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**Fwd: 360 N. Stone Canyon Rd. Council File #13-0804, ZA 2012-1395-ZV-ZAA-1A CD5**

1 message

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**Patrice Lattimore** <patrice.lattimore@lacity.org>

Mon, Aug 26, 2013 at 7:46 AM

To: Etta Armstrong <etta.armstrong@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

Here's an email that should go on the council file. But I would not put this as a Community Impact Statement - just public comment. Thanks

Patrice Y. Lattimore  
Legislative Assistant  
Office of the City Clerk  
(213) 978-1056

----- Forwarded message -----

From: **Stephen Twining** <belaircpa90077@gmail.com>

Date: Sun, Aug 25, 2013 at 3:56 PM

Subject: Re: 360 N. Stone Canyon Rd. Council File #13-0804, ZA 2012-1395-ZV-ZAA-1A CD5

To: patrice.lattimore@lacity.org

360 N. Stone Canyon Rd. File #13-1804 ZA 2012-1395      The Bel-Air Beverly Crest Neighborhood Council has on more than one occasion voted to oppose the appeal requesting a variance to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single family dwelling at 360 N. Stone Canyon Road. The Area Planning Commission voted twice unanimously to oppose such height limit to 50 feet as the 5 Findings for a variance have not been met. The Baseline Mansionization Ordinance recently passed by city council and which I personally worked on with Eric Lopez of the Planning Department City of Los Angeles, would not allow such a height variance. This so called hardship was totally self imposed by the developer. Why is Councilman Koretz so vehement in supporting this variance? Although there are houses with a higher height in the area they were all constructed with plans many years in advance of 360 N. Stone Canyon Road. Steve Twining, President Emeritus Bel-Air Beverly Crest N.C., Chairman Emeritus Federation of Hillside and Canyon Associations, Inc. (some 40 HOA's from Los Feliz to Pacific Palisades. Please Distribute this to all Councilpersons. Thankyou!!!!

On Wed, Jul 3, 2013 at 8:35 AM, Stephen Twining <belaircpa90077@gmail.com> wrote:

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From: **Stephen Twining** <belaircpa90077@gmail.com>

Date: Wed, Jul 3, 2013 at 8:23 AM

Subject: Fwd: 360 N. Stone Canyon Rd. Council File #13-0804, ZA 2012-1395-ZV-ZAA-1A CD5

To: Victor Marmon <vmarmon@earthlink.net>

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From: **Stephen Twining** <belaircpa90077@gmail.com>

Date: Wed, Jul 3, 2013 at 8:21 AM

Subject: 360 N. Stone Canyon Rd. Council File #13-0804, ZA 2012-1395-ZV-ZAA-1A CD5

To: Patrice.Lattimore@lacity.org

The Bel-Air Beverly Crest Neighborhood Council has on more than one occasion voted to oppose the appeal requesting a variance to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling at 360 North Stone Canyon Road.

The Area Planning Commission voted additionally to oppose such height limit request by a unanimous vote of its 5 members following an extensive hearing.

I also object to the woefully insufficient notice date giving the public adequate time to respond. Hearing is dated last Friday, June 28 which is when my notice arrived by mail, and is just 4 business days before the full Los Angeles City Council Hearing.

Granting of this variance provides a terrible precedent allowing other future applicants to build as high as they wish.

The Baseline Mansionization Ordinance recently passed by city council, and which I personally worked on with Eric Lopez of the Planning Department, would not allow such a height variance.

Steve Twining President Emeritus Bel-Air Beverly Crest Neighborhood Council, Chairman Emeritus Federation of Hillside and Canyon Associations, Inc.(40 HOA's from Los Feliz to Pacific Palisades)