

PROJECT AT 1363-1371 DOUGLAS STREET



WERE YOU NOTIFIED ABOUT THIS PROJECT?

YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? Property value increase makes my rent increase! Further traffic, pollution and congestion aren't what I'm wanting in my neighborhood

Name: TRAVIS WALCK Date: 4/7/13

Address: 1356 Douglas St #20 LA CA 90026 Signed: Travis Walck

PROJECT AT 1363-1371 DOUGLAS STREET



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  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? it does not fit into this neighborhood

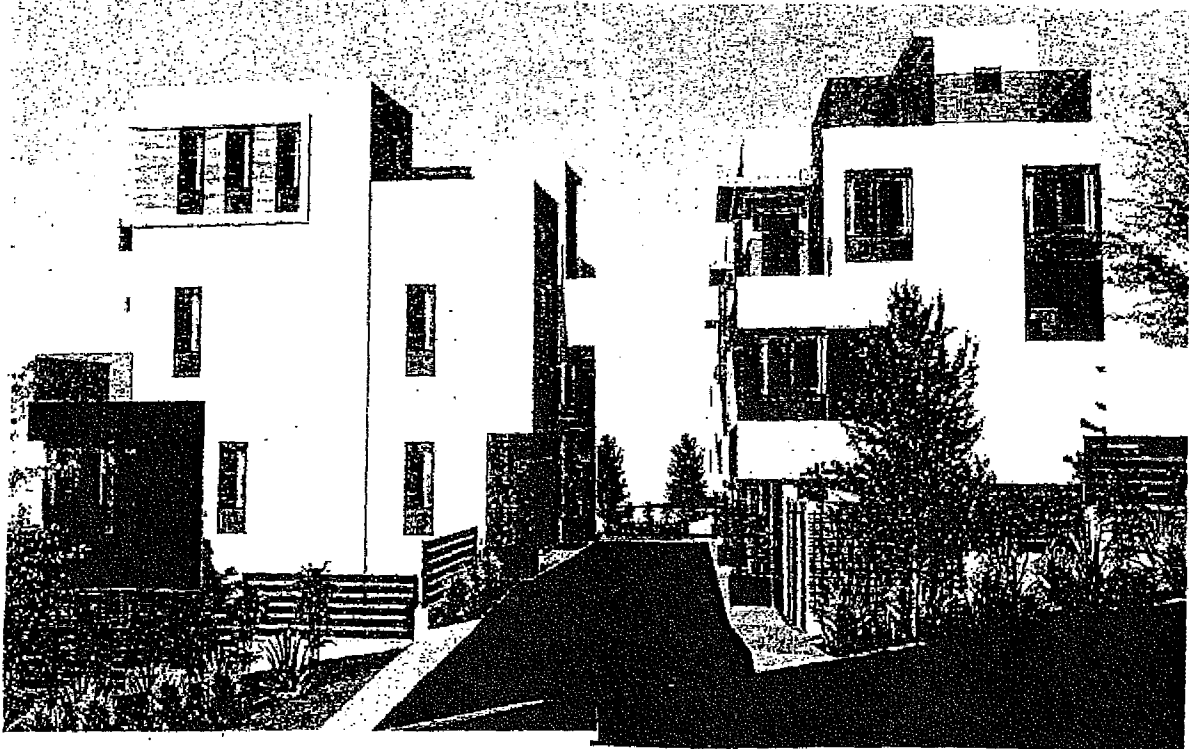
Name: Lou Becker

Date: 4/6/13

Address: 1355 Elysian Park Dr

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



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- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? Pleased see attached

Name: ESTEFAN BRAVO

Date: April 7<sup>th</sup> 2013

Address: 1357 ELYSIAN PARK DR

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



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  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? The plans are ugly & the project is obstructive to the

Name: ANN ROBINSON

Date: 4/7/2013

Address: 1357 ELYSIAN PK. DR.

