

**SILVER LAKE
NEIGHBORHOOD
COUNCIL
OFFICERS**

Roberto Haraldson
Jason Lyon
CO-CHAIRS
Michael Locke
VICE-CHAIR
Laura Dwan
TREASURER
Gena Nason
SECRETARY

**CITY OF LOS ANGELES
CALIFORNIA**

Silver Lake
Neighborhood Council



El Consejo Vecinal
Silver Lake

**SILVER LAKE
NEIGHBORHOOD
COUNCIL**

2898 Rowena Avenue, Suite
101
Los Angeles, CA. 90039

www.silverlakenc.org

TELEPHONE: (323) 661-
SLNC (7562)
AX: (323) 661-7564

Date: 2-3 09 -1
Submitted in PLUM Committee
Council File No: 09-0082
Item No.: 7
Deputy: B. GRANES

September 21, 2005

Councilmember Eric Garcetti
200 N Spring St, Room 470
Los Angeles, CA 90012

RE: Semi-Tropical Spiritualists' Garden Lots – proposed development

Dear Councilmember Garcetti:

The SLNC – Urban Design & Preservation Advisory Committee (UD&PAC) is in opposition to any development on the Semi-Tropical Spiritualists' Garden Lots that calls for massive grading or re-engineering of the hillside and construction of extensive retaining walls. The character of the community is homes built in compliance with the existing slope of the hillsides; contrary to a complete reshaping of the slope to make it easier to build.

The lots are an exceptional natural resource in a neighborhood divided by, and defined by the 2 and 5 Freeways. The site has the potential to link Silver Lake via the Red Car Property with Elysian Park, as identified in the 2003 study, "Connect the Parks... *Connecting Communities*". It is an integral part of the "Rim of the Valley" Trail Corridor which follows the equestrian trail easement in the Silver Lake Echo Park Elysian Valley Community Plan. The property has exceptional heritage coast live oak and California black walnut woodland.

The proposed development is not consistent with the development pattern of the community, where smaller homes have been built following the natural topography of the hillsides. The extent of grading which the developer will use to create flat pads for houses may serve to

destabilize an already precarious hillside. Portions of the area were used as a deposit site for landfill during the construction of the 2 and 5 Freeways. The City of Los Angeles has already abandoned an adjacent portion of El Moran Street which has eroded beyond repair.

From a strictly Silver Lake perspective, the hillside in question directly faces the Corralitas Red Car Neighborhood. The proposed development will destroy a natural view from our Silver Lake stakeholders' homes. It will also create a concrete and stucco bowl, reflecting and magnifying the already considerable noise level from the 2 and 5 Freeways back at the Silver Lake neighborhood.

The amount of earth moving to create flat pads and a private road will set precedent for such inappropriate future development and redevelopment of older neighborhoods. We express our strong concerns regarding the cumulative effect on adjacent neighborhoods of wrongly planned and designed development. And this creates a precedent which we are not in support of. It looks like another Hathaway Hill, where 80 feet was chopped off the top of the hillside to create flat pads.

Such approach for a new development would be appropriate for lots with leveled topography and within areas without established architectural flare, but not in Echo Park or Silver Lake where one of our superior challenges and responsibilities is to preserve and enhance the existing environment. The proposed development is neither a good preservation of existing value, nor it is an enhancement for our neighborhoods. On the contrary – it is an insult!

This proposal is not good land use, it is land abuse. We urge you to oppose any development of the Semi-Tropical Spiritualists' Lots that includes extensive grading and re-engineering of the existing slope and extensive retaining walls.

Respectfully,

Elizabeth Bougart-Sharkov
SLNC Gov. Board Member
Chair SLNC-UD&PAC

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
Room 395
Los Angeles, Ca. 90012

RE: CF-09-0082
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 3, 2009

Mr. Reyes:

“To acquire, operate and maintain camp grounds in the County of Los Angeles, State of California and to hold meetings to be devoted to the maintenance and spreading of the religion of Modern Spiritualism, its philosophy and its phenomena.” Taken from the Articles of Incorporation of the Semi-Tropic Spiritualists Association registered on the 20th of July, in the year of 1905.

Granted the original members of the Semi-Tropic Spiritualists Association are long gone, but the integrity and intent of this association have stood for over 103 years.

Today you will hear about grading, the urban wildlife, significant, and native trees. Allow me to envision of what could be.

Positioned between two Clifford Street School and Allesandro Elementary, and without greenery on their playgrounds these young students could only benefit greatly.

I can assure this committee that it's not the “Not in my backyard” stance that we take, but simply knowing what could be lost forever.

Our position has been, “Come experience The Hill.” Note the wonderful trees, the abundance of wildlife, the tranquility and to be inspired by its most treasured jewel: The Paul Landacre cabin and grounds.

Paul Landacre's works are valued through the world and even though he passed in 1963, he is still considered America's preeminent wood engraver.

Such works as "Lot Clearing" and "Sultry Day" are incorporated from the Semi-Tropic Spiritualists' Tract.

Deemed a cultural landmark (monument number 839), who could even imagine that such masterpieces could be made from such a humble dwelling.

I re-acquainted myself with a quote from Paul Landacre, "You see art is practiced here along with various other concerns- pruning trees, repairing the roof, watching and feeding wildlife and so on, Of course, other artists live on wooded hillsides too, and so do other people, and it must be conceded that to some of us this kind of environment is not only valuable, but absolutely necessary - a degree of seclusion, the life of growing things awareness that we are part of nature".

Are we not stewards? Don't we have a responsibility to protect our open space and secure our history?

Support the Edwardson, Ortiz , Parisi appeal and deny the zone change.



Cindy Ortiz

6326
Articles of
Incorporation
of the
Semi-Supernaturalist Association

Articles of
Incorporation
of the
Semi-Supernaturalist Association

Dated July 20, 1905

Official Seal
of the
Semi-Supernaturalist Association

WITNESSES
J. J. ...
J. J. ...

CHAS. ...
J. J. ...
J. J. ...

By _____
Deputy Clerk

In witness whereof, I have hereunto set my hand and affixed my
Official Seal, this _____ day of _____
A. D. 1905
_____ do hereby
certify the within to be a full, true and correct copy of Articles of Incorporation of
County of _____ State of _____
I, _____ County Clerk of the
County of _____ State of _____

STUBL & PRATER CO., Stationers, 252 253 E. Folsom St., S. F., Cal.

Articles of Incorporation of the

Social Tropic Spiritualists Association

Know all Men by these Presents:

That we, the undersigned a majority of whom are citizens and residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a CORPORATION under the laws of the State of California.

And we hereby Certify:

FIRST. That the name of said Corporation shall be the Social Tropic Spiritualists Association.

SECOND. That the purposes for which it is formed are:

To acquire, operate, and maintain permanent camp grounds in the County of Los Angeles, State of California, and to hold meetings thereon, such camp grounds and such meetings to be devoted to the maintenance and spreading of the religion of Modern Spiritualism, to philosophy and its phenomena.

To obtain by purchase, gift, bequest or devise, real and personal property, and to donate, sell, mortgage, lease or hypothecate the same, for the purpose of maintaining such camp grounds and meetings.

To lay out, improve, and maintain, camp grounds and meetings, including all necessary or proper buildings and other appurtenances, and to subdivide such grounds and dispose of the same to Spiritualists for permanent or temporary residence.

To hold meetings at such times as may be deemed advisable, and to employ, for such meetings, mediums, lecturers, and musical and other appurtenances, talent, and to sell special privileges and permits for carrying on convenient and proper business or enterprises.

THIRD. That the place where the principal business of said Corporation is to be transacted is The City of Los Angeles, County of Los Angeles, State of California.

FOURTH. That the term for which said Corporation is to exist is

fifty years from and after the date of its incorporation.

In Witness Whereof, we have hereunto set our hands and seals this
20th day of July, A. D. 1905.

Signed and Sealed in the Presence of

- Philip A. B. Kennedy [SEAL]
- Nettie Howell [SEAL]
- Andrew Anderson [SEAL]
- Stephen D. Dye [SEAL]
- A. J. Spink [SEAL]
- Louis Lyons [SEAL]
- S. Augusta Armstrong [SEAL]
- Om. A. McHatten [SEAL]
- [SEAL]
- [SEAL]
- [SEAL]

State of California

County of Los Angeles

On this 20th day of July, in the year A. D. one

thousand nine hundred five

before me, Justice Neubart, a Notary Public in and for said

STATE OF CALIFORNIA,
County of Los Angeles

No. 6376

I, C. G. KEYES, County Clerk and Ex-officio Clerk of the Superior Court,
do hereby certify the foregoing to be a full, true and correct copy of the original

Articles of Incorporation of the
"New Mexico Spiritualists Association"

on file in my office and that I have carefully compared the same with the original.

In Witness Whereof, I have hereunto set my hand and affixed
the seal of the Superior Court this 21st
day of July, 1905

C. G. KEYES, County Clerk.

By *[Signature]*
DEPUTY CLERK.

In Witness Whereof, we have hereto set our hands and seals this twentieth day of July, A. D. 1905

Signed and Sealed in the Presence of

Philip A. B. Kennedy [SEAL]
Nettie Howell [SEAL]
Andrew Anderson [SEAL]
Stephen D. Dye [SEAL]
A. J. Spink [SEAL]
Louis Lyons [SEAL]
S. Angusta Armstrong [SEAL]
M. A. McHatten [SEAL]
[SEAL]
[SEAL]
[SEAL]

State of California }
County of Los Angeles }

On this 20th day of July in the year A. D. one thousand nine hundred five before me, Justine Neubart, a Notary Public in and for said

County, personally appeared Philip A. B. Kennedy, Nettie Howell, Andrew Anderson, Stephen D. Dye, A. J. Spink, Louis Lyons, S. Angusta Armstrong, M. A. McHatten,

known to me to be the person S. whose name S. subscribed to and who executed the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereto set my hand and affixed my official Seal, the day and year last above written.

Notary Seal of Justine Neubart

Justine Neubart
Notary Public in and for the County of Los Angeles

FIFTH. That the number of Directors ~~Five~~ of said Corporation shall be five and that the names and residences of Directors ~~Five~~, who are appointed for the first year, and to serve until the election and qualification of such officers, are as follows, to-wit:

NAMES	WHOSE RESIDENCE IS AT
Philip A. B. Kennedy	Los Angeles, California
Alfred J. Spink	Los Angeles, California
Nettie Howell	Los Angeles, California
Stephen D. Dye	Los Angeles, California
Andrew Anderson	Los Angeles, California

SIXTH. That the amount of the Capital Stock of said Corporation is Twenty five thousand Dollars, and the number of shares into which it is divided is five thousand of the par value of five Dollars each.

