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NUNEZ DEVELOPMENT

DEVELOPMENT SERVICES

Development Property For Sale

Allesandro Project

2400 Allesandro Street, Los Angeles, CA 90039

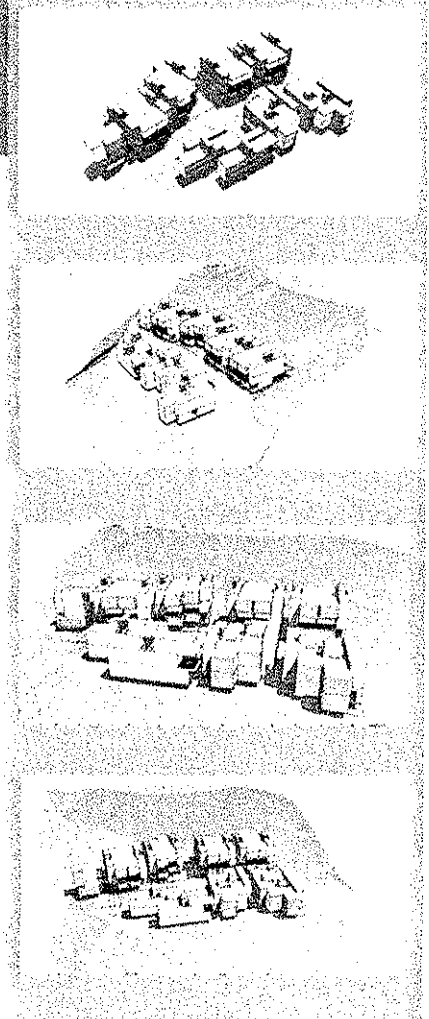
Approved Vested Tract Map No. 62900 for 15 single family lots (small lot ordinance) plus one open space lot. Total three parcels, 5443-031-003, 004, 005 for a total of three acres. Conditions of approval upon request.

- Six houses two story on-grade 1,500 - 1,600 square feet.
- Nine houses three levels 1,800 - 1,900 square feet.
- Lot 16 is open space and serves as a beautiful serene backdrop for this development and is sloped portion of subject site.

All development is on flat pad. The development requires minimal retaining wall. Project is just east of Glendale Boulevard corridor and is in a spectacular setting. Very special project that includes approximately 1-1/2 acres open space.

Project required ZC from RD-6. Located in Echo Park/Eisian Park area.

Price: \$1,950,000



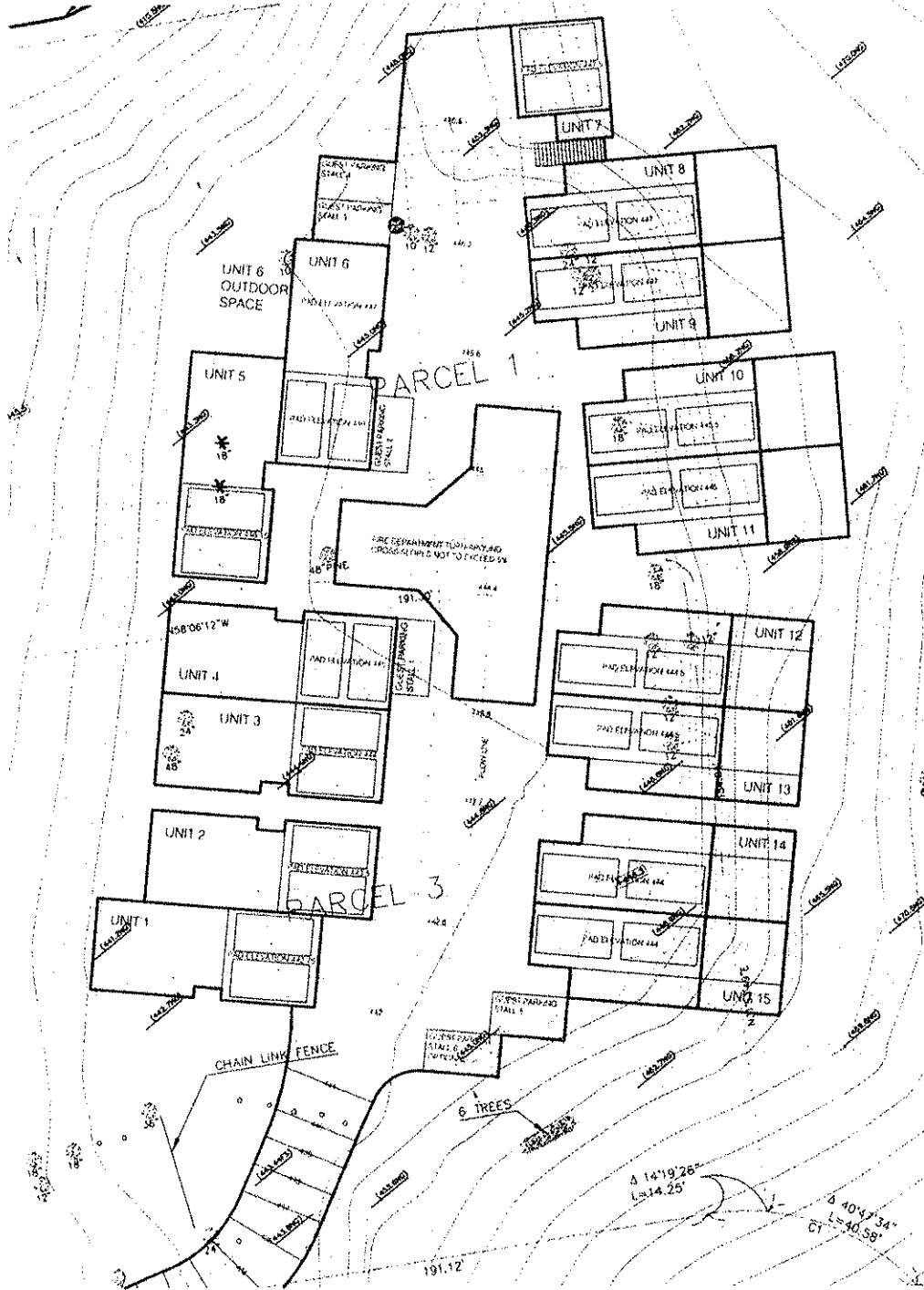
- [REV Allesandro Grading 6-04-07 C-3 GRADING PLAN \(1\)-1.pdf](#)
- [Conditions of Approval-Allesandro.pdf](#)
- [Allessandro Uphill Plan.pdf](#)
- [final floorplan uphill-1.pdf](#)
- [simple site plan for MLS.JPG](#)
- [TREE-PLN.pdf](#)

