

Los Angeles City Council, Planning and Land Use Management Committee  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

Echo Park Douglas, LLC  
Jennifer L. Chirco-Coker  
1048 Irvine Ave.  
Newport Beach, CA 92660

March 28, 2013

**RE: 1363-1371 North Douglas Street  
Council File No. 13-0324, VTT-71930-SL**

Hon. Reyes, Huizar and Englander,  
Thank you for the opportunity to address the appeal filed on our property located at 1363 Douglas Street in Echo Park.

Before addressing the complaint, allow me to outline the outreach efforts of our company for the project in question. In order to create a dialogue between Planet Home Living and area residents, we utilized the Greater Echo Park Elysian Neighborhood Council as it is the ideal venue for residents to offer feedback and for us to improve our project based upon that feedback. We presented to the Council on two separate occasions and attended a third meeting but Council lacked quorum for us to present. See Exhibit A for agendas of the aforementioned meetings and letter of support.

We went door-to-door with former Council President Sigala to discuss the project one-on-one with residents living on Douglas & Montana streets. Based on these conversations we amended our site plan to include private trash receptacles and collection for future residents so as not to disrupt on-street parking on collection days.

We also worked with Echo Park Improvement Association (EPIA), a grassroots community based group focused on "...identify opportunities to improve the quality of life in the community that we live in." Four formal presentations were made to the organization and their comments were incorporated. See Exhibit B for relevant agendas and letters of support.

The Echo Park Historical Society was also consulted. We walked the site with the organization's President to verify the City was correct in their findings no structures onsite are of historical significance. Afterward, we agreed to allow the Society to salvage vintage items from the existing building during demolition and make them available to local residents remodeling their homes.

The Office of Councilman Eric Garcetti was also made aware of the project and community outreach efforts throughout the process. Representatives from his office

were at most if not all presentations given to the Neighborhood Council and Echo Park Improvement Association.

We have consistently made ourselves available to residents. The City planner assigned to our case was given permission by myself, to give residents my contact information so they could reach me directly with questions or concerns. For example, Jeanne Wyshak of 1421 Douglas Street contacted me and her call was promptly returned. The appellant of this case, Leslie Dione Emge of 1406 Quintero Street also contacted me. After extending numerous offers to meet with her and residents over the course of four months, Ms. Dione Emge finally agreed to meet with me on March 20 to discuss the project. It is worth noting, it is only through my diligence we have had the opportunity to engage in meaningful dialogue. Refer to Exhibit C for a record of emails.

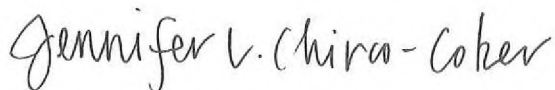
Contrary to statements made by the appellant, the proposed development is not out of character with the community. The project and appellant's residence is located in the RD1.5 or "Multiple Residential" zone (see Exhibit D) which consists of one and, two-family dwellings, apartment houses, multiple dwellings, and home occupations (see Exhibit E). As seen in the aerial photo (see Exhibit F), the neighborhood is dominated by multi-family housing. Our project does not deviate from the allowed use.

The immediate area also includes a mix of housing types as depicted by Exhibit G. Architectural styles run the gamut from craftsman, Spanish, modern and everything in between. The Zoning Administrator's determination letter dated January 23, 2013 also supports this fact, "the project's location, size height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety." The letter goes on to say, our project is in conformance with the General Plan and existing zoning code.

The facts laid out in this letter illustrate we have gone above and beyond what is required of us and have made every reasonable effort to engage residents, accept feedback and modify design based on our interactions with neighbors. Given this, we ask that you dismiss the appeal filed against our project immediately and allow us to proceed with the proposed development.

Thank you in advance for your expeditious decision.

Sincerely,



Jennifer L. Chirco-Coker  
Project Manager, Echo Park Douglas, LLC

Exhibit A

Greater Echo Park Elysian Neighborhood  
Council  
Agendas & Letter of Support

**Committee Members:**

Francisco Torrero, Chair  
Jose Sigala, Vice Chair  
Yolande Beckles  
Mike Castillo  
Juan Godinez  
Celeste Heinrich  
Matthew Kyin  
Erlinda Lim  
Gustavo Moreno  
David Rockello  
Dinora Ventura

**GREATER ECHO PARK ELYSIAN  
NEIGHBORHOOD COUNCIL**



**PLANNING, PUBLIC WORKS, PARKS  
& LAND USE COMMITTEE**

**COMMITTEE MEETING AGENDA**

Wednesday, April 11, 2012 - 7:00 p.m.  
GEPENC Office and Community Center  
1572 Sunset Boulevard, Los Angeles, CA 90026  
(entrance off of Echo Park Avenue)

**A. ADMINISTRATIVE ITEMS:**

- (1) Call to Order
- (2) Roll Call – Committee Members
- (3) Adoption of Committee Meeting Minutes

**B. PUBLIC COMMENT ON NON-AGENDA ITEMS\*\*:**

Comments from the public on non-agenda items within the Committee's jurisdiction. Two minutes per speaker.

**C. REPORTS:**

- (1) Chair, (2) Vice Chair, (3) Committee Members, (4) City Departments or Agencies

**D. MOTIONS & RESOLUTIONS (Discussion Items/Possible Committee Action):**

(1) Discussion and/or Possible Action on presentation an update by Barlow Respiratory Hospital's Environmental Impact Report and recommendation for the committee to hold a Special Committee Meeting on Wednesday, April 25<sup>th</sup> for dedicated discussion of project.

(2) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Support the request for small-lot subdivision and other entitlements necessary for the construction of 7 single family homes for property located at 1363 Douglas Street, Los Angeles, CA 90026. (ZA Number Pending)

(3) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Support the request for small-lot subdivision and other entitlements necessary for the construction of 10 single family homes for property located at 1330 Douglas Street, Los Angeles, CA 90026. (ZA Number Pending)

(4) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a Conditional Use Beverage to add Beer and Wine for off-site consumption and a new pole sign at an existing gasoline service station for the 24 hour operation of a proposed 7-11 food store located at 2041 W. Beverly Boulevard, Los Angeles, CA 90026. (ZA-2011-3243-CUB-CU) (ENV 2011-3244-EAF)

(5) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a Conditional Use Beverage for the sale of Beer and Wine for off-site in conjunction with a new commercial building with 15 off-site parking spaces at 1340 N. Glendale Boulevard, Los Angeles CA 90026 . (ZA-2012-454-CUB-ZV) (ENV 2012-455-EAF)

(6) Discussion and/or Possible Action on request for the committee to recommend Board of Governors Approve a Conditional Use Beverage for the on-site sale of Beer and Wine in conjunction with the expansion of an existing restaurant, Elf Café located at 2135 W. Sunset Boulevard, Los Angeles, CA 90026) (ZA Number Pending)

**Committee Members:**

Francisco Torrero, Chair  
Jose Sigala, Vice Chair  
Yolande Beckles  
Mike Castillo  
Juan Godinez  
Celeste Heinrich  
Matthew Kyin  
Erlinda Lim  
Gustavo Moreno  
David Rockello  
Dinora Ventura

**GREATER ECHO PARK ELYSIAN  
NEIGHBORHOOD COUNCIL**



**PLANNING, PUBLIC WORKS, PARKS  
& LAND USE COMMITTEE**

**COMMITTEE MEETING AGENDA**

Wednesday, May 9, 2012 - 7:00 p.m.

