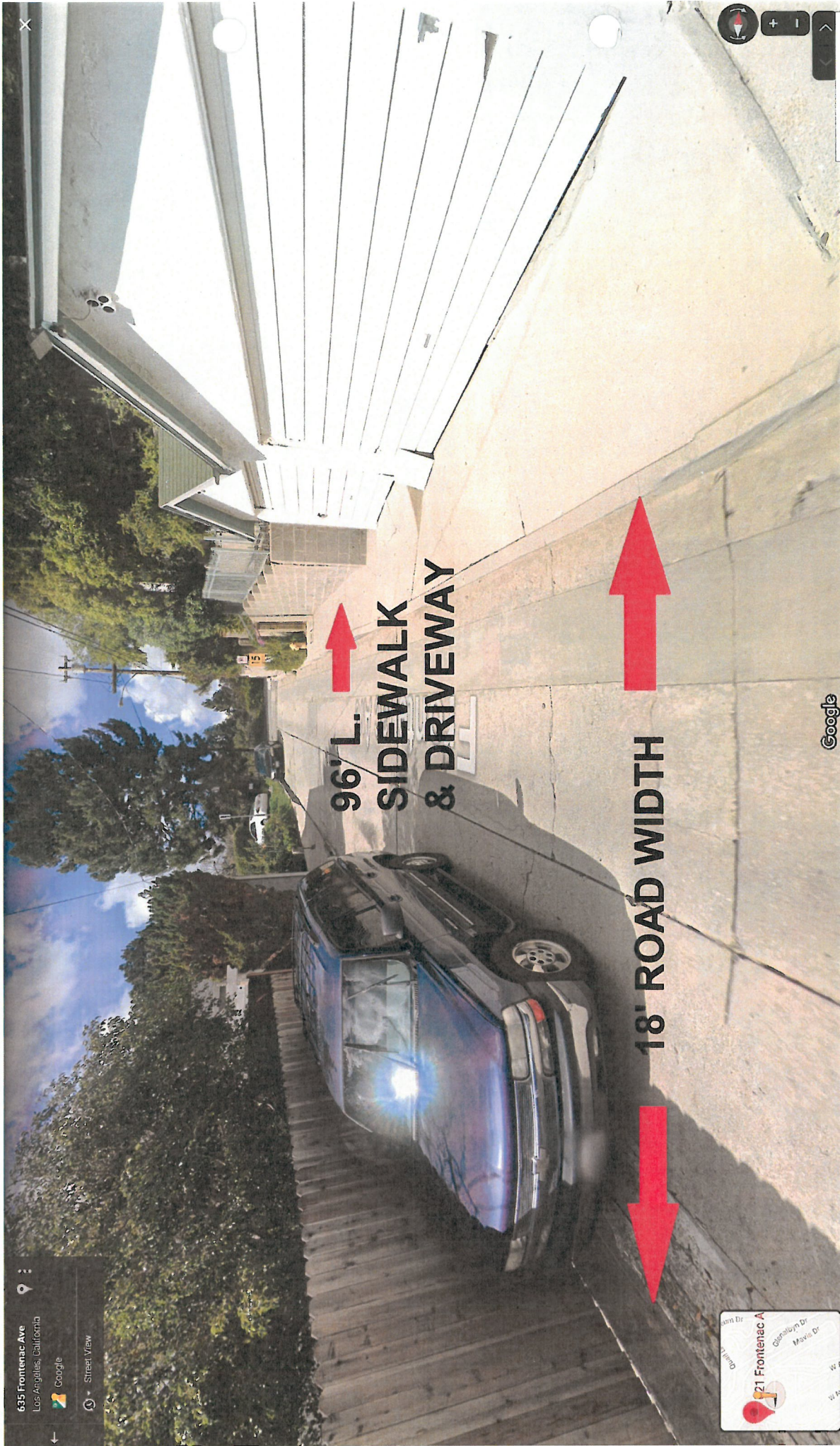
644 Fontenac Ave
Los Angeles, California



Street View



Google



96' L.
SIDEWALK
& DRIVEWAY

18' ROAD WIDTH

635 Frontenac Ave
Los Angeles, California

Google
Street View



Google