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



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  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

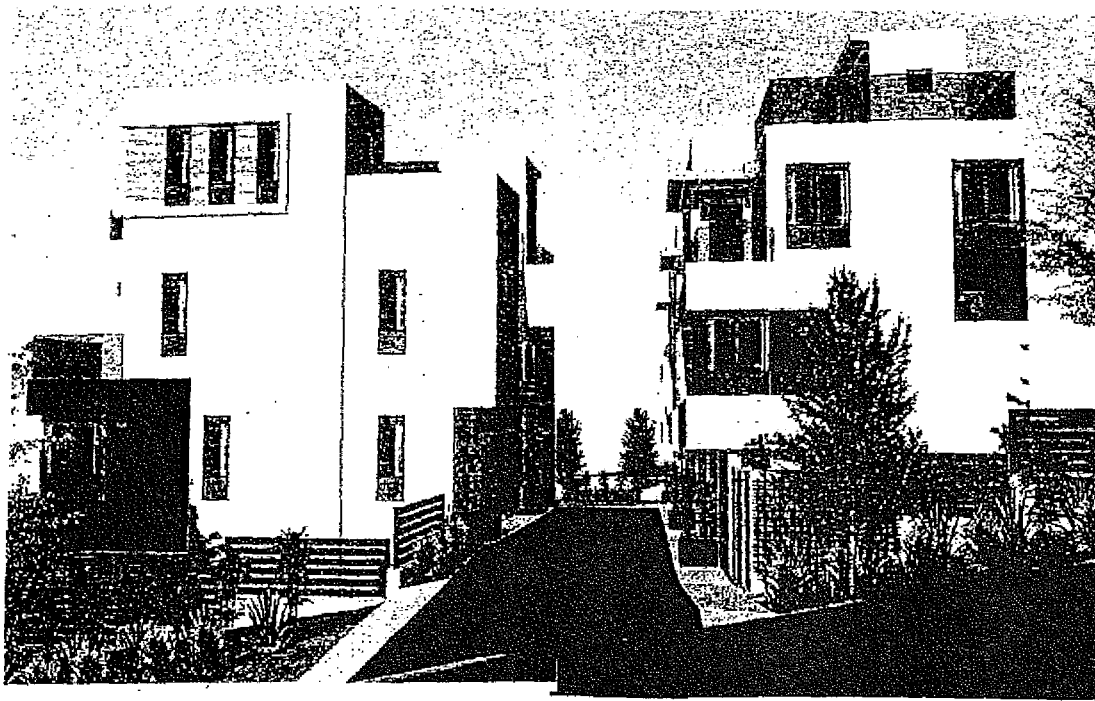
NO If not, why? \_\_\_\_\_

Name: Bhoj Ghale Date: 04-07-2013

Address: 1356 Douglas St #11 Signed: [Signature]  
Los Angeles, CA 90026

pls fill out  
& Return  
I came  
11/1

PROJECT AT 1363-1371 DOUGLAS STREET



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- At a neighborhood meeting on \_\_\_\_\_
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  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? Too much congestion/views ruined

Name: Celena HARRINGTON Date: 4/7/2013

Address: 1356 Douglas St Signed: [Signature]  
#12

Pls fill out  
+ return

☺  
Jasmine  
#11

**PROJECT AT 1363-1371 DOUGLAS STREET**



**WERE YOU NOTIFIED ABOUT THIS PROJECT?**

YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

**ARE YOU IN FAVOR OF THIS PROJECT?**

YES

NO If not, why? TRAFFIC, CONGESTION, CONSTRUCTION NOISE, OVERCROWDING, PARKING (LACK OF IT)

Name: ANITA ADORCK

Date: APR 7 2013

Address: 1356 DOUGLAS ST

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



WERE YOU NOTIFIED ABOUT THIS PROJECT?

YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on Nov. 23, 2012
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? ABSOLUTELY OUT OF CHARACTER FOR OUR NEIGHBORHOOD. TOO TALL, BLOCKY, UGLY DENSE, OVER-FILLING PROPERTY.

Name: JEANNE WYSHAK

Date: 4/7/13

Address: 1356 DOUGLAS ST

Signed: [Signature]



PROJECT AT 1363-1371 DOUGLAS STREET



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- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? I HIGHLY SUSPECT THIS WILL HAVE A NEGATIVE EFFECT ON OUR LOCAL COMMUNITY. PARKING IS ALREADY PROBLEMATIC, THIS WILL COMPOUND THAT.