GEPENC Office and Community Center  
1572 Sunset Boulevard, Los Angeles, CA 90026  
(entrance off of Echo Park Avenue)

**A. ADMINISTRATIVE ITEMS:**

- (1) Call to Order
- (2) Roll Call – Committee Members
- (3) Adoption of Committee Meeting Minutes

**B. PUBLIC COMMENT ON NON-AGENDA ITEMS\*\*:**

Comments from the public on non-agenda items within the Committee's jurisdiction. Two minutes per speaker.

**C. REPORTS:**

- (1) Chair, (2) Vice Chair, (3) Committee Members, (4) City Departments or Agencies

**D. MOTIONS & RESOLUTIONS (Discussion Items/Possible Committee Action):**

(1) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Support the request for small-lot subdivision and other entitlements necessary for the construction of 7 single family homes for property located at 1363 Douglas Street, Los Angeles, CA 90026. (ZA 2012-935-ZAA)

(2) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Support the request for small-lot subdivision and other entitlements necessary for the construction of 10 single family homes for property located at 1330 Douglas Street, Los Angeles, CA 90026. (ZA 2012-926-ZAA)

(3) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a Conditional Use Beverage to add Beer and Wine for off-site consumption and a new pole sign at an existing gasoline service station for the 24 hour operation of a proposed 7-11 food store located at 2041 W. Beverly Boulevard, Los Angeles, CA 90026. (ZA-2011-3243-CUB-CU) (ENV 2011-3244-EAF)

(4) Discussion and/or Possible Action on request for the committee to recommend Board of Governors Approve a Conditional Use Beverage for the on-site sale of Beer and Wine in conjunction with the expansion of an existing restaurant, Elf Café located at 2135 W. Sunset Boulevard, Los Angeles, CA 90026) (ZA Number Pending)

**E. FUTURE COMMITTEE AGENDA ITEMS**

**F. ANNOUNCEMENTS**

**G. ADJOURNMENT**

\*\* Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

*Committee Members:*

Francisco Torrero, Chair  
Jose Sigala, Vice Chair  
Yolande Beckles  
Mike Castillo  
Juan Godínez  
Matthew Kyin  
Erlinda Lim  
Gustavo Moreno  
David Rockello  
Dinora Ventura

**GREATER ECHO PARK ELYSIAN NEIGHBORHOOD  
COUNCIL**

**PLANNING, PUBLIC WORKS, PARKS  
& LAND USE COMMITTEE**

**COMMITTEE MEETING AGENDA**

Wednesday, June 13, 2012 - 7:00 p.m.  
GEPENC Office and Community Center  
1572 Sunset Boulevard, Los Angeles, CA 90026  
(entrance off of Echo Park Avenue)

**A. ADMINISTRATIVE ITEMS:**

- (1) Call to Order
- (2) Roll Call – Committee Members
- (3) Adoption of Committee Meeting Minutes

**B. PUBLIC COMMENT ON NON-AGENDA ITEMS\*\*:**

Comments from the public on non-agenda items within the Committee's jurisdiction. Two minutes per speaker.

**C. REPORTS:**

(1) Chair, (2) Vice Chair, (3) Committee Members, (4) City Departments or Agencies

**D. MOTIONS & RESOLUTIONS (Discussion Items/Possible Committee Action):**

(1) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Support the request for small-lot subdivision and other entitlements necessary for the construction of 7 single family homes for property located at 1363 Douglas Street, Los Angeles, CA 90026. (ZA 2012-935-ZAA) (VTT 71930-SL)

(2) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Support the request for small-lot subdivision and other entitlements necessary for the construction of 10 single family homes for property located at 1330 Douglas Street, Los Angeles, CA 90026. (ZA 2012-926-ZAA) (VTT 71935-SL)

(3) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a Conditional Use Beverage to add Beer and Wine for off-site consumption and a new pole sign at an existing gasoline service station for the 24 hour operation of a proposed 7-11 food store located at 2041 W. Beverly Boulevard, Los Angeles, CA 90026. (ZA-2011-3243-CUB-CU) (ENV 2011-3244-EAF)

(4) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a Conditional Use Beverage for the on-site sale of Beer and Wine proposed hours of operation and hours of Beer and Wine sales from 7:00 am – 2:00 am daily in conjunction with the addition of 448 square feet to an existing 710 square foot restaurant, Elf Café located at 2135 W. Sunset Boulevard, Los Angeles, CA 90026 (ZA 2012-1324)

(5) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a parking variance for a residential unit at 112 S. Coronado Street, Los Angeles, CA 90026 for 5 parking spaces-in lieu of 7 parking spaces. (ZA 2012-333)

(6) Discussion and/or Possible Action on request for the committee to recommend the Board of Governors Approve a Request for Parking Space Waiver requesting a waiver of 8 required parking spaces for the conversion of 850 square feet of basement area to a food preparation and storage area for Happy Tom's Restaurant located at 1807 W. Sunset

**2010 – 2012 Governing**

**Board Members:**

José Sigala, President  
Francisco Torrero, Vice President  
Gustavo Moreno, Treasurer  
Lisa Baca, CIO  
Connie Acosta  
Yolande Beckles  
Phyllis Daugherty  
Wes Farrow  
Juan Godinez  
Mary Hodge  
Jeffrey Kontorovsky  
Kwazi Nkruman  
Erlinda Lim  
James Lopez  
Remi Mateo  
Efren Mojarro Jr.  
Cheryl Ortega  
Jorge Prado  
David Rockello  
Dinora Ventura

## **GREATER ECHO PARK ELYSIAN NEIGHBORHOOD COUNCIL**

P.O. Box 26391  
Los Angeles, California 90026  
(213) 250-3400  
[www.gepenc.org](http://www.gepenc.org)

### **BOARD OF GOVERNORS SPECIAL MEETING AGENDA**

**TUESDAY, JULY 3, 2012 – 6:30 p.m.**

#### **MEETING LOCATION**

GEPENC Office and Community Center  
1572 Sunset Boulevard \* Los Angeles, CA 90026  
(entrance off of Echo Park Avenue)

- A. ADMINISTRATIVE ITEMS: (10 minutes)**
- (1) Call to Order
  - (2) Roll Call – GEPENC Board of Governors
  - (3) Flag Salute
  - (4) Adoption of Minutes
  - (5) Recognitions & Presentations
- B. LOCAL REPORTS: (10 minutes)**  
(Representatives from government offices, police departments, and community based organizations)

- (1) LA City Council District 1 & 13 Reports
- (2) City of LA Departments
  - i. DONE
  - ii. LAPD
  - iii. City Agencies
- (3) Community and Stakeholder organizations

**C. PUBLIC COMMENT ON NON-AGENDA ITEMS\*\*:** (10 minutes)  
Comments from the public on non-agenda items within the Board's jurisdiction. Two minutes per speaker.

