

City Living Realtors

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Specializing in Historic Homes of West Adams

September 16, 2013

Honorable Bernard Parks
Councilmember, Council District 8
Honorable Herb Wesson
President, Los Angeles City Council
Honorable Members of the Los Angeles City Council
Los Angeles City Council
C/O City Clerk (Sharon.Gin@lacity.org)
200 North Spring Street, Room 395
Los Angeles, CA 90012

RE: 1342 West Adams Blvd., Los Angeles CA 90007
Council File No. 13-0903, Case No. DIR-2012-3128-COA-SPP-1A; ENV-2012-3129-CE

Honorable Council Members:

On Thursday, April 25, 2013, I attended a meeting adjacent to the abovementioned site, at which were in attendance several representatives of the West Adams Heritage Association; the Applicant, Mr. Paras Bhakta and his attorney, Mr. Rob Glushon; and the architects for the project. Although Planning Dept. staff had also been requested to attend the meeting, staff was not present.

The purpose of the meeting was to discuss both potential changes to the proposed project and also the environmental clearance.

Mr. Bhakta and Mr. Glushon were requested by Ms. Jean Frost to consider filling out a new Environmental Assessment form (EAF) and doing an Initial Study, with the idea being that a new environmental clearance would be circulated. Mr. Glushon's response was "No," and he said that in fact he was advising his client, the Owner, to withdraw the application for a Lot Line Adjustment, in order to not trigger a larger environmental review. My understanding is that the Lot Line Adjustment was filed in February.

In a conversation with participants at the meeting, Mr. Bhakta also stated that it is his intention to "give" the church back to the Roger Williams Baptist Church congregation. He said that they had

many financial problems, which is why he purchased the property, to help them, but he had promised them they could have their church building back for religious purposes.

As a Realtor doing business in this community since the 1980s, I had looked at the real estate listing when the property was on the market. It was initially marketed as a historic property, and with the idea that a buyer would be purchasing the former Bishop Mansion residence separately from the church building, which was “adjacent” to the east. But the entire property (set of lots) seems to have been purchased in one single transaction and grant deed, No. 2012123813, recorded at the County Recorder on 8-28-2012. Perhaps the reason was due to the inability to quickly “split” the property into two parcels that did not have buildings stretching over the lot lines.

My primary concern at the meeting was to address the architectural features, including the need to preserve two major character-defining features of the building: the visible-to-the-street two-story Center Hall, and the corner sunroom/enclosed porch, which establishes the corner of this building at the corner of Adams and Menlo. For nearly 30 years, when I regularly drove down Adams Boulevard, I would always see and admire through two stories of windows the mezzanine, the beamed ceilings, the fireplace and the lights – all very visible to viewers from the outside, distinguishing this property from any others in the area.

Thank you very much for your attention to this matter.

Cordially,

A handwritten signature in blue ink that reads "David Raposa". The signature is written in a cursive style with a large, sweeping initial "D".

David Raposa
Broker/Owner