SEVENTH. That the amount of said Capital Stock which has been actually subscribed is One hundred and ten Dollars, and the following are the names of the persons by whom the same has been subscribed, to-wit:

NAMES OF SUBSCRIBERS.	NO. OF SHARES.	AMOUNT.
John Hurler	1	5 00
Alfred J. Spink	1	5 00
J. A. Dandridge	1	5 00
J. Johnson	1	5 00
Nettie Howell	1	5 00
Wm. G. Howell	1	5 00
Stephen D. Dye	1	5 00
Beth Dye	1	5 00
R. G. Doyle	1	5 00
D. L. Newcomb	1	5 00
Mrs. Mary C. Klask	1	5 00
Mrs. Minnie Jackson	1	5 00
Louis Lyons	1	5 00
Philip A. B. Kennedy	1	5 00
Andrew Anderson	1	5 00
S. Augusta Armstrong	1	5 00
J. P. J. Morgan	1	5 00
J. Griffin	1	5 00
Mrs. E. J. Griffin	1	5 00
Mrs. M. A. McHatten	1	5 00
Mrs. Mary E. Read	1	5 00
J. C. Deuel		

LAW OFFICE OF JULIUS LYONS,

Room 226 Hellman Bdg, cor. Second and Broadway,

Los Angeles, July 10, 1906.

Hon. CHAS. F. CURRY, Secy of State, Sacramento, Cal.:

11/21/06
0374
Dear Sir: Will you, after an examination of the articles of incorporation of the Semi-Tropic Spiritualists Association, let me know whether it is liable to the payment of annual license, according to the licensing act as amended by the late extra session. If liable, please send me any blank that will facilitate the business of your office, and oblige,

Julius Lyons

Capt Sec 7

NOVEMBER 7, 2007

Landacre Cabin, Historic Landmark #839

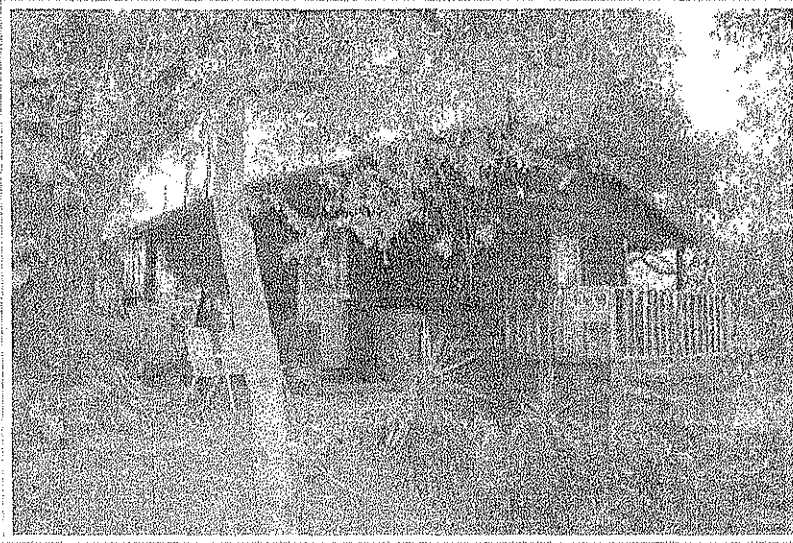
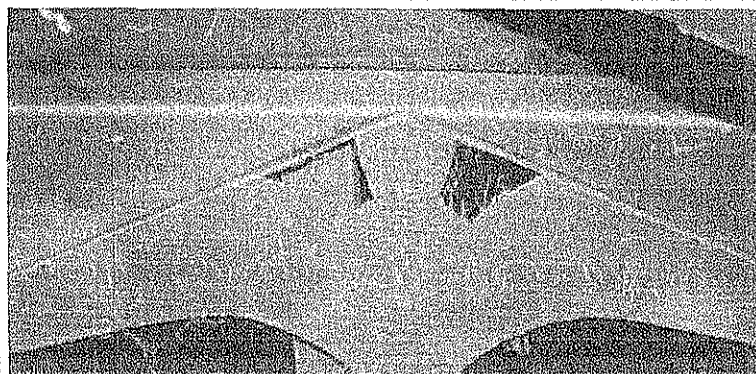


Photo: Andrew Sears

In 2005 the City declared Paul Landacre's Cabin and grounds at 2006 El Moran a Cultural Historic Landmark. Landacre's work was influenced by and often depicted the neighborhood in his work.

Paul Landacre wrote about his life in the Echo Park hills in 1958, not so different from those who live in the Semi-Tropic Spiritualists' Tract today;

"You see, art is practiced here along with various other concerns - pruning trees, repairing the roof, watching and feeding wildlife and so on. Of course, other artists live on wooded hillsides, too, and so do other people, and it must be conceded that to some of us this kind of environment is not only valuable, but absolutely necessary - a degree of seclusion, the life of growing things, awareness that we are a part of nature."



Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 11:38 AM
Subject: FW: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

From: On Time Int Inc Todd H [mailto:oti_inctodd@yahoo.com]
Sent: Sunday, February 01, 2009 10:40 AM
To: barbara.greaves@lacity.org
Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org; Noel.Hyun@lacity.org;
diane.edwardson@earthlink.net
Subject: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Councilmember Ed Reyes, President

Planning & Land Use Management Committee

c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM

City Hall, room 395

Los Angeles , CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 – **SUPPORT the appeal**

APCE 2006-8787-ZC

VTT 62900-SL-2A

CD13

February 1, 2009

Councilmember Reyes,

We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic Spiritualists' Tract.

As long time business owners and resident homeowners of Silverlake, my wife and I have observed the constant change that has taken place here in our neighborhood. We have seen

2/2/2009

over and over again through the years, developers come in, take ownership of patches of our beautiful neighborhood with grandiose plans of making this a better place yet they tear up the land only to leave it either with a project unfinished or better yet a patch of barren land where many trees stood and many animals once lived.

As you know this portion of Silverlake is one of the last open areas of nature. All of us neighbors are very proud of the fact that the property we live adjacent to is a vital link in the wildlife corridor that follows the Rim of the Valley Trail Corridor between Griffith Park and Elysian Park.

We see all types of wildlife on a daily basis from, countless species of birds, coyote, fox, raccoon, opossum, snake, owl and several species of hawk, not to mention the prey species they feed on, are often seen on the lots in question. And we do not want to see this go away.

Over the years we also have seen the neighborhood become more crowded. It now takes prior planning just to go on a grocery trip to the market, this is due to over development. With over development come many people stacked on top of each other, and with the people that move in come the automobiles they drive.

We here on Corralitas Drive struggle year round with the lack of parking especially on Red Flag warning days that happen more often than not in this neighborhood. The threat of fire is great and the overcrowding increases the danger and inhibits the Los Angeles Fire Department from being able to quickly and freely do their job.

My wife and I believe that this development would in no way help the community. Just as the many that have been built up over the past decade have only hurt the neighborhood.. We know the developers have one thing on their mind and it is profit. They play the game of talking to the community members about concerns that we may have, then they do as they please and the well being of the neighborhood is not even on their priority list. Well, their profit at our loss is not on our priority list.

We hope you take our concerns seriously and support the appeal.

Thank you for your time and attention to this matter.

Todd and Esmey Harwood
2592 Corralitas Drive
Los Angeles Ca 90039

323-972-3197

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 1:59 PM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

From: Jonathan Strait [mailto:j@jonathanstrait.com]
Sent: Sunday, February 01, 2009 11:59 AM
To: barbara.greaves@lacity.org
Cc: Noel.Hyun@lacity.org; Mitch.Ofarrell@lacity.org; diane.edwardson@earthlink.net;
councilmember.garcetti@lacity.org
Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
City Hall, room 395
Los Angeles, CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 1, 2009

Councilmember Reyes,

We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic Spiritualists' Tract.

I am alarmed at the number of trees that will be removed in this plan (over 60). Mature trees should be our city's pride as it is our environmental and aesthetic resource, one that cannot be replaced without a generation of plantings. With our city's own mayor spearheading "Million Trees LA" this development seems to go against the very principles and goals that were stated in that initiative.

As a city we need to find ways to maintain and increase our green-space, not decrease. With many examples around the globe we can see that this leads to a successful, healthy and thriving city. While a decreased urban green-space does the opposite. This project will undermine future open-space development for the people of LA setting a green space reducing precedent.

Please support this appeal for the sake of the future residents of Los Angeles. We need to fight hard against the simple and easy solutions of greed and overdevelopment with the much harder choice of preservation. If we succeed we will all be better off for it, developers and ordinary citizens alike.

It seems hard to believe, knowing how we arrived in our current economic state, that we should be spending our valued resources so frivolously.

Thank you,

Jonathan Strait
2412 Riverside Pl.
Los Angeles, CA 90039
323-667-9110

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 11:26 AM
Subject: FW: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

From: andrew sears [mailto:voodooock@gmail.com]
Sent: Sunday, February 01, 2009 11:07 AM
To: barbara.greaves@lacity.org
Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org; Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
Subject: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
City Hall, room 395
Los Angeles, CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 1, 2009

Councilmember Reyes,

We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic Spiritualists' Tract.

I am concerned that this project will with potentially disastrous effects, negatively affect the current low-income mixed ethnicity residents in the area that make this neighborhood unique.

In the current housing market, this is not the time to be greenlighting projects that allow for expensive high-density projects that will be largely unaffordable, and this project has no affordable units included. This violates the purpose of the small-lot ordinance, to create affordable housing. The required grading alone would be too expensive to make any of the units affordable. It would have to be all market rate. This project solves none of the city's housing problems, and it actually creates new ones, with potentially bankrupted developments remaining vacant on the market. Projects of this type remain unfinished, unlandscaped, and create urban blight. All deals negotiated with city agencies in exchange for variances remain unpaid. The neighborhood takes a blow and no mitigation arrives to make up for it.

2/2/2009

Even we will be getting open space out of this deal, if its not accessible from Allesandro it seems that it won't be usable as open space for the community. What is needed is a holistic approach, creating connectivity between the 17-acre Elysian Park annex and the Corralitas Red Car Corridor. Now is our last chance to ensure that our parks, new and old, are connected and walkable. This connection, if properly implemented will protect the Rim of the Valley Equestrian Trail easement, and further the visionary concept of connecting Elysian Park with the LA River at Fletcher. Such a trail system, a long-term dream of the community, has been cited in the LA River Master Plan, and will help to improve the severely limited open space problems we have in the district. Public access needs to be ensured through the proposed developed lot to allow for a pedestrian/equestrian friendly path between Allesandro and the Reserved Open Space above the lot. By "friendly", I mean at a grade suitable for horses and people on foot. As planned, the grade is extremely steep and in most areas is supported by retaining walls up to 13'. The failure to preserve that corridor will seal the fate of any hope for connected parks in the Silver Lake/Elysian/LA River area.

The architect has insisted there is no eco-friendly way to design those roofs. With current technology there are all kinds of new ways to use the roofs for rainwater collection and/or landscaping. I feel he needs to revisit that idea with more interest in a successful design.