Name: RAPHAEL RODRIGUEZ

Date: 4/7/13

Address: 1366 DOUGLAS ST, #1  
LA, CA 90026

Signed: [Signature]

Pls fill out  
+ return  
scanned  
#14

PROJECT AT 1363-1371 DOUGLAS STREET



WERE YOU NOTIFIED ABOUT THIS PROJECT?

YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? This project is ill conceived  
- losing history.

Name: JASON GROMA ✓ Date: 4/7/13

Address: 1356 DOUGLAS ST #13 Signed: [Signature]  
LA, CA 90026

PROJECT AT 1363-1371 DOUGLAS STREET



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YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? THE PROJECT WOULD INCREASE DENSITY & IMPACT PARKING

Name: SAMUEL WAITS

Date: 4-27-13

Address: 1356 DOUGLAS ST.

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



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YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on Nov, 2012?

*by reading a notice  
on the chainlink fence  
in front of the property*



NO

ARE YOU IN FAVOR OF THIS PROJECT?



YES



NO

If not, why? I'd prefer to keep the neighborhood as is.

Name: Yeu-Wei Yee

Date: Apr 6, 2013

Address: 1413 Quintero

Signed: Yeu-Wei Yee

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YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on MARCH, 2013
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? Against The zoning laws and destroys  
The character of The neighborhood

Name: MARSHA M. YEE

Date: April 7, 2013

Address: 1413 QUINTERO ST

Signed: Marsha M. Yee

PROJECT AT 1363-1371 DOUGLAS STREET



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YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on early 2013?
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_



NO

ARE YOU IN FAVOR OF THIS PROJECT?



YES



NO

If not, why? would prefer it didn't change the character of the neighborhood, with appropriate amount of parking.

Name: Brett Service

Date: 4/5/13

Address: 1414 Quintero St. Apt. 4  
LA, CA 90026

Signed: Brett Service

PROJECT AT 1363-1371 DOUGLAS STREET



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YES

If "Yes," where and when were you notified?

- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on early 2013?
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_



NO

ARE YOU IN FAVOR OF THIS PROJECT?



YES



NO If not, why? would prefer to maintain the character of the neighborhood as well as the views & parking.

Name: Michelle Neal

Date: 4.5.13

Address: 1414 Quintero St. #4  
LA 90028

Signed: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Michelle Neal".

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  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( Friend ) on ?

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? ugly - different From All other  
Homes in this Area

Name: \_\_\_\_\_ Date: 4 - 6 - 13

Address: 1402 Quintero St. 90026 Signed: \_\_\_\_\_



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  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? would be too overwhelming for our family to invade our privacy

Name: Virginia Guzman

Date: 04/07/13

Address: 1370 Quintero st

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



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  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on 1-23-2013
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? We were not aware that this building project would be big.

Name: Maria Salazar

Date: 04/07/13

Address: 1370 Quintero St

Signed: [Signature]

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  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? We feel, if it were 2 stories  
it will be more convenient.

Name: Ashley Lyman

Date: 4/7/13

Address: 1370 Quintero St.

Signed: Ashley Lyman

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  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? It will remove our memorable view of downtown Los Angeles.

Name: Viviana Guzman

Date: 4/7/13

Address: 1370 Quintero st.

Signed: Viviana Guzman

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- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? It will invade my privacy by over looking over our property.

Name: Salazar, Javier

Date: 4/7/13

Address: 1372 Quintero St.

Signed: [Signature]

PROJECT AT 1363-1371 DOUGLAS STREET



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- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? we would not have our view  
no more