**D. MOTIONS & RESOLUTIONS (Discussion/Possible Action Items):** (60 minutes)

**CONSENT CALENDAR ITEMS**

(1) [2012-06-02] Discussion and/or Possible Action on recommendation from the Planning, Public Works, Parks and Land Use Committee for the GEPENC Board of Governors to Support the request for small-lot subdivision and other entitlements necessary for the construction of 7 single family homes for property located at 1363 Douglas Street, Los Angeles, CA 90026. (ZA 2012-935-ZAA) (VTT 71930-SL) **(Planning, Public Works, Parks & Land Use Committee vote: 6-0)**

(2) [2012-06-03] Discussion and/or Possible Action on recommendation from the Planning, Public Works, Parks and Land Use Committee for the GEPENC Board of Governors to Support the request for small-lot subdivision and other entitlements necessary for the construction of 10 single family homes for property located at 1330 Douglas Street, Los Angeles, CA 90026. (ZA 2012-926-ZAA) (VTT 71935-SL) **(Planning, Public Works, Parks & Land Use Committee vote: 6-0)**

GEPENC Board of Governors Meeting  
July 3, 2012  
Page Two

(3) [2012-06-04] Discussion and/or Possible Action on recommendation from the Planning, Public Works, Parks and Land Use Committee for the GEPENC Board of Governors to Approve a Conditional Use Beverage to add Beer and Wine for off-site consumption and a new pole sign at an existing gasoline service station for the 24 hour operation of a proposed 7-11 food store located at 2041 W. Beverly Boulevard, Los Angeles, CA 90026. (ZA-2011-3243-CUB-CU) (ENV 2011-3244-EAF) **(Planning, Public Works, Parks & Land Use Committee vote: 6-0)**

(4) [2012-06-05] Discussion and/or Possible Action on recommendation from the Planning, Public Works, Parks and Land Use Committee for the GEPENC Board of Governors to Approve a Conditional Use Beverage for the on-site sale of Beer and Wine proposed hours of operation and hours of Beer and Wine sales from 7:00 am – 2:00 am daily in conjunction with the addition of 448 square feet to an existing 710 square foot restaurant, Elf Café located at 2135 W. Sunset Boulevard, Los Angeles, CA 90026 (ZA 2012-1324) **(Planning, Public Works, Parks & Land Use Committee vote: 6-0)**

(5) [2012-06-06] Discussion and/or Possible Action on recommendation from the Planning, Public Works, Parks and Land Use Committee for the GEPENC Board of Governors to Approve a parking variance for a residential unit at 112 S. Coronado Street, Los Angeles, CA 90026 for 5 parking spaces in lieu of 7 parking spaces. (ZA 2012-333) **(Planning, Public Works, Parks & Land Use Committee vote: 6-0)**

**REGULAR CALENDAR ITEMS**

(6) [2012-04-05] Discussion and/or Possible Action on recommendation from the Executive Committee for the GEPENC Board of Governors to discuss and possibly take action on a discussion regarding the GEPENC Christmas Tree on top of the Jensen's building. **(Executive Committee vote: 3-0)**

(7) [2012-04-06] Discussion and/or Possible Action on recommendation from the Executive Committee for the GEPENC Board of Governors to ADOPT a Resolution supporting the restoration of youth baseball fields in Griffith Park's Crystal Springs area. **(Executive Committee vote: 3-0)**





## CITY OF LOS ANGELES

### *GREATER ECHO PARK ELYSIAN NEIGHBORHOOD COUNCIL*



#### **OFFICERS**

Jose Sigala, President  
Francisco Torrero, Vice President  
Gustavo Moreno, Treasurer  
Lisa Baca, Chief Information Officer  
Jorge Prado, Member At-Large

1572 Sunset Boulevard  
Los Angeles, CA 90026  
(213) 250-3400  
[www.gepenc.org](http://www.gepenc.org)

#### **BOARD MEMBERS**

Connie Acosta, Yolande Beckles,  
Phyllis Daugherty, Wes Farrow,  
Juan Godinez, Mary Hodge,  
Jeffrey Kontorovsky,  
Leonel Ledezma, Erlinda Lim,  
James Lopez, Efren Mojarro Jr.,  
Kwazi, Nkrumah, Cheryl Ortega,  
David Rockello, Dinora Ventura

September 12, 2012

Office of Zoning Administration  
Los Angeles Department of City Planning  
200 North Spring Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012  
[linda.clark@lacity.org](mailto:linda.clark@lacity.org)

**Re: ZA2012-926-ZAA (VTT 71930-SL), 1363 Douglas Street, Los Angeles, CA 90026**

The Greater Echo Park Elysian Neighborhood Council (GEPENC) respectfully submits to the City of Los Angeles the following recommendations: That the Vested Tentative Tract Map for Small Lot Subdivision project be approved as requested based on changes to the plans that have been mutually agreed to, and listed below.

Echo Park Douglas, LLC - the developers of the project at 1363 Douglas Street, Los Angeles, CA 90026 have met with GEPENC several times over the last few months. Based on the feedback from GEPENC, the developers have agreed to:

1. Provide Centralized Trash Service as opposed to individual household trash service.
2. Preserve mature street trees on Douglas Street if possible.

Additionally, we support no improvements be required for street widening dedications on North Douglas Street as it would reduce available parking and create confusing driving conditions.

Echo Park Douglas, LLC has worked cooperatively with GEPENC and accepted and incorporated input from the Council and area residents. The GEPENC believes when incorporating the above recommendations, the project in question should be approved as requested.

We are confident that the applicant has a genuine understanding of the concerns raised by the community and we believe they will be attentive, respectful and responsive to them.

We urge your every consideration in granting the Applicant his request. If you have any questions, please feel free to contact me at 213-908-8827.

Sincerely,

**FRANCISCO TORRERO**  
Board Vice President  
Greater Echo Park Elysian Neighborhood Council

## Exhibit B

# Echo Park Improvement Association Agendas & Letter of Support

# Neighborhood Issues Committee meeting agenda for Wednesday, April 18

BY ADMIN, ON APRIL 17TH, 2012

**ECHO PARK IMPROVEMENT ASSOCIATION**  
Neighborhood Issues Committee Agenda  
Wednesday, April 18, 2012, 7 pm  
Williams Hall, Barlow Hospital, 2000 Stadium Way

1. Introductions and sign in
2. Approve Minutes
3. Schools:
  1. Van De Kamps/LACC-LACCD
  2. New Items
4. Land Use:
  1. Barlow Hospital-Proposed Entitlements and Development
  2. Morton Village complex
  3. Filming Committee
  4. SB1818 Letter
  5. Sale of Lot 6 – El Centro del Pueblo
  6. Semi Tropical Spiritualist Tract Monitoring Status
  7. Lot adjacent to Laguna Stairs
  8. Save-A-Lot Vacancy
  9. East Sunset Clean up and Sunset tree planting, tentative March 31<sup>st</sup>
  10. Clifford Street Small Lot Subdivision project
  11. Echo36 Project
  12. New Business
    1. 2022-40 Vestal Small Lot Subdivision Project – Casey Lynch presenting
    2. 1363 and 1330 Douglas Street 7- and 10-unit SLSD – Jennifer Chirco and David French presenting
5. Parks:
  1. Echo Park Lake Restoration Project
  2. Elysian Park: Hi Speed Rail Alternative route may go under Elysian Park
  3. Elysian Reservoir
  4. Avenue of the Palms
  5. New business
6. Public Works:
  1. Route 2 Terminus Improvement Project
  2. Mural Projects – EPIA Committee?
  3. Dodgers issues
  4. New Business
7. Policies, Procedures, & Administrative
  1. Standing Rules, Membership Dues.
  2. Friends of Elysian
  3. Should we establish a quorum
  4. New Business
8. NIC as Outreach Tool – Should we have meetings at other locations?
9. Newsletter/Web Page
10. Public Comment on Non-Agenda Items
11. Future Agendas Items
12. Next Meeting Standing
13. Adjourn

Like 0 0

MEETINGS ECHO PARK NEIGHBORHOOD ISSUES, EPIA, NEIGHBORHOOD ISSUES COMMITTEE MEETING

You must be [logged in](#) to post a comment.