The current plan is still an environmental disaster and should not have been approved. The removal of large mature trees near a crowded freeway cannot adequately be mitigated with replacement trees considering the residential location, home to children and elderly. Adjacent to the 2 and 5 Freeways, these 3 acres of urban forest are vital toward fighting the effects of air pollution and visual pollution of the 2 Freeway.

>Studies show that children who live within 500' of freeways have dramatically higher rates of asthma and reduced lung function. Adults face increased death rates from respiratory and heart ailments, as well as reduced life expectancy when living within 500' of freeways. This is not the time to be cutting down a thriving 3 acre urban forest.

>At a time when the City is trying to reduce urban storm run-off, shouldn't we be looking to preserve natural hillside areas with mature trees to return run-off to the watershed rather than allowing polluted run-off from graded slopes going down the storm drains to the LA River and out to sea?

>The site is an urban forest with a thriving food chain of urban wildlife. Coyote, fox, raccoon, opossum, snake, owl and several species of hawk, not to mention the prey species they feed on, are often seen on the lots in question.

Since we will not be gaining functional recreational open space in this development proposal -the land that was once available for public use

be inaccessible and become a risk for fires and trash dumping.

Thanks,

Andrew Sears
323.632.1806

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 1:58 PM
Subject: FW: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

From: lisa nobles [mailto:lisa.nobles@gmail.com]
Sent: Sunday, February 01, 2009 12:16 PM
To: barbara.greaves@lacity.org
Cc: councilmember.garretti@lacity.org; Mitch.Ofarrell@lacity.org; Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
Subject: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
City Hall, room 395
Los Angeles, CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 1, 2009

Councilmember Reyes,

We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic Spiritualists' Tract

While we want anything constructed on this site to be safe, just because the Grading Dept. approves a plan, does not mean it is an environmentally sound plan.

The loss of almost every tree on the 3 acre site, around 60 significant and native trees, not including dozens of smaller non-native trees, is too high a price for the community to pay in this freeway adjacent neighborhood.

The community will have to live with a dramatically reduced tree canopy for decades. Trees planted today will not reach that size in our lifetime.

Adjacent to the 2 and 5 Freeways, these 3 acres of urban forest are vital toward fighting the effects of air pollution and visual pollution of the 2 Freeway.

2/2/2009

Studies show that children who live within 500' of freeways have dramatically higher rates of asthma and reduced lung function. Adults face increased death rates from respiratory and heart ailments, as well as reduced life expectancy when living within 500' of freeways. This is not the time to be cutting down a thriving 3 acre urban forest.

At a time when the City is trying to reduce urban storm run-off, shouldn't we be looking to preserve natural hillside areas with mature trees to return run-off to the watershed rather than allowing polluted run-off from graded slopes going down the storm drains to the LA River and out to sea?

I am concerned about the precedent approving this project will have in the neighborhood. We have other large vacant parcels with limited access and Red Flag Day parking restrictions in our neighborhood, like the Corralitas Red Car Property.

Since we will not be gaining functional recreational open space in this development proposal - it is not a good model for other development in the neighborhood.

Sincerely,
Lisa Nobles
2559 Corralitas Drive
Los Angeles, CA 90039
323-661-8436

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 1:58 PM
Subject: FW: CE-09-0082, PLUM Hearing:Feb 3, 2009 Allesandro, Support the Appeal

From: Soullight9@aol.com [mailto:Soullight9@aol.com]
Sent: Sunday, February 01, 2009 1:20 PM
To: diane.edwardson@earthlink.net
Subject: Fwd: CE-09-0082, PLUM Hearing:Feb 3, 2009 Allesandro, Support the Appeal

Diane - I copied you in on this but for some reason I got a message saying it was undeliverable so I'm forwarding it to you in case you didn't get it.

Cindi

From: Soullight9
To: barbara.greaves@lacity.org
CC: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org; Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
Sent: 2/1/2009 1:15:53 P.M. Pacific Standard Time
Subj: CE-09-0082, PLUM Hearing:Feb 3, 2009 Allesandro, Support the Appeal

Councilmember Reyes,

As a resident in the area of the Semi-Tropic Spiritualists' Tract, I **urge** you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro.

I have lived here, on Corralitas across from the Semi-Tropic Tract, for 15 years. The reason I moved to this area was because of the peacefulness created by so much nature and wildlife, unlike other more populated areas of Los Angeles. It was an unbelievable oasis in the middle of the chaos of the city. I was able to go to work and do the things I needed to do around the city while still being able to come back at the end of the day to a home surrounded by trees and all kinds of wildlife. It was a beautiful place to live in Los Angeles.

Unfortunately things have changed since I first moved here. I have seen an unbelievable amount of building recently, open pieces of land being built on so that now instead of the trees and wildlife that I moved here for I am now seeing more and more concrete. I look out my window and my view is two freeways. That was ok because also all around me were a lot of trees which offset the ugliness and air pollution caused by them. But that has changed and I no longer enjoy living in this area as much as I did. And now they want to cut down all those incredible trees on one of the few pieces of land we still have here to develop more housing. We aren't talking about one or two trees but a small forest of trees. These trees not only provide beauty to offset the two freeways (as well as sanctuary to wildlife usually unseen in a city environment) but also, and more importantly, help protect against the air pollution created by all the cars and trucks traveling on these two freeways.

Please don't allow this to happen. Please consider the very real health risk for the residents who live in such close proximity to the 2 and 5 freeways (not to mention the nearby 110 and 134 freeways) and don't allow so many trees to be destroyed. It takes many years for a tree to mature so losing this number at one time is a significant loss. Please don't allow Silver Lake to become an area of endless concrete and buildings like the rest of Los Angeles. Please help us to keep what little of the

beauty and charm is left in this area and please consider the importance of all those trees in offsetting the air pollution created by the cars and trucks on the freeways. Please support the appeal by Edwardson, Parisi & Ortiz. Thank you for your time and consideration.

Sincerely,
Cynthia Popios
2629 Corralitas Drive
Los Angeles, CA 90039
(323) 668-1612

From Wall Street to Main Street and everywhere in between, stay up-to-date with the latest news.

From Wall Street to Main Street and everywhere in between, stay up-to-date with the latest news.

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 2:07 PM
Subject: FW: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

From: Daniel Shirk [mailto:danielshirk@gmail.com]
Sent: Sunday, February 01, 2009 1:25 PM
To: barbara.greaves@lacity.org
Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org; Noel.Hyun@lacity.org; diane.edwardson@earthlink.net; Jonathan Strait
Subject: SUBJECT: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Daniel Shirk, AIA, LEEP AP
2420 Riverside Place
Los Angeles, CA 90039

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
City Hall, room 395
Los Angeles, CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 1, 2009

Councilmember Reyes,

We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic Spiritualists' Tract.

This project is not compatible with the scale and character of the neighborhood, nor with the tenets of sustainable green design. New projects should be built only on already vacant infill lots, should disturb the existing natural environment as little as possible and create no new water runoff. This project fails all these things. The approval of this project does not reflect the Mayor's mandate to make Los Angeles the "Greenest City in the Country."

The loss of almost every tree on the 3 acre site, around 60 significant and native trees, not including dozens of smaller non-native trees, is too high a price for the community to pay in this freeway adjacent neighborhood. The community will have to live with a dramatically reduced tree canopy for decades. Trees planted today will not reach that size in our lifetime. Adjacent to the 2 and 5 Freeways, these 3 acres of urban forest are vital toward fighting the effects of air pollution and visual pollution of the 2 Freeway. There are higher risks for asthma, respiratory and heart ailments for people living near

2/1/2009

freeways. This is not the time to be cutting down a thriving 3 acre urban forest.

At a time when the City is trying to reduce urban storm run-off, shouldn't we be looking to preserve natural hillside areas with mature trees to return run-off to the watershed rather than allowing polluted run-off from graded slopes going down the storm drains to the LA River and out to sea?

The site is an urban forest with a thriving food chain of urban wildlife. Coyote, fox, raccoon, opossum, snake, owl and several species of hawk, not to mention the prey species they feed on, are often seen on the lots in question.

The property is a vital link in the wildlife corridor that follows the Rim of the Valley Trail Corridor between Griffith Park and Elysian Park.

We are concerned about the precedent approving this project will have in the neighborhood. We have other large vacant parcels with limited access and Red Flag Day parking restrictions in our neighborhood, like the Corralitas Red Car Property. Since we will not be gaining functional recreational open space in this development proposal - it is not a good model for other development in the neighborhood.

The proposal has no affordable units included. This violates the purpose of the small-lot ordinance, to create affordable housing. The required grading alone would be too expensive to make any of the units affordable. It would have to be all market rate.

--

Best regards,
Daniel Shirk

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 3:08 PM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

This one came in with weird formatting, so please be on the look out to be sure it made it into the council file – it's a good one.

From: mary elizabeth ellis [mailto:mary_eliz_ellis@hotmail.com]
Sent: Sunday, February 01, 2009 3:04 PM
To: barbara.greaves@lacity.org
Cc: councilmember.garcetti@lacity.org; mitch.ofarrell@lacity.org; noel.hyun@lacity.org; Diane Edwardson
Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Councilmember Ed Reyes, President

Planning & Land Use Management Committee

c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM

City Hall, room 395

Los Angeles, CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal

APCE 2006-8787-ZC

VTT 62900-SL-2A

CD13

February 1, 2009

Councilmember Reyes,

We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic

Spiritualists' Tract.

As home owners on Corralitas Drive for years and people who plan to have and raise Thank you all for your dedicated service to this community and through that my own Sincerely,

Mary Elizabeth Ellis
2574 Corralitas Drive, La, Ca 90039
323.662.0306

Windows Live™ Hotmail®...more than just e-mail. See how it works.

2/1/2009

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 4:34 PM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

> -----Original Message-----

> From: Nikki C [mailto:nikkiartistry@earthlink.net]
> Sent: Sunday, February 01, 2009 4:09 PM
> To: barbara.greaves@lacity.org
> Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org;
> Noel.Hyun@lacity.org
> Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the
> appeal

>
> Councilmember Ed Reyes, President
> Planning & Land Use Management Committee
> c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
> City Hall, room 395
> Los Angeles, CA 90012

>
> Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
> APCE 2006-8787-ZC
> VTT 62900-SL-2A
> CD13

>
> February 1, 2009

>
> Dear Councilmember Reyes,

>
> I respectfully request your support of the appeal by Edwardson, Parisi &
> Ortiz and deny the
> zone change and subdivision for 2400 Allesandro, in the Semi Tropic
> Spiritualists' Tract.

>
> My Name is Nicole Carbonetta and I reside at 2642 Corralitas Dr. Los
> Angeles 90039. Since moving to this freeway adjacent address several years
> ago, I have recently developed chronic bronchitis and mild adult onset
> asthma. It is my belief that this condition is related to the high
> concentration of air borne pollutants due to my proximity to the 2 and the
> 5 Freeways.

>
> Scientific studies have shown that children who live within 500 feet of
> freeways have dramatically higher rates of asthma and adults face
> increased death rates from respiratory and heart ailments.