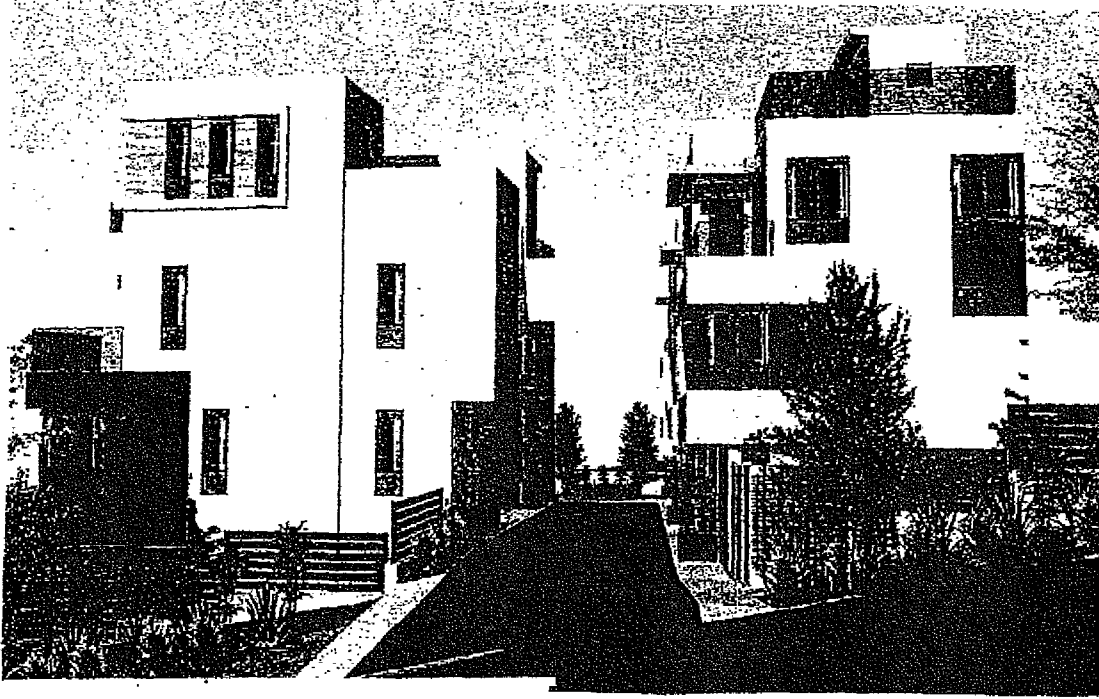
Name: Francisco Salazar

Date: 04/07/13

Address: 1372 W. Winton St

Signed: Francisco

PROJECT AT 1363-1371 DOUGLAS STREET



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YES

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  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on 1-27-13
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? would be a dramatic built after  
and this year and have a four building condos

Name: Alyandro Guzman

Date: 04/07/13

Address: 1370 Quintero St

Signed: [Signature]

East Los Angeles Planning Commission  
200 North Spring Street, Room 272  
Los Angeles, CA 90012

March 28, 2013

Dear East Los Angeles Planning Commission:

My name is Virginia Guzman and my husband Alejandro and I have lived at 1370 Quintero St. for twenty years. We are writing because we live next to and oppose the condos proposed for 1363-1371 N. Douglas Street.

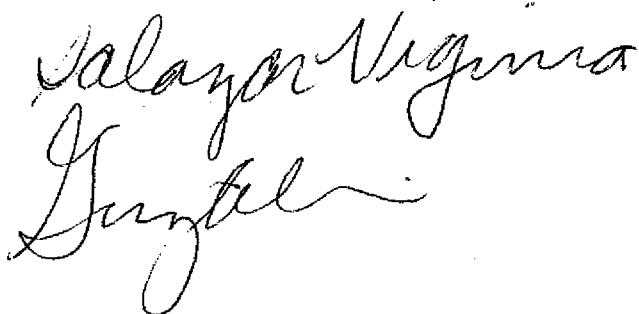
If construction on this site goes as planned, we will lose access to the view of the Los Angeles skyline from our home because the condominiums loom four stories high (a garage, two floors of living space, and an additional rooftop area) and therefore block our view. If this weren't unfair enough, the height of the buildings threatens our privacy because residents can look directly down the hill into our home and backyard. No other homes in the area are built at such a vantage point.

Along with privacy and equal access to skyline, my husband and I are also concerned about the safety of the condominiums. In the event of an earthquake and even during construction, such a dense concentration of buildings (seven condos crammed on two small lots) may lead to disaster.

We hope it's clear why we oppose the buildings planned for this site.

Sincerely,

Virginia and Alejandro Guzman

The image shows two handwritten signatures in cursive. The top signature is 'Salazar Virginia' and the bottom signature is 'Guzman'. The ink is dark and the handwriting is fluid.