# Neighborhood Issues Committee meeting agenda for Wednesday, May 16

BY SECRETARY, ON MAY 15TH, 2012

**ECHO PARK IMPROVEMENT ASSOCIATION**  
Neighborhood Issues Committee Agenda  
Wednesday, May 16, 2012, 7 pm  
Williams Hall, Barlow Hospital, 2000 Stadium Way

1. Introductions and sign in
2. Approve Minutes
3. Schools:
  1. Van De Kamps/LACC-LACCD
  2. New Items
4. Land Use:
  1. Barlow Hospital-Proposed Entitlements and Development
  2. Morton Village complex
  3. Filming Committee
  4. SB1818 Letter
  5. Sale of Lot 6 -- El Centro del Pueblo
  6. Semi Tropical Spiritualist Tract Monitoring Status
  7. Lot adjacent to Laguna Stairs
  8. Save-A-Lot Vacancy
  9. Next neighborhood cleanup
  10. Clifford Street Small Lot Subdivision project
  11. Echo36 Project
  12. 2022-40 Vestal Small Lot Subdivision Project
  13. 1363 and 1330 Douglas Street 7- and 10-unit SLSD
  14. New Business
5. Parks:
  1. Echo Park Lake Restoration Project
  2. Elysian Park
  3. Hi Speed Rail Alternative route may go under Elysian Park
  4. Elysian Reservoir
  5. Avenue of the Palms
  6. New business
6. Public Works:
  1. Route 2 Terminus Improvement Project
  2. Mural Projects -- EPIA Committee?
  3. Dodgers issues
  4. New Business
7. Policies, Procedures, & Administrative
  1. Standing Rules, Membership Dues
  2. Friends of Elysian
  3. Should we establish a quorum
  4. New Business
8. NIC as Outreach Tool -- Should we have meetings at other locations?
9. Newsletter/Web Page
10. Public Comment on Non-Agenda Items
11. Future Agendas Items
12. Next Meeting Standing
13. Adjourn

Like 0 0

MEETINGS

You must be [logged in](#) to post a comment.

# Neighborhood Issues Committee meeting agenda for Wednesday, June 20

BY ADMIN, ON JUNE 20TH, 2012

## ECHO PARK IMPROVEMENT ASSOCIATION

Neighborhood Issues Committee Agenda

Wednesday, June 20, 2012, 7 pm

Williams Hall, Barlow Hospital, 2000 Stadium Way

1. Introductions and sign in
2. Approve Minutes
3. Schools:
  1. Van De Kamps/LACC-LACCD
  2. New Items
4. Land Use:
  1. Barlow Hospital-Proposed Entitlements and Development
  2. Morton Village complex
  3. Filming Committee
  4. SB1818 Letter
  5. Sale of Lot 6 – El Centro del Pueblo
  6. Semi Tropical Spiritualist Tract Monitoring Status
  7. Lot adjacent to Laguna Stairs
  8. Save-A-Lot Vacancy
  9. Next neighborhood cleanup
  10. Clifford Street Small Lot Subdivision project
  11. Echo36 Project
  12. 2022-40 Vestal Small Lot Subdivision Project
  13. 1363 and 1330 Douglas Street 7- and 10-unit SLSD
  14. Sidewalk dining
  15. New Business
    1. Elf CUB
5. Parks:
  1. Echo Park Lake Restoration Project
  2. Elysian Park
  3. Hi Speed Rail Alternative route may go under Elysian Park
  4. Elysian Reservoir
  5. Avenue of the Palms
  6. New business
6. Public Works:
  1. Route 2 Terminus Improvement Project
  2. Mural Projects – EPIA Committee?
  3. Dodgers issues
  4. New Business
7. Policies, Procedures, & Administrative
  1. Standing Rules, Membership Dues
  2. Friends of Elysian
  3. Should we establish a quorum
  4. NIC as Outreach Tool
  5. New Business
8. Newsletter/Web Page
9. Public Comment on Non-Agenda Items
10. Future Agendas Items
11. Next Meeting Standing
12. Adjourn

Like 0 0

MEETINGS ECHO PARK IMPROVEMENT ASSOCIATION MEETING, NEIGHBORHOOD ISSUES COMMITTEE MEETING

You must be [logged in](#) to post a comment.

# Neighborhood Issues Committee meeting agenda for Wednesday, July 18

BY ADMIN, ON JULY 17TH, 2012

## ECHO PARK IMPROVEMENT ASSOCIATION

Neighborhood Issues Committee Agenda

Wednesday, July 18, 2012, 7 pm

Williams Hall, Barlow Hospital, 2000 Stadium Way

1. Introductions and sign in
2. Approve Minutes
3. Schools & Civic:
  1. Van De Kamps/LACC-LACCD
  2. Seniors Issues
  3. New Items
4. Land Use:
  1. Barlow Hospital-Proposed Entitlements and Development
  2. Morton Village complex
  3. Filming Committee
  4. SB1818 Letter
  5. Sale of Lot 6 – El Centro del Pueblo
  6. Semi Tropical Spiritualist Tract Monitoring Status
  7. Lot adjacent to Laguna Stairs
  8. Save-A-Lot Vacancy
  9. August 25 Echo Park Avenue Cleanup
  10. Clifford Street Small Lot Subdivision project
  11. Echo36 Project
  12. 2022-40 Vestal Small Lot Subdivision Project
  13. 1363 and 1330 Douglas Street 7- and 10-unit SLSD
  14. Montana/Glendale/Lakeshore Restaurant
  15. Sidewalk dining
  16. Elf CUB
  17. New Business
5. Parks:
  1. Echo Park Lake Restoration Project
  2. Elysian Park
  3. Hi Speed Rail Alternative route may go under Elysian Park
  4. Elysian Reservoir
  5. Avenue of the Palms
  6. New business
6. Public Works:
  1. Route 2 Terminus Improvement Project
  2. Mural Projects – EPIA Committee?
  3. Dodgers issues
  4. New Business
7. Policies, Procedures, & Administrative
  1. Standing Rules, Membership Dues
  2. Should we establish a quorum
  3. NIC as Outreach Tool
  4. New Business
8. Newsletter/Web Page
9. Public Comment on Non-Agenda Items
10. Future Agendas Items
  1. City Council Office Candidate Forums in Autumn
11. Next Meeting Standing
12. Adjourn

Like 0 0

MEETINGS



**ECHO PARK IMPROVEMENT ASSOCIATION**  
PO Box 261021 Los Angeles, CA 90026  
(323) 882-4835 [EpiAMail@yahoo.com](mailto:EpiAMail@yahoo.com)

Office of Zoning Administration  
Los Angeles Department of City Planning  
200 North Spring Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012  
[linda.clarke@lacity.org](mailto:linda.clarke@lacity.org)

July 6, 2012

Re: ZA2012-935-ZAA(VTT71930-SL), 1363 Douglas Street, Los Angeles CA 90026

The Echo Park Improvement Association (EPIA) respectfully submits to the City of Los Angeles the following recommendations: That the Vested Tentative Tract Map for Small Lot Subdivision project be approved as requested based on changes to the plans that have been mutually agreed to, and listed below.

Echo Park Douglas, LLC - the developers of the project at 1363 Douglas Street Los Angeles CA 90026 have met with EPIA several times over the last few months. Based on feedback from EPIA, the developers have agreed to:

1. Provide Centralized Trash Service as opposed to individual household trash service.
2. Preserve several mature street trees including the Morton Bay Fig at the corner of Douglas & Montana and two mature jacaranda trees on Douglas.

Echo Park Douglas, LLC has worked cooperatively with the EPIA and accepted and incorporated a substantial amount of our input into the design of these projects. The EPIA believes that with the projects incorporating the above recommendations, they should be approved as requested.