>
> Trees, grass, and vegetation are vital to air purification and fighting
> the effects of air pollution. I urge you to consider the environmental

- > impact of removing a thriving 3 acre urban forest, on this generation and
- > many more to come.
- >
- > In addition to my concern for the health of my loved ones and myself, I am
- > concerned for the dwindling wildlife population as the Semi Tropic
- > Spiritualist Tract and its 3 acre site is host to a multitude of species
- > including coyote, fox, owl, hawk, and reportedly occasional deer. While
- > this parcel/parcels of undeveloped land may never reach the prestige of a
- > Mullholand Dr. or similar stretch of real estate, it certainly remains a
- > vital link in the wildlife corridor that follows the Rim of the Valley
- > Trail Corridor between Griffith Park and Elysian Park.
- >
- > I believe access to nature is of vital importance in preserving health and
- > wholeness in a time when the current pace of society devalues kindness to
- > animals, humans, and our Earth. Only through exposure to others setting
- > examples of caretaking and kindness can this become a way of normal life.
- > Natural land is our much needed reminder that we are of this earth and
- > must protect what little remains. It is our responsibility.
- >
- > Thank you for your time and consideration,
- >
- > Nicole Carbonetta
- > (626)676-0013
- >
- >

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>
Sent: Thursday, January 29, 2009 12:28 PM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

From: Kathryn Cassano [mailto:cassano@lbbslaw.com]
Sent: Thursday, January 29, 2009 10:12 AM
To: barbara.greaves@lacity.org
Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

Councilmember Ed Reyes, President

Planning & Land Use Management Committee

c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM

Room 395 City Hall,

200 N. Spring St.

Los Angeles, CA 90012

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 – SUPPORT the appeal

APCE 2006-8787-ZC VTT 62900-SL-2A CD13

January, 29, 2009

Dear Councilmember Reyes,

I am writing requesting that you support the Edwardson, Parisi & Ortiz appeal and deny the inappropriate zone change being sought for the subdivision located at 2400 Allesandro, in the Semi-Tropic Spiritualist's tract.

I have lived across from this tract for 20 years and, given that the area is surrounded by major freeway and secondary highways, have relied upon the tract's numerous trees and natural beauty as a buffer to all that concrete. The proposed zone change and proposed plan would guarantee that the hillside would be obliterated.

1/29/2009

Unfortunately, our neighborhood has had numerous developers come in seeking to subdivide a property, destroy the natural beauty and geography of the landscape and then abandon it when they cannot get the price they had hoped for. I refer specifically to the Menlo property which remains undeveloped and has been a lingering eyesore for decades. I am not anti-development. However, development must be appropriate to the tract and the area.

Please support their appeal as it benefits the entire community.

Sincerely,

Kathryn Cassano

of 2630 Corralitas Drive

(213) 680-5120

Kathryn E. Cassano, Esq.
Lewis Brisbois Bisgaard & Smith
221 North Figueroa Street
Suite 1200
Los Angeles, California 90012
Telephone: (213) 680-5120
E-mail: cassano@lbbslaw.com
Fax: (213) 250-7900

The information contained in this e-mail message is privileged, confidential, and protected from disclosure. If you are not the intended recipient, any dissemination or copying is strictly prohibited. If you think that you have received this e-mail message in error, please e-mail the sender at cassano@lbbslaw.com

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>
Sent: Thursday, January 29, 2009 12:29 PM
Subject: FW: Zone change and Subdivision for 2400 Allesandro St, in the Semi Tropic Spiritualists' Tract

From: Brian Smith [mailto:4em@sbcglobal.net]
Sent: Wednesday, January 28, 2009 10:49 PM
To: barbara.greaves@lacity.org
Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org; Noel.Hyun@lacity.org; Diane Edwardson
Subject: Zone change and Subdivision for 2400 Allesandro St, in the Semi Tropic Spiritualists' Tract

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
Room 395 City Hall,
200 N. Spring St.
Los Angeles, CA 90012
Fax (213)978-1113

Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 – SUPPORT the appeal
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

January, 28, 2009

Dear Councilmember Reyes,

I urge you to support the appeal by Edwardson, Parisi & Ortiz and deny the zone change and subdivision for 2400 Allesandro, in the Semi Tropic Spiritualists' Tract.

The proposed project is a bad development for this property. I do not object to development, just to bad development. Having grown up in this neighborhood, I am quite familiar with the area.

One of its outstanding features is the maturity of the trees and the wildlife that they support. When my greatgrandfather purchased the land in the area on which my parents build their home many trees were planted. I still own an undeveloped portion of the land and believe that future development of the area needs to preserve a fair portion of this flora that has taken generations to mature. Having lived the first 20 years of my life in the area, I have fond memories of seeing many birds and wildlife. Seeing owls in the trees and of seeing a golden eagle landing in a tree and using it as a waystation. I would hope that future generations would have the enjoyment of a similiar legacy. Don't let future developers destroy the character of the tract. To remove so many trees would be a grave mistake.

Sincerely,

Brian A. Smith,
Retired Engineer from the City of Los Angeles (31 years of service)
23729 Aspen Meadow Court
Valencia, California 91354
661-513-2081

Jan C. Scow

Consulting Arborists

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

3887 Woodcliff Rd.
Sherman Oaks, CA 91403
(818) 789-9127
FAX 789-9128

10/5/05

Henry Nunez
11 E. Huntington Dr.
Arcadia, CA 91006

SUBJECT: Tree Inventory @ 2400 Allesandro St.

We agreed to do an inventory of the trees on the subject property. In our original discussion, you stated that there were about 40 trees. When we arrived on site, we determined that there were actually closer to 60 trees. You asked us to inventory only those trees within the inner easement line surrounding the property, except where we saw oaks that were within the outer easement lines. We were on the site on 9/27/05 and again on 9/30/05 to finish the inventory.

Unmapped Trees- During our inventory we discovered eighteen trees within the boundaries that were not included in the original survey, and thirty-six trees that were mapped in the original survey. We added the eighteen trees to the map, although the locations are approximate only. Most of these unmapped trees were walnuts in an area that was relatively undisturbed and covered with natural vegetation.


Oaks in Corridor- There were only three oak trees (35-37) near El Moran St. in the southeast corner of the property in the corridor between the outside perimeter and the inner easement line of the property. (There were three other trees in this same area that we did not inventory because they were not oaks). All other trees in the inventory are inside the inner line.

Summary of Data- In summary, the attached inventory has a total of 54 trees on it. We included all trees that were in the original survey, within the defined project boundaries, and at least eight inches in diameter. We did not add any unmapped trees unless they were at least four inches in trunk diameter for oaks, or eight inches in trunk diameter for non-oaks.

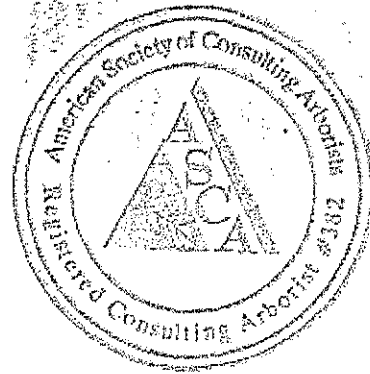
There were 16 eucalyptus trees, 11 pine trees, 12 native walnuts, 6 native oaks, and 9 assorted other trees. In the inventory (attached) we have listed the "value" of each tree, based primarily on its condition and species.

Please let us know if we can be of any further assistance or if you have any additional questions. Our goal is to satisfy our clients and help them to better care for their trees in the most effective way possible. We look forward to working with you toward that goal!

Sincerely,


Jan C. Scow

ASCA Registered Consulting Arborist #382
ISA Certified Arborist # WC1972



Tree #	Species	Position estimated on map	Trunk DSH inches	Spread (rad.) feet	value/condition
1	<i>Eucalyptus globulus</i>		16	20	low-structure
2	<i>Eucalyptus globulus</i>		22	20	low-structure
3	<i>Eucalyptus globulus</i>	*	23	25	low-structure
4	<i>Eucalyptus globulus</i>		15	15	low-broken trunk
5	<i>Eucalyptus globulus</i>		~24	fallen	none-fallen
6	<i>Eucalyptus globulus</i>		~30	25	low-hazardous
7	<i>Acacia sp.</i>		5	6	low-species
8	<i>Ficus sp.</i>		33@18"	25	fair- history of limb loss
9	<i>Eucalyptus maculata</i>		14	10	low-health
10	<i>Syagrus romanzoffianum</i>		14	10	fair
11	<i>Syagrus romanzoffianum</i>		14	10	fair
12	<i>Acacia sp.</i>	*	~8	8	low-species
13	<i>Eucalyptus globulus</i>	*	16,14,11	25	low-structure
14	<i>Eucalyptus globulus</i>	*	12,8 @ 4'	25	low-structure
15	<i>Pinus pinea</i>		38 @ 2'	30	fair-health and structure
16	<i>Ailanthus altissima</i>		8	12	low-species
17	<i>Pinus radiata</i>		9	12	low-health
18	<i>Pinus radiata</i>		8	n/a	none-dead
19	<i>Pinus radiata</i>		10	12	low-health
20	<i>Eucalyptus globulus</i>		26 @ 2'	25	low-structure
21	<i>Eucalyptus globulus</i>		11,8	20	low-structure
22	<i>Pinus radiata</i>	*	12	10	low-health
23	<i>Pinus radiata</i>		14	12	low-health
24	<i>Pinus radiata</i>		12	12	low-health
25	<i>Pinus halepensis</i>		11	9	fair-codominant tks
26	<i>Pinus radiata</i>		9	7	low-dying
27	<i>Pinus radiata</i>		10	8	low-dying
28	<i>Pinus radiata</i>		11	12	fair
29	<i>Eucalyptus globulus</i>		24,18,16,12	35	low-structure
30	<i>Eucalyptus globulus</i>		40 @ 2'	30	fair
31	<i>Juglans californica</i>	*	~10	20	low-structure
32	<i>Quercus agrifolia</i>		13,13,12,11,11	25	high
33	<i>Quercus agrifolia</i>		13, 13	25	high
34	<i>Juglans californica</i>		10,8	15	high