East Los Angeles Planning Commission  
200 North Spring Street, Room 272  
Los Angeles, CA 90012

March 28, 2013

Dear East Los Angeles Planning Commission:

There is a housing development planned for 1363-1371 N. Douglas Street. As residents of the area for twenty-two years, my wife and I would like to formally protest this development.

We live at 1372 Quintero Street and our home is right below the building site. Not only will we have to endure the disruption caused by months of construction, but when the condominiums are complete, they will overlook our property. When this happens, we will lose our sense of privacy. And because the homes here are all two stories, the housing development's four levels will completely block our view. This view is one of our property's selling points.

I hope you understand why my wife and I oppose the housing development projects at 1363-1371 North Douglas Street. We truly feel the construction as planned will be a detriment to our neighborhood.

Sincerely,

Francisco and Maria Salazar

East Los Angeles Planning Commission  
200 North Spring Street, Room 272  
Los Angeles, CA 90012

March 28, 2013

Dear East Los Angeles Planning Commission:

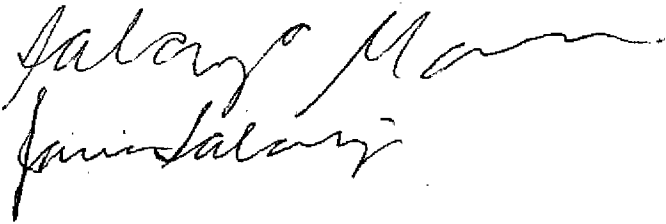
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I hope you understand why my wife and I oppose the housing development projects at 1363-1371 North Douglas Street. We truly feel the construction as planned will be a detriment to our neighborhood.

Sincerely,

Francisco and María Salazar

Handwritten signatures of Francisco and María Salazar. The signature for Francisco is written in a cursive style, and the signature for María is written below it, also in cursive.

PROJECT AT 1363-1371 DOUGLAS STREET



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- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other (Nextdoor Friend) on 3-21-13

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? destroys City View, Taller than Any Home on the hill - is ugly

Name: Ruedi Brock

Date: 4-6-13

Address: 1414 Quintero St

Signed: Ruedi Brock

PROJECT AT 1363-1371 DOUGLAS STREET



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  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on \_\_\_\_\_
- Other ( Friend told me ) on 1-30-13

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? So different from other homes - Too Tall  
distroyes city views

Name: Ivan Cervantes Date: 4-6-2013

Address: 1402 Quintero st. LA90026 Signed: Ivan Cervantes

Search Mail

Search Web

Hi, Tom



Hi, Tom

INBOX

CONTACTS

CALENDAR

RE: Douglas Street D...

Douglas Street Devel...

Compose

Delete

Move

Spam

Actions

Inbox (68)

Conversations

Drafts (76)

Sent

Spam (186)

Trash (4)

FOLDERS

Apple

Charles Gonzalez

Intego Virus Protection

Katherine Whitley

LA Burning Man Region...

M

Notes

Susan Boyle

APPLICATIONS

Douglas Street Development - Preparation For City Council Meetin...

from Leslie Emge to Tom

1 Attachment | 72.4KB | Save to

PDF 72KB

Notification flyer .pdf

Save

Hello, All -

At the risk of duplicating efforts, please print out the attached flyer, complete it, and let me know when and where I can pick it up from you (or return to me via email if you have that capability).

This is critical -- it shows that the developer's claims that the neighbors support this project is not true.

Every resident can fill one out -- it is not one form per household, it is one form per person!

Please share with like-minded others, and return them to me or contact me by tomorrow afternoon (Sunday, April 7).

Thank you for participating in shaping the future of your neighborhood!

Best regards,

Leslie Diane Emge

Create your site now  
JUST \$3.74/MONTH  
Get started

YAHOO! SMALL BUSINESS

It's Web 101

Includes FREE InstantPage website

Daniel Patrick  
NASCAR Driver &  
Go Daddy Customer

GoDaddy.com

Sign Up

PROJECT AT 1363-1371 DOUGLAS STREET



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- At a neighborhood meeting on \_\_\_\_\_
  - of the Echo Park Improvement Association
  - of the Greater Echo Park Elysian Neighborhood Council
- In person, at my residence, on \_\_\_\_\_
- By mail, from the City of Los Angeles, on 1-26-13
- Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

NO If not, why? Looks Bad, No privacy 4 stories is  
Too Much

Name: Mary Thornton

Date: 4-6-13

Address: 1402 Quinterost 90026

Signed: Mary Thornton

PROJECT AT 1363-1371 DOUGLAS STREET



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YES

If "Yes," where and when were you notified?