Thank you for your consideration:

Andrew Garsten:  
Chair: Neighborhood Issues Committee  
EPIA President

Cc: Councilmember Eric Garcetti



**ECHO PARK IMPROVEMENT ASSOCIATION**  
PO Box 261021 Los Angeles, CA 90026  
(323) 882-4835 [EpiaMail@yahoo.com](mailto:EpiaMail@yahoo.com)

Office of Zoning Administration  
Los Angeles Department of City Planning  
200 North Spring Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012  
[linda.clarke@lacity.org](mailto:linda.clarke@lacity.org)

September 6, 2012

Re: ZA2012-935-ZAA(VTT71930-SL), 1363 Douglas Street, Los Angeles CA 90026

The Echo Park Improvement Association (EPIA) respectfully submits to the City of Los Angeles the following recommendations **in addition to those submitted in our July 6, 2012 letter:**

- No improvements shall be required for street widening dedications.

The EPIA has consistently supported street dedications, but without requiring immediate improvements until such time as the City of Los Angeles is prepared and able to widen the entire street. The community has observed that individual cut outs create "zig-zag" streets that reduce available parking and create confusing driving conditions.

Thank you for your consideration:

Andrew Garsten:  
Chair: Neighborhood Issues Committee  
EPIA President

Cc: Councilmember Eric Garcetti



## Exhibit C

### Appellant/Applicant Email Records

**Jennifer Chirco-Coker**

---

**Subject:** Douglas Street Development, Echo Park

**Date:** Tuesday, November 27, 2012 8:57:46 PM Pacific Standard Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

Hello, Ms. Chircos –

I understand that you are the liaison or representative in some way of the development on Douglas Street about which several (though by no means all) interested parties were notified by mail the weekend of November 17, 2012. For most of the residents on Quintero Street, that was the first they had heard about a contemplated three-story seven-unit lot-line-to-lot-line zero –setback housing project. I also understand that there was “community outreach” (which as stated, reached virtually none of the Quintero Street residents, including most particularly several of those whose property abuts the intended site), and that there was a prior meeting to discuss the project, which meeting was attended by only two or three people (most likely because so few had received notice).

In any event, I was told there is a report of some length as well as renderings or plans. Please be so kind as to pdf the plan, renderings, and any other pertinent information to me at your earliest opportunity so that the residents can be sufficiently informed, albeit at this late date.

Thank you for your timely cooperation in this regard.

Leslie Dione Emge

## Jennifer Chirco-Coker

---

**Subject:** Re: Douglas Street Development, Echo Park  
**Date:** Wednesday, November 28, 2012 6:08:18 PM Pacific Standard Time  
**From:** Jennifer Chirco-Coker  
**To:** Leslie Emge

Ms. Emge,

Daryll Mackey is the staff contact for the City of LA. Per the Notice of Public Hearing, the case is available for review by setting up an appointment with him. He can be reached at 213.978.1456. That being said, I happy to meet with you and other residents onsite to discuss our project with you. Are you available to meet early next week? If scheduling multiple people proves to be difficult, I can meet with you and/or a few others and you can share information with others. My schedule is flexible so feel free to pick a time that is convenient for you.

As for prior meetings, we presented to Greater Echo Park Elysian Neighborhood Council on a few occasions in addition to Echo Park Improvement Association and Echo Park Historical Society. We received letters of support from Neighborhood Council and the Improvement Association. We are also working with the Historical Society to salvage items from existing structures and make available to local residents. We have also been in regular contact with Council District 13 as well. The letters referenced are apart of our case file.

Let me know what time next week you want to meet. Feel free to contact me to discuss by phone.

Thank you,  
Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**  
*Project Manager*  
1451 Quail Street, Suite 204  
Newport Beach, CA 92660  
Main | 949.208.7248  
Cell | 949.689.5876  
Fax | 877.279.6159

[www.planethomeliving.com](http://www.planethomeliving.com)

---

**From:** Leslie Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>  
**Date:** Tuesday, November 27, 2012 8:57 PM  
**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>  
**Subject:** Douglas Street Development, Echo Park

Hello, Ms. Chircos –

I understand that you are the liaison or representative in some way of the development on Douglas Street about which several (though by no means all) interested parties were notified by mail the weekend of November 17, 2012. For most of the residents on Quintero Street, that was the first they had heard about a

## Jennifer Chirco-Coker

---

**Subject:** Re: Douglas Street Development, Echo Park  
**Date:** Friday, November 30, 2012 4:52:41 PM Pacific Standard Time  
**From:** Jennifer Chirco-Coker  
**To:** Leslie Emge

Ms. Emge,  
Checking in with you again. Would you like to meet next week to discuss the Douglas Street project? Please let me know.

Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**  
*Project Manager*  
1451 Quail Street, Suite 204  
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[www.planethomeliving.com](http://www.planethomeliving.com)

**From:** Leslie Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>  
**Date:** Tuesday, November 27, 2012 8:57 PM  
**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>  
**Subject:** Douglas Street Development, Echo Park

Hello, Ms. Chircos –

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In any event, I was told there is a report of some length as well as renderings or plans. Please be so kind as to pdf the plan, renderings, and any other pertinent information to me at your earliest opportunity so that the residents can be sufficiently informed, albeit at this late date.

Thank you for your timely cooperation in this regard.

Leslie Dione Emge

## Jennifer Chirco-Coker

---

**Subject:** RE: Douglas Street Development, Echo Park  
**Date:** Friday, November 30, 2012 4:57:51 PM Pacific Standard Time  
**From:** Leslie Emge  
**To:** Jennifer Chirco-Coker

Hello, Ms. Chirco-Coker –

My apologies – I have been extremely busy this week. I appreciate the offer to get together but I don't see that my calendar allows it. I have the same situation with regard to making an appointment with Mr. Mackey. For purposes of the residents of Quintero Street (none of whom were aware of or present at any of the meetings referenced), I think all anyone would like to see at this point is the renderings. I believe the specs, proposals, and permit variance request(s) are available on line, and should further inquiry be needed we can take it from there. I would imagine that the illustrations are available in pdf form, so if you would forward it or them to me I would very much appreciate it. Thank you for your patience.

Best regards,

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]  
**Sent:** Friday, November 30, 2012 4:53 PM  
**To:** Leslie Emge  
**Subject:** Re: Douglas Street Development, Echo Park

Ms. Emge,  
Checking in with you again. Would you like to meet next week to discuss the Douglas Street project? Please let me know.

Jennifer



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---

**From:** Leslie Emge <lemge@glaserweil.com>  
**Date:** Tuesday, November 27, 2012 8:57 PM  
**To:** Jennifer Chirco-Coker <jchircocoker@planethomeliving.com>  
**Subject:** Douglas Street Development, Echo Park

## Jennifer Chirco-Coker

---

**Subject:** Re: Douglas Street Development, Echo Park  
**Date:** Tuesday, December 4, 2012 4:13:32 PM Pacific Standard Time  
**From:** Jennifer Chirco-Coker  
**To:** Leslie Emge

Ms. Emge,  
I understand. I encourage you to visit our website ([www.planethomeliving.com](http://www.planethomeliving.com)) to review conceptual renderings and floor plans for this development. If I can be of additional assistance, let me know.