Tree #	Species	Position estimated or map	Trunk DSH inches	Spread (rad.) feet	value/condition
35	<i>Quercus agrifolia</i>	*	19 @ 3'	15	fair-structure
36	<i>Quercus agrifolia</i>		15	15	high
37	<i>Quercus agrifolia</i>		8.0	12	fair-structure
38	<i>Eucalyptus globulus</i>		34 @ 1.5'	30	fair
39	<i>Eucalyptus globulus</i>	*	11.8	12	low-structure
40	<i>Eucalyptus globulus</i>	*	14	15	fair-structure
41	<i>Juglans californica</i>		14 @ 6"	15	fair-structure
42	<i>Sambucus mexicana</i>		~8 @ 2'	10	low-structure
43	<i>Juglans californica</i>		~8.7, 6.4	15	high
44	<i>Ficus sp.</i>		16	30	high
45	<i>Juglans californica</i>		10 @ 2'	13	high
46	<i>Sambucus mexicana</i>	*	8.5, 3 @ 2'	12	fair
47	<i>Quercus agrifolia</i>	*	4 @ 2'	10	high
48	<i>Juglans californica</i>	*	11 @ 1'	20	fair
49	<i>Juglans californica</i>	*	8 @ 3'	20	fair-structure
50	<i>Juglans californica</i>	*	~8.7, 5	15	high
51	<i>Juglans californica</i>	*	~10 @ 1'	15	low-structure
52	<i>Juglans californica</i>	*	~10.5 @ 2'	15	fair-structure
53	<i>Juglans californica</i>	*	~9	15	high
54	<i>Juglans californica</i>	*	~9.4	15	high

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER AND GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001



February 27, 2006

Mr. Joey Vasquez
City Planning Associate
Los Angeles City Planning
200 N. Spring Street, Rm. 750
Los Angeles, California 90012

**MND-084-06-PL; ENV-2005-9337; 2400 Allessandro Avenue, Semi-Tropical
Spiritualists' Tract**

Dear Mr. Vasquez:

The Santa Monica Mountains Conservancy offers the following comments regarding the City of Los Angeles Mitigated Negative Declaration (MND) for a 14-unit single-family home project proposed on 3.08 acres, located northwest of Elysian Park. The project site is within the Santa Monica Mountains Conservancy Zone established by statute in 1979 pursuant to Division 23 of the California Public Resources Code. PRC Section 33105 states in part:

... The zone shall also include Elysian Park and El Pueblo de Los Angeles State Historic Park and, for purposes of providing a recreational trail corridor, it shall also include hiking and equestrian trail connections and accessways between Griffith Park, Elysian Park, and El Pueblo de Los Angeles State Historic Park.

The proposed project area is a key connection to the Rim of the Valley Trail Corridor, first delineated in Section 33105.5 of the Public Resources Code.

A study, entitled "People to Parks," was conducted to evaluate recreational and open space needs in the Los Angeles River area. The study identified Semi-Tropical Spiritualists' Tract in Echo Park as desirable for enlarging Elysian Park to the northwest, to connect it to the former Red Car property northwest of the 2 Freeway.

Deficiencies of the MND

The MND is deficient for numerous reasons. The California Environmental Quality Act (CEQA) document should be revised and recirculated for public comment. This new CEQA document should address consistencies with the Santa Monica Mountains Comprehensive Plan and Rim of the Valley Trail Corridor Master Plan.

The MND does not discuss the significance of the oak and walnut woodlands on the site, nor their role in providing connectivity to other woodlands in the surrounding area. The People to Parks study identified the Semi-Tropical Spiritualists' Tract, and several surrounding properties, as supporting healthy coast live oak and southern California Black walnut woodland. The California Walnut Woodland plant community is a community of special concern as designated by the California Department of Fish and Game. The MND states that of the six oaks onsite, one is to be removed, and that 35 non-oaks are to be removed. The revised CEQA document should enumerate how many of which tree species are proposed to be removed. Impacts to oaks and walnuts should be avoided to the maximum extent. A one to one replacement ratio is not adequate for the loss of walnut trees.

The MND is deficient for not providing a discussion of the wildlife utilizing the site, such as small mammals and birds, including raptors (birds of prey). The MND also does not address habitat or trail connectivity between the City's Elysian Park and former Pacific Red Car right-of-way, via the undercrossing under the Glendale Freeway. In addition, the MND does not address impacts to habitats associated with required fuel modification.

Project and retaining wall s may have viewshed implications from the 5 and 2 Freeways, and from adjoining areas. The MND does not address these potentially significant adverse environmental impacts.

Need for Project Modifications

It appears the project would result in mass grading of a natural site. The project, including driveways and roads, would impact nearly the entire site. The Conservancy recommends that the project be modified to avoid a substantial portion of the site to allow the preservation of an open space and recreational linkage. The areas to be avoided should include the most biologically sensitive areas with the greatest potential to connect to adjacent natural habitats. Grading should be minimized.

City of Los Angeles
February 27, 2006
MND-084-06-PL, 2400 Allesandro Drive
Page 3

A requirement for the dedication of an open space easement over a substantial portion of the property should be included in the mitigation measures in the CEQA document and in the conditions of the approval. A trail easement dedication should also be required. The Conservancy or Mountains Recreation and Conservation Authority would be appropriate entities to accept these easements.

In summary, the MND is deficient for not including the above-described analyses. A revised CEQA document should be prepared that incorporates these comments, and it should be circulated for review by the public. If substantial avoidance of direct impacts to the site are proposed, and if a trail easement and open space easement are required, then a revised MND would be sufficient. Otherwise, a Draft Environmental Impact Report (DEIR) should be prepared. This DEIR should include a robust analysis of project alternatives.

Thank you for your serious consideration of these comments. If you have any questions, or would like to discuss further, please contact Judi Tamasi of our staff at (310) 589-3200, ext. 128.

Sincerely,

ELIZABETH CHEADLE
Chairperson

CITY OF LOS ANGELES
CALIFORNIA

**SILVER LAKE
NEIGHBORHOOD COUNCIL
OFFICERS**

Douglas Evan Dickstein
Cherie Miller
CO-CHAIRS
Luther Wentzel
VICE-CHAIR
Laura Dwan
TREASURER
Glen Dake
SECRETARY



**SILVER LAKE
NEIGHBORHOOD COUNCIL**

2898 Rowena Avenue, Suite 101
Los Angeles, CA. 90039

TELEPHONE: (323) 661-SLNC
(7562)
FAX: (323) 661-7564

Michael S.Y. Young, Deputy Advisory Agency
c/o Lateef Sholebo
Dept of City Planning, Subdivisions
200 N. Spring St., Rm. 750
Los Angeles, CA 90012

December 11, 2007

RE: VTT 62900-SL
APCE-20056-8787-ZC, ENV-2005-9337-MND
2400 Allesandro, Semi Tropic Spiritualists' Tract
Public Comment extended to Dec. 14, 2007

Dear Mr. Young:

Thank you for extending the public comment period to allow the Silver Lake and Echo Park neighborhood councils to comment on the proposed development.

The Silver Lake Neighborhood Council wants to balance the need for increased density with the unique opportunity to preserve and enhance areas where open space defines the character of the community. We have so few "greenfield" sites in the Silver Lake and Echo Park community that we feel compelled to focus on very specific measures to mitigate this proposed development.

We are extremely concerned that there were no reports from the Grading Division or Fire Dept. in the staff report. Nor were they represented at the Advisory Agency hearing on November 14, 2007. Considering Small Lot Subdivision is a new program from City Planning and hillsides in the Very High Fire Hazard Safety Zone (VHFHSZ) present unique challenges to development and public safety in existing urban neighborhoods: we don't want our community to become a disastrous experiment in city planning. Grading and fire safety were primary issues raised by stakeholders from the beginning.

Silver Lake Neighborhood Council Involvement

While the Semi-Tropic Spiritualists' Tract is in the Greater Echo Park Neighborhood Council area, it is within the viewshed of much of the Corralitas Red Car Neighborhood in Silver Lake. Corralitas Drive, Lake View Ave., Silver Ridge Ave. and to a lesser extent, Earl St and Loma Vista Staircase have views of the proposed development site. This Silver Lake neighborhood is surrounded by freeways, so the open space of the Semi-Tropic Tract helps mitigate the effects of living next to the freeways.

If this proposal is approved, it will set precedent for similar subdivisions of the large Silver Lake lots in the area like the Corralitas Red Car Property and the Menlo Property. These lots share a history of failed development with the Semi Tropic Lots.

Over the past 3 years, members of Silver Lake Neighborhood Council UD&PAC participated in large community meetings, as well as small meetings between Henry Nunez (the developer); community leaders from Silver Lake and Echo Park; and neighbors, all facilitated by CD13.

When UD&PAC was notified by a stakeholder that the public hearing was pending on November 14, 2007, we invited Mr. Nunez to present his proposal to our next committee meeting on Nov 14. He declined. Since the only significant change in Mr. Nunez's plan was the location of the driveway, we feel we can make comments based on his earlier presentations to community meetings.

The community meetings were very well attended; the most recent in January 2007 at Allesandro Elementary School. Approximately 100 neighbors attended. The sentiment was clear: the community wants to preserve the open space, preserve the Rim of the Valley Trail Corridor, and oppose the proposal as it would be too impactful on the hillside. The development is out of character with the existing fabric of the community and would create the appearance of two very large flat continuous rooftops on what is currently a green hillside in an R1 zoned neighborhood.

We submit the following as suggested modifications and mitigations for the proposed tentative tract:

“Open Space Lot”

No zone change or subdivision of land should occur until the “open space lot” is donated or dedicated in perpetuity to a public park agency.

No subdivision of land should occur until a tax assessment (for instance, a Mello-Roos District) or other such annual on-going assessment is created on the new subdivision to pay for brush clearance on the “open space lot” in perpetuity.

The Environmental Review failed to evaluate the proposed development for the Rim of the Valley Trail Corridor as required under CEQA. Since the equestrian trail in the Silver Lake Echo Park Elysian Valley Community Plan never secured easements through the corridor, this is an opportunity to formalize the trail.

The project site falls within the Santa Monica Mountains Conservancy (SMMC) Rim of the Valley Trail Corridor. Please refer to the 1984 map filed by the SMMC with the Secretary of State pursuant to Section 33105.5 and 33204.5(b) of the Public Resources Code:

33105.5 (a) For purposes of providing a recreational trail corridor, the zone shall also include hiking and equestrian trail connections and accessways generally following the Rim of the Valley Trail as identified in the Equestrian and Hiking Trails Guide of the City of Los Angeles.
and

33204.5 (b) The executive director of the conservancy shall file by June 30, 1983, with the Secretary of State and the City Council of the City of Los Angeles a map showing a feasible recreational trail corridor between El Pueblo de Los Angeles State Historic Park and Griffith Park.

The Rim of the Valley Trail Corridor includes the Semi Tropic Spiritualists' Tract, Corralitas Red Car Property and Menlo Property. This is a unique opportunity to create a more interesting development that would contribute to the community and the region by sustaining the link between Silver Lake and Echo Park in a more natural setting and eventually creating a link between Griffith and Elysian Parks and to the larger regional trail system.

Public Access

Establish public access to the "open space lot" via a public pedestrian easement through the development from Allesandro. A covenant should be attached to the land to protect the public pedestrian access to open space prior to final approval of the tentative tract.

Drop lots 7 & 8. The private driveway extends at least 50' beyond allowable standards of an "Access Roadway" of 300 feet. (An access roadway is also limited to 4 dwelling units per the Standard Street Dimensions from the Bureau of Engineering.) Dropping lots 7 & 8 would allow for public access to the open space lot through the development and reduce the need for grading and retaining walls on that portion of the site.