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

CONTACT INFORMATION

EMAIL: henry@hnrealestate.com
 CELL: 626.422.7998

HENRY NUNEZ DEVELOPMENT
 128 E. Huntington Drive, Suite B
 Arcadia, CA 91006





#1

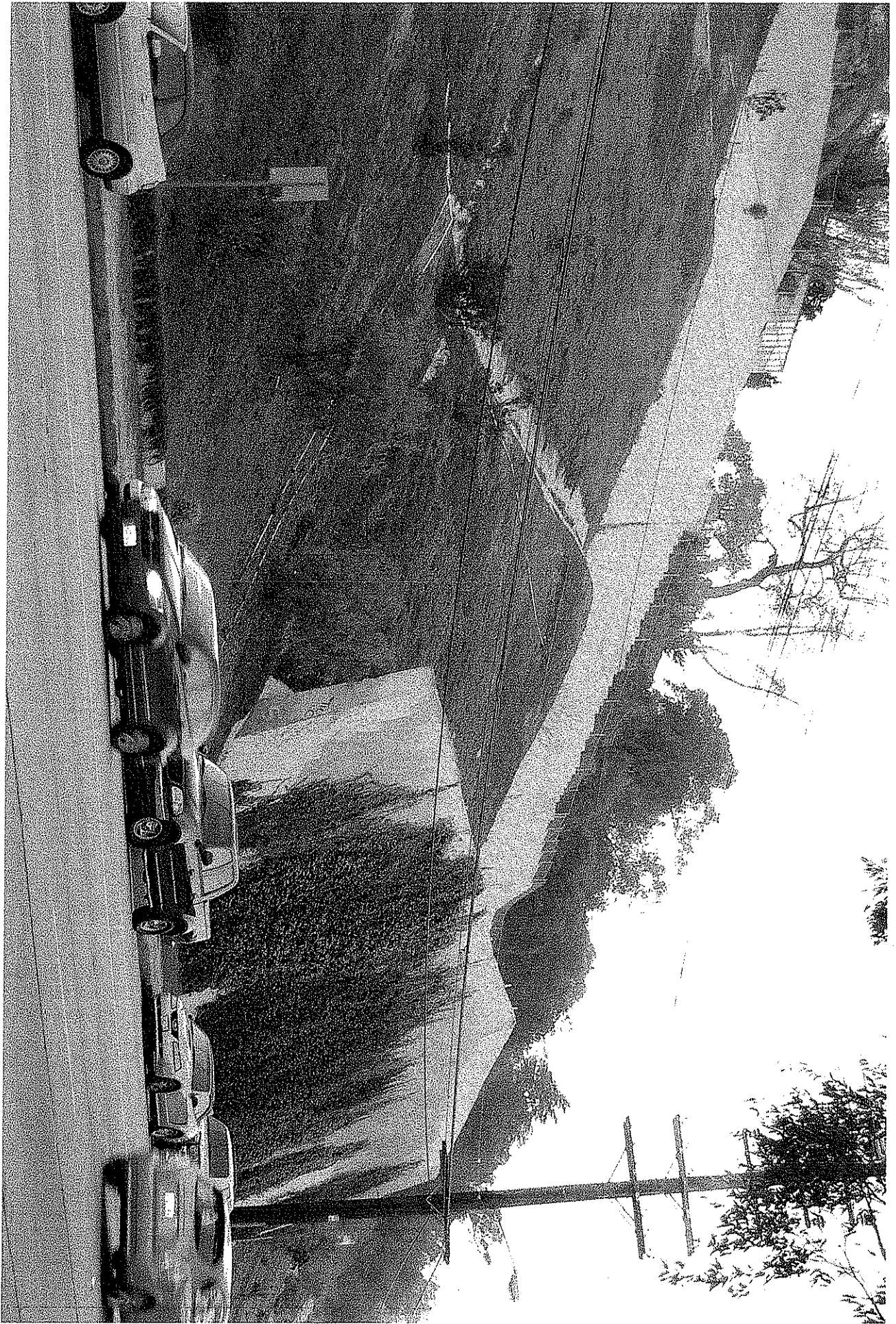
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#4





ERIC GARCETTI
COUNCILMEMBER
PRESIDENT, LOS ANGELES CITY COUNCIL

7

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,

Handwritten signature of Eric Garcetti in black ink.

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