Jennifer



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**From:** Leslie Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>  
**Date:** Friday, November 30, 2012 4:57 PM  
**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>  
**Subject:** RE: Douglas Street Development, Echo Park

Hello, Ms. Chirco-Coker –

My apologies – I have been extremely busy this week. I appreciate the offer to get together but I don't see that my calendar allows it. I have the same situation with regard to making an appointment with Mr. Mackey. For purposes of the residents of Quintero Street (none of whom were aware of or present at any of the meetings referenced), I think all anyone would like to see at this point is the renderings. I believe the specs, proposals, and permit variance request(s) are available on line, and should further inquiry be needed we can take it from there. I would imagine that the illustrations are available in pdf form, so if you would forward it or them to me I would very much appreciate it. Thank you for your patience.

Best regards,

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [<mailto:jchircocoker@planethomeliving.com>]  
**Sent:** Friday, November 30, 2012 4:53 PM

## Jennifer Chirco-Coker

---

**Subject:** RE: Douglas Street Development, Echo Park

**Date:** Tuesday, December 4, 2012 4:43:05 PM Pacific Standard Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

Dear Ms. Chirco-Coker –

Thank you for the link. I am confused, however, by the rendering which accompanies the “Douglas, Los Angeles, CA” tab. Is it, perhaps, supposed to be the other way around? In other words, this shows what a building on the east side of Douglas would look like, not a structure on the west side of the street. Is this the rendering for your project at Montana and Douglas? If so, please forward a rendering of the project contemplated at 1363-1371 Douglas. Thank you.

LDE

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]

**Sent:** Tuesday, December 04, 2012 4:14 PM

**To:** Leslie Emge

**Subject:** Re: Douglas Street Development, Echo Park

Ms. Emge,

I understand. I encourage you to visit our website ([www.planethomeliving.com](http://www.planethomeliving.com)) to review conceptual renderings and floor plans for this development. If I can be of additional assistance, let me know.

Jennifer



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---

**From:** Leslie Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>

**Date:** Friday, November 30, 2012 4:57 PM

**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>

**Subject:** RE: Douglas Street Development, Echo Park

Hello, Ms. Chirco-Coker –

## Jennifer Chirco-Coker

---

**Subject:** RE: Douglas Street Development, Echo Park  
**Date:** Tuesday, December 4, 2012 4:46:49 PM Pacific Standard Time  
**From:** Leslie Emge  
**To:** Jennifer Chirco-Coker

Ah, yes, I see. It is the same rendering for both projects. I must say that seems odd, especially when the location and adjoining properties of the one are completely different from that of the other. Again, if you have a rendering of what Planet Home Living is seeking to construct at the 1363-1371 location, please forward it. Thank you.

LDE

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]  
**Sent:** Tuesday, December 04, 2012 4:14 PM  
**To:** Leslie Emge  
**Subject:** Re: Douglas Street Development, Echo Park

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**Date:** Friday, November 30, 2012 4:57 PM  
**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>  
**Subject:** RE: Douglas Street Development, Echo Park

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## Jennifer Chirco-Coker

---

**Subject:** Re: Douglas Street Development, Echo Park  
**Date:** Thursday, January 31, 2013 3:03:32 PM Pacific Standard Time  
**From:** Jennifer Chirco-Coker  
**To:** Leslie Emge  
**BCC:** David French, Michael Marini, Bradley Willard

Ms. Emge,

We are in receipt of the recent appeal filed against tract map 71930. I would like to extend the offer gain to host an onsite tour of the proposed project for you and any other interested residents at a time convenient for you. Please let me know and I will arrange accordingly.

I look forward to hearing from you,  
Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**  
*Project Manager*  
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**From:** Leslie Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>  
**Date:** Tuesday, December 4, 2012 4:46 PM  
**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>  
**Subject:** RE: Douglas Street Development, Echo Park

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LDE

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**From:** Jennifer Chirco-Coker [<mailto:jchircocoker@planethomeliving.com>]  
**Sent:** Tuesday, December 04, 2012 4:14 PM  
**To:** Leslie Emge  
**Subject:** Re: Douglas Street Development, Echo Park

Ms. Emge,

I understand. I encourage you to visit our website ([www.planethomeliving.com](http://www.planethomeliving.com)) to review conceptual renderings and floor plans for this development. If I can be of additional assistance,

## Jennifer Chirco-Coker

---

**Subject:** Re: Douglas Street Development, Echo Park  
**Date:** Tuesday, February 5, 2013 6:12:09 PM Pacific Standard Time  
**From:** Jennifer Chirco-Coker  
**To:** Leslie Dione Emge

Ms. Emge,  
Thank you for talking with me today. I look forward to hearing from you on when you and your neighbors wish to meet to discuss the project at 1363 Douglas Street.

Regards,  
Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**  
*Project Manager*  
1451 Quail Street, Suite 204  
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---

**From:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>  
**Date:** Thursday, January 31, 2013 3:03 PM  
**To:** Leslie Dione Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>  
**Subject:** Re: Douglas Street Development, Echo Park

Ms. Emge,  
We are in receipt of the recent appeal filed against tract map 71930. I would like to extend the offer again to host an onsite tour of the proposed project for you and any other interested residents at a time convenient for you. Please let me know and I will arrange accordingly.

I look forward to hearing from you,  
Jennifer



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*Project Manager*  
1451 Quail Street, Suite 204  
Newport Beach, CA 92660  
Main | 949.208.7248 ext. 225

**Jennifer Chirco-Coker**

---

**Subject:** Echo Park Douglas, LLC

**Date:** Thursday, March 7, 2013 4:00:28 PM Pacific Standard Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

Dear Ms. Chirco-Coker -

This responds to your renewed invitation for residents of the neighborhood surrounding the proposed development at 1363-1371 Douglas Street to take a tour of the property. Although several of the neighbors told me that they were already well familiar with the proposed site, having lived in close proximity to it for many years (in some instances, between 30 and 40 years), if you are available at 2:00 p.m. on Saturday afternoon, March 16, 2013, I would be happy to meet with you at the site to hear about plans for the property. Please let me know if you are available. Thank you.

Sincerely,

Leslie Dione Emge

## Jennifer Chirco-Coker

---

**Subject:** Re: Echo Park Douglas, LLC

**Date:** Thursday, March 7, 2013 6:06:35 PM Pacific Standard Time

**From:** Jennifer Chirco-Coker

**To:** Leslie Emge

**BCC:** Bradley Willard

Ms. Dione Emge,

Thank you for reaching out to me. I would be happy to meet with you. Would it be possible to meet Friday March 15 or the week of March 18? I have a personal commitment on the date you suggested. That being said, if Saturday, March 16 is the only time you're available I can accommodate you. Also, will I be meeting with just yourself or will other residents be joining you? I would suggest we meet at a coffee shop first, go over the plans, then go to the site.

Jennifer



planet home living™

**Jennifer Chirco-Coker, MURP**

*Project Manager*

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Cell | 949.689.5876

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---

**From:** Leslie Dione Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>

**Date:** Thursday, March 7, 2013 4:00 PM

**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>

**Subject:** Echo Park Douglas, LLC

Dear Ms. Chirco-Coker -

This responds to your renewed invitation for residents of the neighborhood surrounding the proposed development at 1363-1371 Douglas Street to take a tour of the property. Although several of the neighbors told me that they were already well familiar with the proposed site, having lived in close proximity to it for many years (in some instances, between 30 and 40 years), if you are available at 2:00 p.m. on Saturday afternoon, March 16, 2013, I would be happy to meet with you at the site to hear about plans for the property. Please let me know if you are available. Thank you.

Sincerely,

Leslie Dione Emge

## Jennifer Chirco-Coker

---

**Subject:** Re: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 12:36:17 PM Pacific Daylight Time

**From:** Jennifer Chirco-Coker

**To:** Leslie Dione Emge

**BCC:** Bradley Willard

Leslie,

I have not heard back from you on this. Please confirm your availability.