At a neighborhood meeting on \_\_\_\_\_

of the Echo Park Improvement Association

of the Greater Echo Park Elysian Neighborhood Council

In person, at my residence, on \_\_\_\_\_

By mail, from the City of Los Angeles, on Jan 24 2013

Other ( \_\_\_\_\_ ) on \_\_\_\_\_

NO

ARE YOU IN FAVOR OF THIS PROJECT?

YES

*Leaves me no privacy*

NO If not, why? It is too Tall, destroys My View of LA sky line

Name: Thomas Opitz

Date: April 6, 2013

Address: 1402 Quintero st

Signed: Thomas Opitz

East Los Angeles Planning Commission  
200 North Spring Street, Room 272  
Los Angeles, CA 90012

March 28, 2013

Dear East Los Angeles Planning Commission:

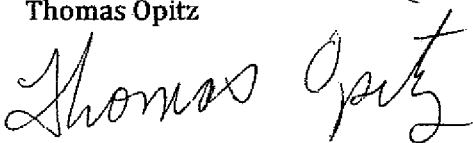
My name is Thomas Opitz. I live at 1402 Quintero Street in Los Angeles and have been there for ten years. I'm writing because I oppose the housing developments planned for 1363-1371 N. Douglas Street. This development is directly adjacent to my home, and I am concerned for several reasons.

To begin with, the proposed height of the condominiums will be higher than any housing in the immediate area. The property is slated to be two stories, but this does not include a garage and a roof area. Altogether, these four stories will tower over my property and those that surround it. The height of the condominiums will also block the view of the skyline, which may decrease my home's property value. The disproportionate height will also allow future condo residents to look directly into and me and my neighbors' backyards, which is as inconvenient as it is an obvious loss of privacy. Since the proposed property development is also located on a hill, there is also a concern as to my personal and property safety in the event of a natural disaster like an earthquake.

For all these reasons – the loss of privacy, the loss of skyline, the issue of safety, and the incongruity in size – I am opposed to the development projects at 1363-1371 North Douglas Street. Thank you very much for hearing my concerns and please work to address them in the future.

Sincerely,

Thomas Opitz

A handwritten signature in cursive script that reads "Thomas Opitz". The signature is written in black ink and is positioned below the typed name.




CITY OF LOS ANGELES - DEPARTMENT OF CITY PLANNING  
SUBMISSION IN SUPPORT OF MASTER APPEAL FORM CP-7769

April 9, 2013

HEARING BEFORE THE LOS ANGELES CITY COUNCIL

Re: Vesting Tract Map No. 71930-SL  
Address: 1363-1371 Douglas Street, Los Angeles, California 90026  
Community Plan: Echo Park-Elysian Valley  
Zone: RD 1.5-1  
Council District: 13  
CEQA No.: ENV-2012-  
Case Applicant: Douglas French, Douglas LLC

STATEMENT OF FACTS

ASSERTION	FACT	ANALYSIS
<p>The site is level. (DCP representative: "We don't actually go out to the site. We look at it on Google Earth.")</p>		<p>Clearly, the site is not level. This calls into question all engineering, grading, excavation, and soils reports relying on the DCP's erroneous statement contained in its initial report.</p>
<p>The proposed development conforms to the General Plan and the Specific Plan.</p>	<p>The proposed development is four times taller, at least three times denser, and many square feet larger than comparable "single family residences" in the neighborhood.</p>	<p>The proposed development violates the provisions of the General Plan and the Specific Plan with regard to size, scale, massing, and density.</p>
<p>The proposed development conforms to the City of Los Angeles Design Guidelines.</p>	<p>The proposed development violates numerous design, orientation, and landscaping guidelines.</p>	<p>The proposed development violates the provisions of the Design Guidelines, the formal expression of the City of Los Angeles intention with regard to new construction.</p>

