

March 19, 2013

Doug Haines  
P.O. Box 93596  
Los Angeles, CA 90093-0596

Los Angeles City Council  
c/o Los Angeles City Clerk  
City Hall, 3<sup>rd</sup> Floor  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 12-0967**

ENV-2007-365-MND; 5241-5247 Santa Monica Blvd. & 5238-5246 Virginia Ave.

Honorable President Wesson and Council members:

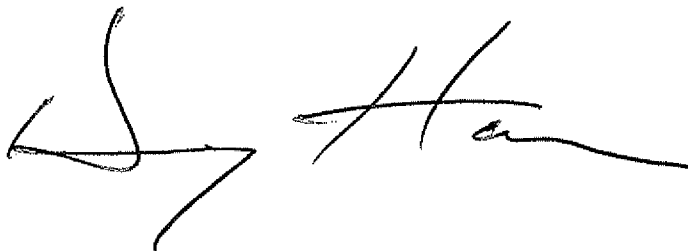
Today's City Council agenda includes consideration of an appeal by Seta Panosian of the City Planning Commission's April 12, 2012 approval of a Mitigated Negative Declaration ("MND") for a proposed 5-story, 60-foot-tall, 49-unit, 82,041 sq. ft. development (including 15,000 sq. ft. of commercial space) at 5241-5247 Santa Monica Blvd. & 5238-5246 Virginia Ave. in East Hollywood (the "Project"). The appeal argues that an Environmental Impact Report ("EIR") is required for the Project under the California Environmental Quality Act ("CEQA").

Please note the enclosed Property Activity Report for the Project address from the Los Angeles Department of Building and Safety ("LADBS") website. This Report, updated on January 24, 2013, shows that the Applicant's representatives have now requested permits to alter the proposed Project with an increase to 84 residential units. This alteration follows a previous application to City Planning on December 4, 2012 to alter the Project into a 38-unit development with 44,860 square feet of commercial floor area.

The proposed Project is therefore undefined and lacking in proper review by both the City Planning Department and stakeholders of our community. The Applicant's request for a significant increase in residential units constitutes a new project, necessitating a new application with proper environmental review.

I ask that the City Council reject the Project, uphold the appeal, and require the Applicant to explain exactly what he proposes to develop before any further analysis is conducted or approvals issued by the appropriate City Agencies.

Thank you,



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**5245 W SANTA MONICA BLVD 1-68 90029**

PLEASE CLICK ON AN APPLICATION/PERMIT NUMBER TO GET MORE DETAILS:

APPLICATION/ PERMIT NUMBER	PC / JOB NUMBER	TYPE	STATUS	STATUS DATE	EXCERPT OF WORK DESCRIPTION
10010 10002 02297	B12LA13759	Bldg-Alter/Repair	Verifications in Progress	12/21/2012	SUPPLEMENTAL TO PERMIT# 10010-10000-02297 TO REVISE THE WORK SCOPE TO REDUCE THE
10010 10001 02297	B12LA05499	Bldg-New	Verifications in Progress	01/24/2013	PDPP - New mixed use building; 84-unit apartments and 1 level 14,974 sf office/r

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**5245 W SANTA MONICA BLVD 1-68 90029**  
**APPLICATION / PERMIT NUMBER: 10010-10001-02297**  
**PLAN CHECK / JOB NUMBER: B12LA05499**

## Permit Application or Issued Permit Information

**GROUP:** Building  
**TYPE:** Bldg-New  
**SUB-TYPE:** Commercial  
**PRIMARY USE:** (S) Apartment  
**WORK DESCRIPTION:** PDPP - New mixed use building: 84-unit apartments and 1 level 14,974 sf office/retail over 2-level subterranean parking garage. Parallel Design-Permitting Program - 100% submittal  
**PERMIT ISSUED:** No      **PERMIT ISSUE DATE:** N/A      **ISSUING OFFICE:** N/A  
**CURRENT STATUS:** Verifications in Progress      **CURRENT STATUS DATE:** 01/24/2013

### Permit Application Status History

Submitted	05/17/2012	PC: S IMPORT
PC Assigned	05/24/2012	LARRY LEE
Reviewed by Supervisor	06/19/2012	CHARLES CHANG
Verifications in Progress	09/12/2012	LARRY LEE

### Permit Application Clearance Information

DAS Clearance	Not Cleared	05/27/2012	EDDIE GARIN
Green Code	Cleared	02/27/2013	MARTHA DIAZ

### Contractor Information

Owner-Buifder

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## Licensed Professional/Contractor Information Inspection Activity Information

### Inspector Information

No data available

### Pending Inspection Request(s)

No data available

### Inspection Request History

No data available

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