Thank you,  
Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

*Project Manager*

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Newport Beach, CA 92660

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Cell | 949.689.5876

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---

**From:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>

**Date:** Thursday, March 7, 2013 6:06 PM

**To:** Leslie Dione Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>

**Subject:** Re: Echo Park Douglas, LLC

Ms. Dione Emge,

Thank you for reaching out to me. I would be happy to meet with you. Would it be possible to meet Friday March 15 or the week of March 18? I have a personal commitment on the date you suggested. That being said, if Saturday, March 16 is the only time you're available I can accommodate you. Also, will I be meeting with just yourself or will other residents be joining you? I would suggest we meet at a coffee shop first, go over the plans, then go to the site.

Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

*Project Manager*

1451 Quail Street, Suite 204

Newport Beach, CA 92660

## Jennifer Chirco-Coker

---

**Subject:** RE: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 1:45:57 PM Pacific Daylight Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

Hello, Ms. Chirco-Coker –

My apologies for the delay in responding. Would Tuesday, March 19, at 12:30 work better for you?

Sincerely,

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]

**Sent:** Tuesday, March 12, 2013 12:36 PM

**To:** Leslie Emge

**Subject:** Re: Echo Park Douglas, LLC

Leslie,

I have not heard back from you on this. Please confirm your availability.

Thank you,  
Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

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---

**From:** Jennifer Chirco-Coker <jchircocoker@planethomeliving.com>

**Date:** Thursday, March 7, 2013 6:06 PM

**To:** Leslie Dione Emge <lemge@glaserweil.com>

**Subject:** Re: Echo Park Douglas, LLC

Ms. Dione Emge,

Thank you for reaching out to me. I would be happy to meet with you. Would it be possible to

## Jennifer Chirco-Coker

---

**Subject:** Re: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 1:56:02 PM Pacific Daylight Time

**From:** Jennifer Chirco-Coker

**To:** Leslie Emge

Would it be possible to meet at 11:30AM instead? I have a meeting at 1PM in the area? Would you like to meet at Masa? We can go over plans then go to the site if you would like.

Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

*Project Manager*

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---

**From:** Leslie Dione Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>

**Date:** Tuesday, March 12, 2013 12:45 PM

**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>

**Subject:** RE: Echo Park Douglas, LLC

Hello, Ms. Chirco-Coker –

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Sincerely,

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [<mailto:jchircocoker@planethomeliving.com>]

**Sent:** Tuesday, March 12, 2013 12:36 PM

**To:** Leslie Emge

**Subject:** Re: Echo Park Douglas, LLC

Leslie,

I have not heard back from you on this. Please confirm your availability.

## Jennifer Chirco-Coker

---

**Subject:** RE: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 1:56:16 PM Pacific Daylight Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

Ms. Chirco-Coker –

I misread my calendar – what I meant to ask was whether next Wednesday (March 20) at 12:30 p.m. would work better for you.

Thank you.

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]

**Sent:** Tuesday, March 12, 2013 12:36 PM

**To:** Leslie Emge

**Subject:** Re: Echo Park Douglas, LLC

Leslie,

I have not heard back from you on this. Please confirm your availability.

Thank you,  
Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

*Project Manager*

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**From:** Jennifer Chirco-Coker <jchircocoker@planethomeliving.com>

**Date:** Thursday, March 7, 2013 6:06 PM

**To:** Leslie Dione Emge <lemge@glaserweil.com>

**Subject:** Re: Echo Park Douglas, LLC

Ms. Dione Emge,

Thank you for reaching out to me. I would be happy to meet with you. Would it be possible to meet Friday March 15 or the week of March 18? I have a personal commitment on the date you suggested. That being said, if Saturday, March 16 is the only time you're available I can accommodate you. Also, will I be meeting with just yourself or will other residents be joining you? I



**Jennifer Chirco-Coker**

---

**Subject:** FW: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 1:59:26 PM Pacific Daylight Time

**From:** Jennifer Chirco-Coker

**To:** Leslie Dione Emge

Ms. Dione Emge,

I have to be in the area Tues., the 19th so that would work best for me. I'll look at the 20th and get back to you.

Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

*Project Manager*

1451 Quail Street, Suite 204

Newport Beach, CA 92660

Main | 949.208.7248

Cell | 949.689.5876

Fax | 877.279.6159

[www.planethomeliving.com](http://www.planethomeliving.com)

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**From:** Leslie Dione Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>

**Date:** Tuesday, March 12, 2013 12:56 PM

**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>

**Subject:** RE: Echo Park Douglas, LLC

Ms. Chirco-Coker –

I misread my calendar – what I meant to ask was whether next Wednesday (March 20) at 12:30 p.m. would work better for you.

Thank you.

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [<mailto:jchircocoker@planethomeliving.com>]

**Sent:** Tuesday, March 12, 2013 12:36 PM

**To:** Leslie Emge

**Subject:** Re: Echo Park Douglas, LLC

Leslie,

I have not heard back from you on this. Please confirm your availability.

Thank you,

Jennifer

## Jennifer Chirco-Coker

---

**Subject:** Re: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 3:19:42 PM Pacific Daylight Time

**From:** Jennifer Chirco-Coker

**To:** Leslie Emge

Yes, I am available Wednesday, March 20 at 12:30PM. Where would you like to meet? I suggested Masa in my earlier email.

Jennifer



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**Jennifer Chirco-Coker, MURP**

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---

**From:** Leslie Dione Emge <[lemge@glaserweil.com](mailto:lemge@glaserweil.com)>

**Date:** Tuesday, March 12, 2013 12:56 PM

**To:** Jennifer Chirco-Coker <[jchircocoker@planethomeliving.com](mailto:jchircocoker@planethomeliving.com)>

**Subject:** RE: Echo Park Douglas, LLC

Ms. Chirco-Coker –

I misread my calendar – what I meant to ask was whether next Wednesday (March 20) at 12:30 p.m. would work better for you.

Thank you.

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [<mailto:jchircocoker@planethomeliving.com>]

**Sent:** Tuesday, March 12, 2013 12:36 PM

**To:** Leslie Emge

**Subject:** Re: Echo Park Douglas, LLC

Leslie,

I have not heard back from you on this. Please confirm your availability.

Thank you,  
Jennifer

## Jennifer Chirco-Coker

---

**Subject:** RE: Echo Park Douglas, LLC

**Date:** Tuesday, March 12, 2013 4:51:52 PM Pacific Daylight Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

That would be fine. I look forward to meeting with you then. Thank you.

LDE

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]

**Sent:** Tuesday, March 12, 2013 3:20 PM

**To:** Leslie Emge

**Subject:** Re: Echo Park Douglas, LLC

Yes, I am available Wednesday, March 20 at 12:30PM. Where would you like to meet? I suggested Masa in my earlier email.

Jennifer



planet home living

**Jennifer Chirco-Coker, MURP**

*Project Manager*

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---

**From:** Leslie Dione Emge <lemge@glaserweil.com>

**Date:** Tuesday, March 12, 2013 12:56 PM

**To:** Jennifer Chirco-Coker <jchircocoker@planethomeliving.com>

**Subject:** RE: Echo Park Douglas, LLC

Ms. Chirco-Coker –

I misread my calendar – what I meant to ask was whether next Wednesday (March 20) at 12:30 p.m. would work better for you.

Thank you.