Pedestrian Access

Pedestrian access via the driveway from Allesandro should be fully ADA accessible with curb cuts and sidewalk.

There should be two means of pedestrian access to the site. Pedestrian access on the driveway should be fully ADA accessible with curb cuts and sidewalk. A bus stop is at the corner of Sunflower and Allesandro so there should be secondary pedestrian access from this corner.

Driveway Issues:

A driveway owned "in-common," where all the homeowners share ownership, tax burden, insurance and maintenance would be more appropriate for this development. Thus, indicating a need for a more standard Homeowners Association (HOA) rather than a fee-simple arrangement.

The private driveway should be constructed to Hillside Limited Street standards. Alternatively, create a public street easement and build to Hillside Limited standards with a sidewalk on at least one side of the road.

The proposed private "common-access" driveway will create additional problems for long-term maintenance. The largest burden for taxes, liability and maintenance cost would be on the owner of proposed Lot 1.

A maintenance plan for the driveway and other common areas, detailing responsibility for driveway, sidewalk and parkway maintenance should be created and included in the CC&Rs.

The common access driveway should be built to City standards to allow for curbside trash pick-up within the community. We do not want a row of 45 trash cans on Allesandro every week since development is so far removed from Allesandro.

A covenant restricting a gated community should be recorded and attached to the deed prior to final approval of the tract map. Gated communities do not contribute to the community. Instead, they encourage homeowners to withdraw from the community at large.

Document proving permission from CalTrans to cross their easement should be required for the driveway.

Fire:

We are very concerned that there was no report from the Fire Dept on the staff report. Nor was a representative from the LAFD present at the Advisory Agency hearing. Small Lot Subdivision presents unique difficulties and potential for disaster in hillside neighborhoods. Special attention should be paid to the issues of parking; street and driveway widths; and density when evaluating this ordinance in hillside areas, particularly in the Very High Fire Hazard Safety Zone (VHFHSZ).

The subject lot is a greenfield site in a very steep hillside community in the VHFHSZ as well as a Red Flag Day restricted parking neighborhood.

All LAFD requirements should be strictly enforced.

Site Design -- Prevailing Setbacks:

Match the prevailing setbacks for the multi-family zoned areas. Move the entire development downslope to the Cal Trans easement to bring it closer to Allessandro. Or, get the Cal Trans easement released and move the entire development down to Allessandro.

Zone Change -- Q conditions should include:

Restrictions on the zone change so that it is tied only to this Tentative Tract plan.

Height restriction to 36' as planned in this application.

Soils & Grading:

We are very concerned that no report from the Grading Division was included in the staff report. There were no representatives from the Building & Safety Dept. or the Grading Division present at the Advisory Agency hearing. Soils and grading should be scrutinized extra carefully, since the site and other large lots like it in the area around the 2 & 5 Freeway interchange were used as dump sites during freeway construction.

In 2005, SLNC sent a letter to Councilmember Garcetti opposing "any development that calls for massive grading and re-engineering of the hillside and construction of extensive retaining walls" on the Semi Tropic site. While the current proposal has reduced the amount of grading, we feel alternate massing of the structures or dropping several of the proposed lots would further reduce the grading.

Throughout the process, we have consistently requested cross-section drawings, which would illustrate the proposed fill and cut on the site. Mr. Nunez never submitted the requested soils report. The developer reported at the public hearing that over 6,150 cu yds of earth (a significant amount) would be exported under this plan. That statement does not indicate the true amount of cut into the hillside. It does not illustrate the picture in a professional manner; does not allow us to evaluate the cross-section cuts; and does not allow a reasonable evaluation of the project

We urge extra scrutiny of soils reports and grading plans.

Twice a day wetting is insufficient for PM10 dust control. Constant wetting should be employed during ALL earth moving activity. Added measures such as screening should be employed adjacent to homes.

Site Design -- Fencing, Maintenance:

Restrictions on solid fences on the Allessandro frontage should also be clearly stated in CC&Rs to avoid the fortress effect.

A combination of vegetation and non-solid fencing like wrought iron or other decorative fencing should be employed.

Graffiti proof paint type should be specified to limit abilities for creating a nuisance site. CC&Rs should also include the owner's responsibility for removing graffiti within 24 hours from all surfaces including, but not limited to: retaining walls, drainage benches, fences, walls, sidewalks on Allessandro.

Trees and Landscaping:

1:1 replacement ratio is insufficient for not only the protected native trees but also for the large size of the many mature trees that will be removed.

The parkway on Allessandro should be planted with appropriate trees for the power lines.

ALL retaining walls should be planted with vining plants or other such natural screening devices.

CC&Rs spelling out the owner's responsibility (in-common by the HOA or individually) for the maintenance of the parkway trees and landscaping in perpetuity, in addition to a replacement time frame should trees be cut down or die in the parkway. For instance, the owner has 3 months to replace a tree that dies.

Building Design -- Rooftops:

Rooftop equipment and ducting should be screened from the hillside views, not just the street level. Ideally, HVAC equipment should be placed in the rear or side yards.

Rooftops should be articulated. As proposed, they would create the effect of two large flat rooftops. Alternatively, consider altering the massing of structures and creative use of materials.

Consider green landscaped rooftops.

Traffic:

There was no report from the Dept. of Transportation in the staff report, nor was there a representative present at the hearing.

The intersection of El Moran and Allessandro is a blind intersection. Cars pulling out onto Allessandro from El Moran cannot see traffic travelling north (downhill) on Allessandro, typically at very high speeds. Consider additional stop signs on Allessandro at El Moran.

We urge you to strongly consider the aforementioned modifications and mitigations to the proposed Small Lot Subdivision for the Semi Tropic Spiritualists' Tract.

Thank you for your consideration on this matter.

Respectfully:

On behalf of the SLNC Gov. Board:

Elizabeth Bougart-Sharkov, Assoc. AIA

SLNC Gov. Board Member, Representative At-Large
Chair Urban Design & Preservation Advisory Committee (UD&PAC)

Diane Edwardson

SLNC Stakeholder
UD&PAC Member

Cc: Council President Eric Garcetti, CD 13
SLRA
SLIA
GEPENC

Re: Vesting Tentative Tract Map No. 62900-SL
APCE-2006-8787-ZC
ENV-2005-9337-MND

November 14, 2007

As you have heard from the testimony this morning, from letters received, and from learning about the historic nature of this site, any proposed development is very important to local residents, and to other residents of Elysian Heights, Echo Park, and Silver Lake. Although we recognize this is private property with inherent rights as such, we would ideally like the entire site to remain as public open space, as it is one of the few large, undeveloped hillside areas that we have in Council District 13 and is in a strategic location in that it is part of a network of open spaces separated by patches of hard scape in this very urban environment; Elysian Park to its new expansion, to the Semi-Tropical lots, to the old Red Car right of way, and to the Los Angeles River. So, it has been a difficult thing for the community and for the Council Office to have to consider development on this site, which is zoned for residential development.

The Council Office has been working with this applicant and with interested community members for several years, and has tried to foster discussion between the two. From the community and focus group meetings that have been held on this project, we have seen some significant changes in this project. When it was first brought to our attention, the proposed subdivision positioned houses across the entire site and featured dwellings substantially larger than what is typical for the area. After meeting with the community and consulting with the Council Office, the applicant changed the project so that residential development would only occur in a portion of the overall site and leave much of the eastern portion (roughly one acre) of the site as open space. This open space is depicted in the site plan as parcel 16. The housing units were reduced in size, placed closer together, and the development now reflects something closer in scale to the type of housing that already exists in this area.

The Council Office is sensitive to the fact that there are still concerns in the community about certain aspects of this project. These concerns include cutting into the hillsides and altering the existing topography of the site, so the Council Office would appreciate the City family's special attention to the hillside character of this site and to making sure that the grading work being proposed can be done safely, that the moving of earth will be minimized, have great sensitivity to the heritage Oaks and Black Walnut trees that dot the area, and that the proposed drainage system is adequate.

The Council Office would also like to propose a few additional conditions to be added for this project: Several community members have rightly identified that the roofs on the dwellings in this project are just as important as the side elevations because many people's homes will be looking down on this development. We want to make sure that all mechanical equipment on the roofs will be hidden and would encourage the applicant to think about green roofs or any other idea they might

have to make these roofs as attractive as possible.

As I mentioned earlier, perhaps the greatest benefit of this project will be that it will leave one large parcel as public open space for people and wildlife commonly seen in the area. But, this open space will only be utilized if it can be easily accessed, and one critical access point is from Allesandro Street. The way the site is currently planned, there is no easy way to access the open space parcel from Allesandro. So, the Council Office would like to see a condition added that will require the applicant to build, somewhere on the property, a path or structure that will support a path, suitable for hikers and equestrians that links Allesandro to the open space parcel. This path will enable that vision of an open space connection between Elysian Park and the L.A. River to still be possible. Recent discussions and a site survey by the Santa Monica Mountains Conservancy (SMMC) on behalf of the Mountains Recreation Conservation Authority (MRCA) have identified the vehicle that can make this possible but follow up meetings and negotiations with the involvement of this Office are necessary in order for this to happen. If parcel 16 cannot be gifted to the public as an open space preserve, it must be deed restricted to be public space and be maintained by a future home owners association as a condition.

It is also important that the development itself be easily accessible from Allesandro, a collector street that offers public transit. In this urban environment, what could be better than comfortable new housing, adjacent to significant open space, with easy access to public transit and a sense of openness that is in keeping with the immediate surrounding neighborhoods. Therefore, the entrance drive would need to remain open and accessible, and have a pedestrian sidewalk from Allesandro leading to the development. Any and all retaining walls in the development would need to be masked with drought resistant landscaping and plant materials. These amenities would be equally important to future residents of the development as well as other residents in the area to mitigate compromised air quality and noise pollution. Also, the under grounding of utility lines would be in keeping with modern standards of urban development.

Lastly, we would like the record to reflect that considerations need to be made by the City in reference to R6 zoning as it pertains to the hillside ordinance, and that vesting of this tentative tract map apply only to this application and none other. This is based on all the reasons outlined above in addition to the precedent being set 20 years ago under a previously granted zone change for a different development.

Under the above requested conditions, the Council Office believes that this proposal before you today – a small lot subdivision with a requested zone change to RD6 – can be responsive to the desires of the community and more consistent with the Community Plan than would be a simple subdivision that would keep the R1 zoning and utilize the entire site for development.

Finally, we ask that you take in to consideration the deliberation of the communities of Echo & Elysian Park, and Silver Lake on this application as it now stands. We have heard from each of the

community's that additional time is needed for a full vetting by the applicants from a community standpoint.