<p>The neighborhood approves of the proposed development.</p>	<p>All residents, except one, have expressed their opposition to the proposed development as it stands.</p>	<p>Applicant continues to rely on letters and representations made by individuals and groups who do not - and cannot - speak for the residents.</p>
<p>The residents support the proposed development.</p>	<p>Since the first hearing on this matter (December 2012), over a dozen residents have appeared, testified, and/or submitted written opposition.</p>	<p>No resident or group representative has appeared on Applicant's behalf since the sole individual in December 2012.</p>
<p>The proposed development increases property values.</p>	<p>The proposed development decreases property values.</p>	<p>The immediate residents will suffer a diminution in the value of their property, based on loss of privacy, view, sunlight, and airflow.</p>
<p>The proposed development is "good for the neighborhood." (ZA representative: "Every nearby property owner can build like this, too")</p>	<p>The proposed development works a detriment to the neighborhood, not only aesthetically but in matters of liveability.</p>	<p>The Zoning Administrator's suggestion is both disingenuous and dismissive to the residents' concerns, and would invite only more disputes such as this one to arise.</p>
<p>Applicant has been "working with" the community for over a year.</p>	<p>Applicant has had no contact with the <i>actual residents</i> other than through emails and one meeting with Appellant.</p>	<p>Applicant's misstatements wrongfully suggest that there has been interaction and consensus, which is not true.</p>

<p>The neighborhood is a mix of one-story and two-story structures.</p>	<p>None of the two-story structures are adjacent or close to the proposed development.</p>	<p>The three (possibly four) story height of the proposed development is completely out of scale for neighboring residences.</p>
<p>The neighborhood has approved of the renderings of the proposed development.</p>	<p>The renderings shown repeatedly since December 2012 depict only the front and north-facing sides.</p>	<p>Residents do not have sufficient information to “approve” of anything. Repeated requests for the south-facing and west-facing sides have been ignored.</p>
<p>Appellant has been involved in this matter only recently.</p>	<p>Appellant filed the an initial response less than two weeks after receiving notice, appeared at every hearing, and filed lengthy and detailed appeals in both the tract and zoning matters within every deadline.</p>	<p>There has been no delay or abandonment regarding the grounds upon which this appeal is based.</p>

There is no way to achieve a compromise with neighbors' concerns.  
(Applicant: "We intend to build these seven units, and we are going to build these seven units.")

Appellant suggested dropping the proposed development's elevation by a mere 10', and re-sizing the units.

The suggestions if adopted would result in a solution to this situation, and resolve the current impasse.

March 12, 2013

EAST LOS ANGELES PLANNING COMMISSION  
200 North Spring Street, Room 272  
Los Angeles, California 90012

Re: Case No.: ZA-2012-926-ZAA-1A  
Community Plan: Silver Lake - Echo Park - Elysian Valley  
Council District: 13  
Property Location: 1363-1371 North Douglas Street  
Applicant: David French/Echo Park Douglas, LLC  
Hearing Date: March 27, 2013

Dear Members of the Commission:

My name is Doug Roy, and I reside at 2424 Echo Park Avenue. I am writing this letter to oppose the above application.

I have owned my home at 2424 Echo Park Avenue for one-and-a-half years. My home is a single family residence that was built 100 years ago, as are most of the homes in the neighborhood. None of the other houses or apartment buildings are more than a couple of stories tall, and all of them have trees and/or yards which separate them from each other.

I am opposed to the application for the proposed development because I believe that the intrusion of high-rise, high-density apartment and condo buildings is detrimental to the Elysian Park/Elysian Heights neighborhood. We live in one of the oldest neighborhoods in Los Angeles and one of the rare areas of the city with a palpable sense of history. This neighborhood has a unique character that is severely threatened by the rapid influx of high-density developments such as the proposed project.

I would like to see the empty lot and abandoned houses replaced with something usable, but not something like what is proposed. There are plenty of multi-store apartments currently available, and hundreds more are under construction close by. Construction in our neighborhood should be limited to buildings that fit in better with the ones already there, so that the character and livability of our neighborhood is not destroyed.

Thank you.