Leslie Dione Emge

---

**From:** Jennifer Chirco-Coker [mailto:jchircocoker@planethomeliving.com]

## Jennifer Chirco-Coker

---

**Subject:** Douglas Street Development

**Date:** Wednesday, March 20, 2013 6:12:48 PM Pacific Daylight Time

**From:** Leslie Emge

**To:** Jennifer Chirco-Coker

Dear Ms. Chirco-Coker –

Thank you for meeting with me today, and for the information provided by you and Mr. French. It was very helpful to see the most recent renderings and hear about the changes which have been made, particularly with regard to the grade line(s) and the deletion of the rooftop projections. I look forward to receiving the south-facing and west-facing views you offered to permit the visualization of the entire project as a whole (i.e., the four south units collectively and the three north units collectively) rather than the single, stand-alone sub-unit which we saw today, and to continuing the discussion. I hope that we can work together to find a reasonable compromise which will allow the stakeholders to withdraw their opposition to the project.

Sincerely,

Leslie Dione Emge

# Exhibit D

RD 1.5 Underlying Zone

Exhibit D | RD 1.5 Underlying Zone  
Case No.: ZA-2012-926-ZAA-1A  
Project Address: 1363 Douglas Street



# Exhibit E

## RD 1.5 Zone Definition

Zone	Use						Per Lot	Per D.U.	Min. Lot Width	Parking Req'd.	
		Stor.	Feet	Front	Side	Rear					
<b>Multiple Residential</b>											
<b>R2</b>	Two Family Dwellings R1 Uses. Home Occupations	Unlimited (8)	45 or (6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered	
<b>RD1.5</b>	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations		45 or (6),(7),(8)	15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft. (6)	15 ft.	5,000 sq. ft.	1,500 sq. ft.		60 ft.	1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6)
<b>RD2</b>								2,000 sq. ft.	60 ft.		1 space each guest room (first 30)
<b>RD3</b>					10% lot width, 10 ft. max.; 5 ft. min., (6)		6,000 sq. ft.	3,000 sq. ft.			
<b>RD4</b>								8,000 sq. ft.	4,000 sq. ft.	70 ft.	
<b>RD5</b>					20 ft.	10 ft. min. (6)	25 ft.	10,000 sq. ft.	5,000 sq. ft.		
<b>RD6</b>								12,000 sq. ft.	6,000 sq. ft.		
<b>RMP</b>	Mobile Home Park Home Occupations			45 or (8)	20% lot depth 25 ft. max.	10 ft.	25% lot depth 25 ft. max.	20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling unit
<b>RW2</b>	Two Family Residential Waterways One-Family Dwellings, Two-Family Dwellings, Home Occupations				10 ft. min.	10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	2,300 sq. ft.	1,150 sq. ft.	28 ft.	
<b>R3</b>	Multiple Dwelling R2 Uses, Apt. Houses, Multiple Dwellings, Child Care (20 max.)				15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft.	5,000 sq. ft.	800 sq. ft.; 500 sq. ft. per guest room	50 ft.	same as RD zones
<b>RAS3</b>	Residential/ Accessory R3 Uses, Limited ground floor commercial			5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.		800 sq. ft.; 200 sq. ft. per guest room			
<b>R4</b>	Multiple Dwelling R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Unlimited (8)		15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.		400 sq. ft.; 200 sq. ft. per guest room			

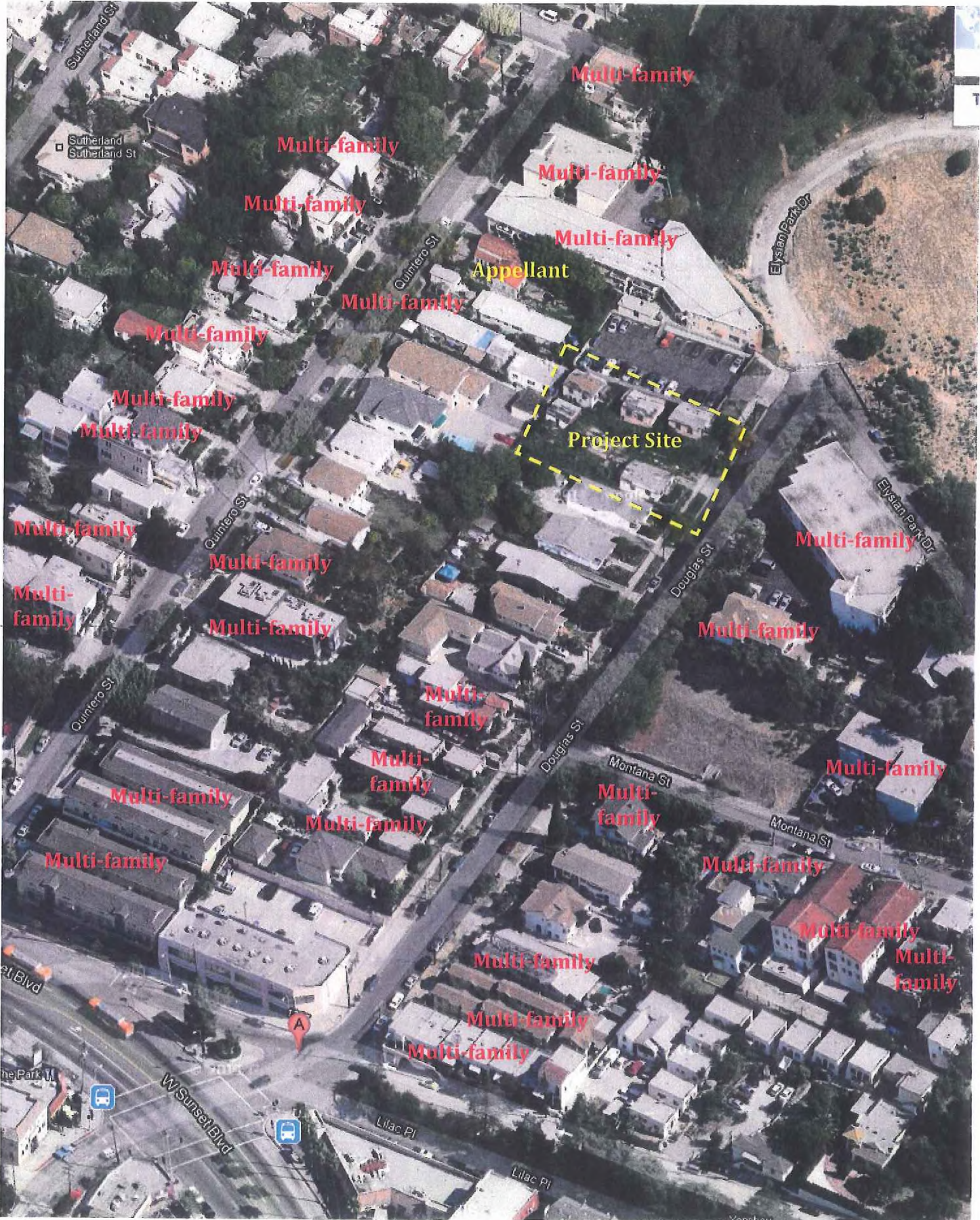
Multiple Residential continued ↓



# Exhibit F

## Multi-Residential Zoning Aerial

Exhibit F | Aerial Photo, Multi-residential Zoning  
Case No.: ZA-2012-926-ZAA-1A  
Project Address: 1363 Douglas Street



## Exhibit G

### Housing Types, Douglas & Quintero Street

Exhibit G | Housing Types, Douglas and Quintero Streets

Case No.: ZA-2012-926-ZAA-1A

Project Address: 1363 Douglas Street