Sincerely,
Mitch O'Farrell
District Director of Constituent Services
Los Angeles City Council President, Eric Garcetti



ERIC GARCETTI
COUNCILMEMBER
PRESIDENT, LOS ANGELES CITY COUNCIL

January 29, 2008

Re: Vesting Tentative Tract Map No. 62900-SL
APCE-2006-8787-ZC
ENV-2005-9337-MND

On November 14 of last year, my office submitted comments related to the above case at a City Planning Advisory Agency hearing. Since that time we have explored open space options for parcel 16, and learned of the grading requirements by the Department of Building and Safety. As much as we would all like to see this property become a secure, maintained public park, it is privately owned and we have worked diligently to craft an agreement for the best possible result.

I would like to see these conditions reflected in the determination by the Advisory Agency:

1. That parcel 16 (open space lot) either be gifted as an open space preserve or that it be deed restricted as a public space and maintained by a home owners association established as part of this development.
2. That after the uncertified fill is removed from the development site, as is required by the department of Building and Safety, great care is taken by the developer in restoring native vegetation to all affected areas on parcel 16 to encourage and enhance existing wildlife habitat.
3. That a detailed landscaping plan, specific to parcel 16, is presented to Planning for approval in advance of any grading.
4. That great care is taken in transplanting, and/or replacing all protected trees in accordance with the native tree ordinance.
5. That the housing development remain open and accessible, and have adequate and safe pedestrian access from Allesandro.
6. That any and all retaining walls in the development will be masked with drought resistant plant materials and be maintained that way.
7. That any mechanical equipment on rooftops be hidden and that the rooftops be designed in an attractive, inconspicuous way.
8. That all utility lines are placed underground.
9. That vesting of this tentative tract map apply only to this application and none other.
10. That public access is established connecting the open space to Allesandro via the lower portion of El Moran.

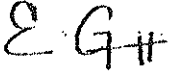
CITY HALL 200 N. Spring St. Room 470 Los Angeles CA 90012 213.473.7013 213.613.0819 fax
DISTRICT 5500 Hollywood Boulevard Los Angeles CA 90028 323.957-4500 323.957-6841 fax
GLASSELL PARK 3750 Verdugo Road Los Angeles CA 90065 323.478.9002 323.478.1296 fax

www.cd13.com



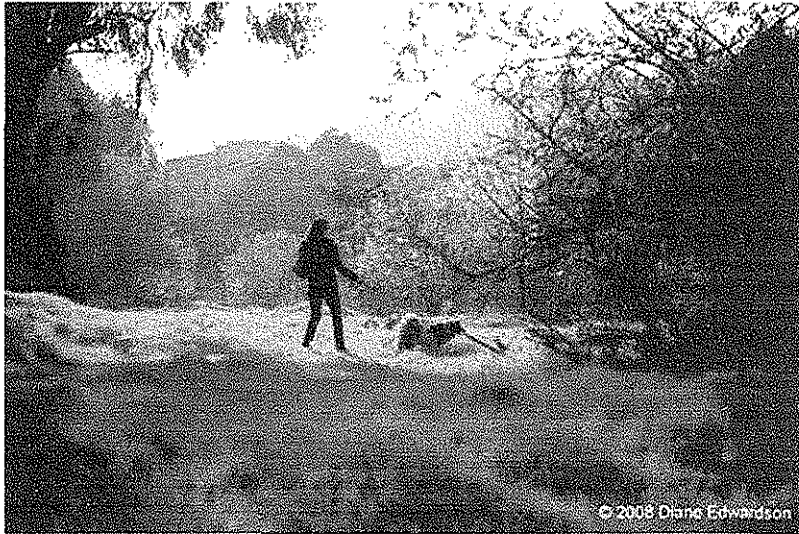
I applaud the community for voicing their concerns and expectations regarding this property and the developer for significantly reducing the original plan, committing more than one third of the property to the public to use as open space, and agreeing to the above conditions. This property is a critical link to the urban trail system that will eventually connect Elysian Park to the Los Angeles River and Griffith Park.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Garcetti". The signature is written in a cursive, slightly stylized font.

ERIC GARCETTI
President, Los Angeles City Council
Councilmember, 13th District

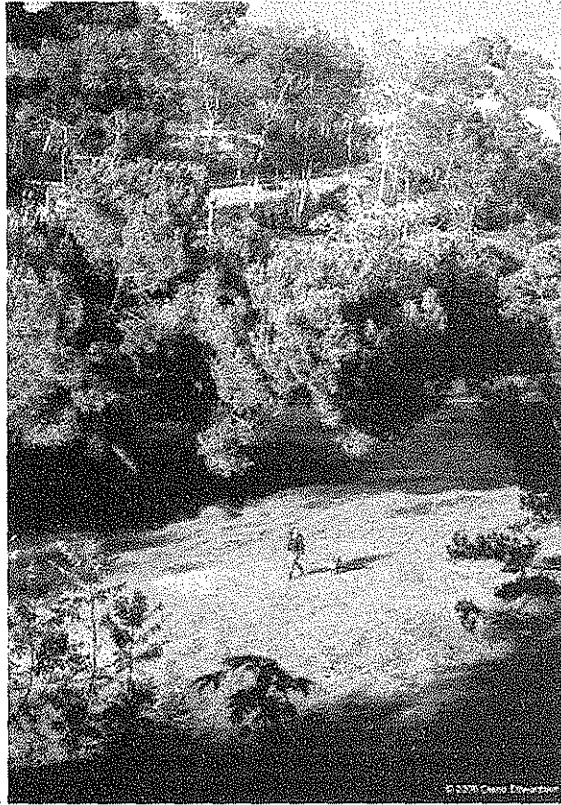
The real estate market maybe dead but development battles are still
alive in Elysian Heights



With the real estate market in free fall, you would think the battles between developers and residents would have faded away. Not so in the far north end of Elysian Heights, where residents and a developer will face off on Tuesday in front a city council committee over a 3-acre parcel of land in what is called the Semi-Tropic Spiritualist Tract.

It's one of those large chunks of urban open space that somehow never got covered over with homes, strip malls or freeways -- all located nearby. A century ago this section of steep hills and grassy meadows overlooking the 2 and 5 freeways was the home to the Semi-Tropic Spiritualist Society, which purchased the land to create a communal society of free-thinking residents. Decades later wood engraver Paul Landacre and other artists who lived in this area took inspiration from the natural setting in the middle of the city. But what was once an isolated and forgotten neighborhood of tiny bungalows and winding lanes became prime real estate during the last economic boom, drawing the attention of developers and investors like Henry Nunez of Arcadia

Nunez purchased the site near Allesandro and Rosebud streets more than four years and almost immediately ran into opposition from nearby residents. After rounds of community meetings, Nunez scaled back the proposal to build about 15 homes on the lower half of the site, leaving the remaining high ground primarily as open space. But residents, including Diane Edwardson, publisher of the Corralitas Red Car Property Blog,



filed an appeal, which will be heard Tuesday by the City Council's Planning & Land Use Management Committee. They claim that residents were not made aware of the large amount of grading that would scrape away the natural contours of the hills and destroy the trees, which includes a woodland of native black walnut. They want the committee to either reject Nunez' applications or adopt protections for the hillsides, trees and wildlife.


Nunez said that battling his opponents and refining his initial proposal has delayed the project by more than 18 months. He has given up plans to build the homes himself and has put the property up for sale for \$1.9 million as he seeks final approvals from the city.

"This is a model project," Nunez said. "We did exactly what we have been asked. These people just don't want anything built on the property."

But Edwardson and others residents fear they will be stuck with a hillside gouged by bulldozers and denuded of trees for years to come until the real estate market revives. What they fear will be lost is the atmosphere that nourished artists like Landacre, who wrote:

"**Y**ou see, art is practiced here along with various other concerns -pruning trees, repairing the roof, watching and feeding wildlife ... It must be conceded that to some of us this kind of environment is not only valuable, but absolutely necessary - a degree of seclusion, the life of growing things, awareness that we are a part of nature."

Photos: Diane Edwardson

Posted by The Eastsider LA at [8:04 AM](#) [0 comments](#) 

Labels: [Elysian Heights](#), [real estate](#)

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
Room 395
Los Angeles, Ca. 90012

RE: CF-09-0082
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 3, 2009

Mr. Reyes:

I urge you to support the Edwardson, Ortiz and Parisi appeal, and deny the zone change and subdivision of 2400 Allesandro.

The Garden Lots with its significant and native trees are vital to urban wildlife. To allow a zone change would permanently destroy a neighborhood.

This proposed private development tarnishes the intent of the Semi-Tropic Spiritualist Association.

The Semi-Tropic Spiritualists' Tract has so much to offer to everyone – let's not lose it.

Sincerely,

Louis H. McLean

Councilmember Ed Reyes, President
Planning & Land Use Management Committee
c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
Room 395
Los Angeles, Ca. 90012

RE: CF-09-0082
APCE 2006-8787-ZC
VTT 62900-SL-2A
CD13

February 3, 2009

Mr. Reyes:

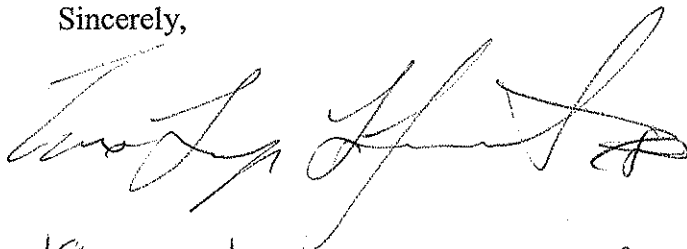
I urge you to support the Edwardson, Ortiz and Parisi appeal, and deny the zone change and subdivision of 2400 Allesandro.

The Garden Lots with its significant and native trees are vital to urban wildlife. To allow a zone change would permanently destroy a neighborhood.

This proposed private development tarnishes the intent of the Semi-Tropic Spiritualist Association.

The Semi-Tropic Spiritualists' Tract has so much to offer to everyone – let's not lose it.

Sincerely,



1915 MODJERKA ST, APT 2

February 3, 2009

Councilman Ed Reyes, President
Planning & Land Use Management Committee
Room 395
Los Angeles, Ca. 90012

Councilman Reyes:

In reference of the zone change and subdivision of 2400 Allesandro.

It would be tragic to let of one of the last natural areas of Los Angeles become another multi unit residential development. The original zoning maintained the character of this historic neighborhood. The bungalow cottage style homes dotted around the hillsides is what this neighborhood is about. Not multi units, not "developments".

The Semi-Tropic Spiritualist area has played an import part in the diversity of religion for Los Angeles. It is not just a tract of land. It is unique in it's appeal and message. Turning it into more of the same big boxed living area defiles one of the last true historic neighborhoods in Los Angeles.

The Semi-Tropic Spiritualists' Tract is nothing less than a monument to the LA style of living and should be preserved for the future. A future where the rest of the city looks all too much the same.

Reconsider this change as we all don't get a chance to make right which has been wronged.

Your friend, your neighbor,

Carson Leistikow

A handwritten signature in black ink, appearing to read 'Carson Leistikow', with a horizontal line extending to the right from the end of the signature.

