



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 13-0804-S1 -- 360 N. Stone Canyon Road (Case No. ZA-2012-1395-ZV-ZAA-1A)

1 message

John Given <john@johngiven.com>
To: Etta Armstrong <etta.armstrong@lacity.org>

Mon, Sep 9, 2013 at 4:03 PM

Dear Ms. Armstrong -

I just submitted the following to the file via Sharon Gin, but received a reply e-mail explaining that she is out of the office until tomorrow and that I should contact you. I greatly appreciate your making sure that my comments below are added to the record in Council File 13-0804-S1 (Planning Case ZA-2012-1395-ZV-ZAA-1A) prior to the matter being heard by the Planning and Land Use Management Committee tomorrow afternoon.

Best regards,

John Given

From: John Given <johngiven@mac.com>
Subject: Council File 13-0804-S1 -- 360 N. Stone Canyon Road (Case No. ZA-2012-1395-ZV-ZAA-1A)
Date: September 9, 2013 3:53:16 PM PDT
To: Sharon Gin <sharon.gin@lacity.org>
Cc: councilmember.wesson@lacity.org, councilmember.englander@lacity.org, councilmember.Labonge@lacity.org, councilmember.cedillo@lacity.org, Councilmember Paul Krekorian <councilmember.krekorian@lacity.org>, councilmember.blumenfield@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.parks@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, "Councilmember.Jose Huizar" <councilmember.huizar@lacity.org>, councilmember.buscaino@lacity.org, patrice.lattimore@lacity.org

Honorable Councilmembers and Members of the Planning and Land Use Management Committee:

I would like to join in the comments made to the record in the above-captioned matter by Eric Edmunds, Jr., of Save Our Mountains, Inc. I have reviewed the West LA Area Planning Commission's August 7, 2013 denial and agree fully with their assessment. I respectfully request that you deny the appeal and uphold the determinations of the WLA APC and Zoning Administrator in this case, because the requisite findings to support a height variance in this case cannot be made.

Sincerely,

John Given
2551 La Condesa Drive
Los Angeles, CA 90049

On Sep 9, 2013, at 3:34 PM, lalhasa wrote:

To the Honorable Members of the Planning and Land Use Management Committee of the City Council, Councilmembers Cedillo, Englander and Huizar:

Save Our Mountains, Inc. (SOMI) is a coalition of four homeowners associations in West Los Angeles and over 11,000 citizens who have signed our petitions advocating reduced density and increased public open space in the City of Los Angeles.

We urge you to **UPHOLD** the determinations of the West Los Angeles Planning Commission and the Zoning Administrator denying the appeal of Gabae, L.P. for a dramatic variance from the uniform height limit of 36 feet, allowing it to build up to a 50 foot tall structure on Stone Canyon Road. This request is a prelude to the same developer's request for a *53 foot tall* structure on the adjoining parcel. Such a variance would set a precedent granting the demands of every other developer and builder in the area for equal treatment from the City -- under threat of litigation.

There is no pressing need or valid justification for this variance. The developer already holds a building permit for a conforming structure, and is constructing it.

There is no unnecessary hardship or practical need for a 14-foot-high attic. The developer knew what the rules were when it bought this property. Overruling the Planning Commission will signal a floodgate of variance requests and litigation against the City.

SOMI notes and joins in the *unanimous* vote of the Federation of Hillside and Canyon Associations last week and urges you to UPHOLD and affirm the correct decisions of the Planning Commission.

Sincerely,

Eric F. Edmunds, Jr.

Chair

Save Our Mountains, Inc.

lalhasa@aol.com