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>
Sent: Monday, February 02, 2009 7:33 AM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

> -----Original Message-----

> From: D. Armstrong [mailto:arclite55k@earthlink.net]
 > Sent: Monday, February 02, 2009 1:32 AM
 > To: barbara.greaves@lacity.org
 > Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org;
 > Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
 > Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the
 > appeal

>
 > David A. Armstrong
 > 2642 Corralitas Dr.
 > Los Angeles, CA 90039
 > 323-661-8507

> To:
 > Councilmember Ed Reyes, President
 > Planning & Land Use Management Committee
 > c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
 > City Hall, room 395
 > Los Angeles, CA 90012

>
 > Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
 > APCE 2006-8787-ZC
 > VTT 62900-SL-2A
 > CD13

>
 > February 1, 2009

>
 > Councilmember Reyes,

>
 > I urge you to support the appeal by Edwardson, Parisi & Ortiz and
 > deny the zone change and subdivision for 2400 Allesandro, in the Semi
 > Tropic Spiritualists' Tract.

>
 > While we want anything constructed on this site to be safe, just
 > because the Grading Dept. approves a plan, does not mean it is an
 > environmentally sound plan.

>
 > The loss of almost every tree on the 3 acre site, around 60
 > significant and native trees, not including dozens of smaller non-native
 > trees, is too high a price for the community to pay in this freeway
 > adjacent neighborhood.

- >
- > The site is an urban forest with a thriving food chain of urban wildlife.
- > Coyote, fox, raccoon, opossum, snake, owl and several species of hawk, not
- > to mention the prey species they feed on, are often seen on the lots in
- > question.
- >
- > The property is a vital link in the wildlife corridor that follows
- > the Rim of the Valley Trail Corridor between Griffith Park and Elysian
- > Park.
- > I see deer, coyotes and foxes in around the 3 acre property constantly.
- >
- > Please reconsider building.
- >
- > Thank you,
- >
- > David A. Armstrong

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>
Sent: Monday, February 02, 2009 7:33 AM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

> -----Original Message-----

> From: D. Armstrong [mailto:arclite55k@earthlink.net]
 > Sent: Monday, February 02, 2009 1:32 AM
 > To: barbara.greaves@lacity.org
 > Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org;
 > Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
 > Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the
 > appeal

>
 > David A. Armstrong
 > 2642 Corralitas Dr.
 > Los Angeles, CA 90039
 > 323-661-8507

>
 > To:
 > Councilmember Ed Reyes, President
 > Planning & Land Use Management Committee
 > c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
 > City Hall, room 395
 > Los Angeles, CA 90012

>
 > Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
 > APCE 2006-8787-ZC
 > VTT 62900-SL-2A
 > CD13

>
 > February 1, 2009

>
 > Councilmember Reyes,

>
 > I urge you to support the appeal by Edwardson, Parisi & Ortiz and
 > deny the zone change and subdivision for 2400 Allesandro, in the Semi
 > Tropic Spiritualists' Tract.

>
 > While we want anything constructed on this site to be safe, just
 > because the Grading Dept. approves a plan, does not mean it is an
 > environmentally sound plan.

>
 > The loss of almost every tree on the 3 acre site, around 60
 > significant and native trees, not including dozens of smaller non-native
 > trees, is too high a price for the community to pay in this freeway
 > adjacent neighborhood.

- >
- > The site is an urban forest with a thriving food chain of urban wildlife.
- > Coyote, fox, raccoon, opossum, snake, owl and several species of hawk, not
- > to mention the prey species they feed on, are often seen on the lots in
- > question.
- >
- > The property is a vital link in the wildlife corridor that follows
- > the Rim of the Valley Trail Corridor between Griffith Park and Elysian
- > Park.
- > I see deer, coyotes and foxes in around the 3 acre property constantly.
- >
- > Please reconsider building.
- >
- > Thank you,
- >
- > David A. Armstrong

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>
Sent: Monday, February 02, 2009 3:04 PM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the appeal

> -----Original Message-----

> From: Lyle Henry [mailto:lylehenry@yahoo.com]
> Sent: Monday, February 02, 2009 2:54 PM
> To: barbara.greaves@lacity.org
> Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org;
> Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
> Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, Support the
> appeal

>
> Councilmember Ed Reyes, President
> Planning & Land Use Management Committee
> c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
> City Hall, room 395
> Los Angeles, CA 90012

>
> Re: CF-09-0082 PLUM Hearing: Feb 3, 2009 - SUPPORT the appeal
> APCE 2006-8787-ZC
> VTT 62900-SL-2A
> CD13

> February 1, 2009

> Councilmember Reyes,

> We urge you to support the appeal by Edwardson, Parisi & Ortiz and deny
> the
> zone change and subdivision for 2400 Allesandro, in the Semi Tropic
> Spiritualists' Tract.

> We have lived here since 1989. We chose this area because of the lovely
> open spaces and unbuilt hillsides nearby which would remain that way.

> Now we are very concerned that this beautiful hillside may have most all
> its trees cut down and more expensive homes built which will increase this
> already dense area.

> Please, let's keep this forest in our midst. The old trees make for a
> stable hillside and they help reduce air pollution. There is so much
> natural wild life there and it's a connecting link to other areas where
> wild life live. It's wonderful to have these animals among us here in the
> city and to see them, even sometimes deer, when we are out walking.

>

> We do not feel that this is a good plan at all.

>

> Sincerely,

>

> Lyle Henry

> 2474 Silver Ridge Ave

> Los Angeles, CA 90039-3322

> 323-660-4690

>

>

>

>

>

>

>

>

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>
Sent: Monday, February 02, 2009 1:52 PM
Subject: FW: Councilman Reyes, re: subdivision of 2400 Allesandro

> -----Original Message-----

> From: Ross Plesset [mailto:drlao@yahoo.com]
> Sent: Monday, February 02, 2009 12:18 PM
> To: barbara.greaves@lacity.org
> Cc: councilmember.garcetti@lacity.org; Mitch.Ofarrell@lacity.org;
> Noel.Hyun@lacity.org; diane.edwardson@earthlink.net
> Subject: To: Councilman Reyes, re: subdivision of 2400 Allesandro

>

> Dear Councilmember Reyes,

>

> I strongly urge you to support the appeal by Edwardson, Parisi & Ortiz and
> deny the zone change and subdivision for 2400 Allesandro, in the Semi
> Tropic Spiritualists' Tract.

>

> I live on the same hill as 2400 Allesandro, and have been in the area
> since 1975, when my family first moved here.

>

> The Glendale (2) Freeway has always been an eyesore and a constant source
> of noise. Annual Dodger traffic has further diminished the quality of life
> here--and a development at 2400 Allesandro would further uglify and
> detract from the unique character of this community.

>

> I attended the public meeting regarding this issue in January 2007 at
> Allesandro Elementary School. At least 100 local residents were present--
> and not one of them favored this development.

>

> Please lessen my cynicism of politics by representing the people, not
> wealthy--and dishonest--landowners.

>

> Thank you very much for your time and attention.

>

> Sincerely,

>

> Ross Plesset

>

> Phone: 323/522-6136

>

> Address: 2240 1/2 Lake Shore Avenue
> Los Angeles, CA 90039

>

>

>

Cindy Ortiz

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Cindy Ortiz" <chunababe@earthlink.net>; <cherylununya@roadrunner.com>
Sent: Sunday, February 01, 2009 5:55 PM
Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, in Support of the appeal

> -----Original Message-----

> From: Sabrina L Williams [mailto:swilliams@homeandcommunity.org]
 > Sent: Sunday, February 01, 2009 4:57 PM
 > To: Diane Edwardson
 > Subject: FW: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, in Support
 > of the appeal

>

>

> Hi Diane,

>

> I sent this letter, which is a tweaked version of the one I submitted in
 > September. (I decided to forward to you under separate cover to let you
 > know.) I'm so bummed I can't make it on Tuesday.

>

> S.

>

>

> --

> Sabrina L Williams

>

> home&community, inc.

> p.o. box 65756

> los angeles, ca 90065-0756

> 213.910.9738

> 323.913.5819 f

>

>

>

> ----- Forwarded Message

> From: Sabrina L Williams <swilliams@homeandcommunity.org>

> Date: Sun, 01 Feb 2009 16:47:51 -0800

> To: <barbara.greaves@lacity.org>

> Cc: <councilmember.garcetti@lacity.org>, <Mitch.Ofarrell@lacity.org>,
 > <Noel.Hyun@lacity.org>

> Conversation: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, in Support

> of the appeal

> Subject: CF-09-0082, PLUM Hearing: Feb 3, 2400 Allesandro, in Support of
 > the

> appeal

>

>

>

> February 1, 2009

>

>

> Councilmember Ed Reyes, President
> Planning & Land Use Management Committee
> c/o City Clerk Barbara Greaves, Legislative Assistant, PLUM
> Room 395 City Hall,
> 200 N. Spring St.
> Los Angeles, CA 90012

>

> RE: CF-09-0082 PLUM Hearing: Feb 3, 2009 in SUPPORT of the appeal
> APCE 2006-8787-ZC; VTT 62900-SL-2A; CD13

>

> Dear Councilmember Reyes:

>

> I am supporting this appeal by Edwardson, Parisi and Ortiz. I ask that
> you,
> too, support the appeal and deny the zone change and subdivision for 2400
> Allesandro, in the Semi Tropic Spiritualists' Tract.

>

> I have lived in my neighborhood 8 years and, I have seen the constant
> erosion, both literally and figuratively, of our open space. As we lose
> that
> space, I have seen quality of life impacted for both humans and wildlife.

>

> As the mother of a five-year-old, I am appalled at the lack of green space
> Los Angeles affords its residents and worried about what the ever-
> shrinking
> landscape means for my daughter. As a student of urban planning, I dream
> of
> the unrealized 1930 Olmsted plan for Los Angeles and its promise of links
> between our local green spaces. And I wonder why is none of the land in
> question being donated to the Santa Monica Mountains Conservancy? As the
> Director of a non-profit advocating affordable housing development, I am
> angry that there is no set aside for affordable housing in a city and time
> where it is sorely needed. And I question why Mr. Nunez is being allowed
> to
> violate the spirit of the 'small lot' subdivision designation? As a
> steward
> of our environment, I mourn the loss of yet another wildlife corridor
> along
> with existing native plants and trees, like oak and Black Walnut, that do
> actually exist on the site.

>

> The proposed plan is neither environmentally sound nor friendly, and fails
> to improve the quality of the lives of all who live here. Please address
> our
> neighborhood concerns, and please grant the appeal.

>

>

> Sincerely,

2/1/2009

>
>
>
> Sabrina L Williams
>
> 2425 Riverside Place
> Los Angeles, CA 90039
> 323-913-5818
>
>
> --
> Sabrina L Williams
>
> home&community, inc.
> p.o. box 65756
> los angeles, ca 90065-0756
> 213.910.9738
> 323.913.5819 f
>
>
> ----- End of Forwarded Message
>