

#21

QES

I N C O R P O R A T E D

August 19, 2014

City of Los Angeles City Council
Planning and Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

Re: 1829 N. Kenmore Avenue, Los Angeles, CA 90027

Honorable Committee Members:

QES is a land use consulting company representing the property owner of 1829 Kenmore Avenue. We were recently informed of a proposed motion to consider the existing structure for designation as a historic monument. Before rendering a recommendation it is important for you to understand the land use entitlement milestones of the property over the past year. A milestone summary is attached.

The question of historic integrity was brought up by the applicant and discussed with the Office of Historic Resources last year as part of the due diligence process. The due diligence process started with discussions with the Council Office, a meeting with the Planning, Zoning and Historic Preservation Committee of the Neighborhood Council, and presentation to and approval from the full board of the Neighborhood Council.

On October 8, 2013 the Office of Historic Resources confirmed, via email from Ken Bernstein, that the house is not an eligible property and is not listed on SurveyLA. Subsequently, a public hearing was held on October 23, 2013 without opposition of any kind. There was no mention of historic relevance of the existing house. The case was not appealed.

In good faith the applicant moved forward with development plans, spent months in plan check, obtained all departmental clearances and paid plan check and building permit fees. The applicant has spent over \$300,000.00 getting the site ready for development based on these approvals.

With respect to the existing house; the structure has gone through major alterations over time including exterior and interior modifications. The attached summary contains permits and photo documentation of the alterations.

Based on these facts, we respectfully request that you table this Motion and allow the Applicant to move forward with the proposed development plans.

Sincerely,

Eric Lieberman

RE: 1829 N. Kenmore Ave. Los Angeles CA 90027
Outline of Entitlement Milestones and Public
Outreach Process:

- **May 9th, 2013:** Met with Renee Weitzer to present the proposed small lot project and obtain feedback from Council Office prior to community outreach.
- Integrate feedback into the project design as per CD4 recommendations and begin Public Outreach.
- **August 7th, 2013:** Public meeting with Planning, Zoning & Historical Preservation Committee of the Los Feliz Neighborhood Council. The project was unanimously approved. (Letter from LFNC attached as Exhibit A).
- **August 20th, 2013:** Greater Griffith Park Neighborhood Council Governing Board meets and approves the project. (Approval letter for the project attached as Exhibit B).
- **October 8th, 2013:** Reconfirmed with Ken Bernstein of the Office of Historic Resources that the existing house is not an eligible property in the Hollywood Plan Area and is not listed on SurveyLA. In an email dated October 8th, 2013 Ken Berstein confirmed that his that the property not needing any sort of Historic analysis “accurately represents our guidance, based on this property’s non-inclusion in the SurveyLA list of eligible resources.”
- **October 23rd, 2013:** Public Hearing for the proposed project: “Demolition of an existing single-family home and the development of six Small Lot single-family residences. (See Notice of Public Hearing as Exhibit C). Project was approved in the public hearing without opposition of any kind; no mention of existing historic relevance of existing house. Renee Weitzer was present at the public hearing.
- **Appeal Period:** There were no appeals
- **After Appeal Period Ends:** Developer moved ahead with the project based on the approved entitlements. Submitted project plans to LADBS for plan check and paid all plan check fees.
- **May 27th, 2014:** Plans were approved and all departmental clearances were obtained and all required fees were paid. Building Permit was Ready to Issue.
- **June 6th, 2014:** Building Permits were paid with the City of Los Angeles.

EXHIBIT A



PRESIDENT
Linda Demmers

VICE PRESIDENTS
Lisa Sedano- administration
Chris McKinley- Communications

TREASURER
Nelson Bae

SECRETARY
Kris Anderson

LOS FELIZ NEIGHBORHOOD COUNCIL
"Your Neighborhood. Your Voice. Your Council"

Planning, Zoning & Historical Preservation Committee

July 18, 2013



CERTIFIED COUNCIL #36

PO Box 27003
Los Angeles, CA 90027-
0003

(213) 973-9758

www.ggpnc.org

GGPNC@ggpnc.org

Dear Neighbor:

The Los Feliz Neighborhood Council invites you to a meeting of its Planning, Zoning and Historic Preservation Committee on **Wednesday, August 7, 2013 at 7:00pm** on the second floor of the Citibank building, 1965 N. Hillhurst Avenue.

th

On the agenda will be a discussion of a proposal by the applicant **Pursuant to LAMC Section 12.22 C.27 requesting for the construction use and maintenance of a 6 lot small lot subdivision on a 10,996 square foot lot in the RD1.5-XL zone with 1583 square feet of common usable open space with 6 single family dwellings each having a two car garage and each dwelling having a building height of 36 feet., The subject property is located at 1829 N. Kenmore Ave. CA 90027**

Your neighborhood council has the right to advise the Planning Department, and our Committee's **August 7, 2013** meeting is to allow us to consider the views of our stakeholders living close to this project in formulating our position.

Our committee is in the process of asking the Zoning Administrator to refrain from making a final determination on this case until after the motion resulting from our **August 7, 2013** Planning, Zoning and Historic Preservation Committee meeting is reviewed by Greater Griffith Park Neighborhood Council Governing Board on **August 20, 2013**.

This matter will be heard by a Zoning Administrator in the Planning Department at City Hall.

Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

We encourage all those with an interest in the matter to attend the project presentation and to express their views regarding this matter. This letter is sent to you as a resident or owner of property abutting or near the subject property.

Linda Demmers, President

By Gary Khanjian - Chair, Planning, Zoning and Historic Preservation Committee

EXHIBIT B



PRESIDENT
Linda Demmers

VICE PRESIDENTS
Lisa Sedano - Administration
Chris McKinley - Communications

TREASURER
Neisou Bae

SECRETARY
Kris Anderson

LOS FELIZ NEIGHBORHOOD COUNCIL
"Your Neighborhood Your Voice Your Council"



CERTIFIED COUNCIL #38

PO Box 27003
Los Angeles, CA 90027-
0003

(213) 973-9758

www.lfnc.org

LFNC@lfnc.org

Hearing Officer
Office of the Zoning Administration
Los Angeles City Hall
200 North Spring Street 7th Floor
Los Angeles, California 90012

Re: 1829 N. Kenmore Ave
Kenmore Investments
1829 North Kenmore Ave.
Los Angeles, CA 90027

August 20, 2013

Dear Hearing Officer:

After consideration at a publicly noticed, regular meeting of its Planning, Zoning and Historic Preservation Committee (PZHP) on August 7, 2013 and its regularly scheduled Governing Board meeting on August 20, 2013, the Los Feliz Neighborhood Council (LFNC) approves the above referenced application requesting for use and maintenance of a six (6) lot small lot subdivision on a 10,996 sq. ft. lot in the RD1 5-XL zone comprised of six (6) single family dwellings with two (2) car attached garages, 36 feet in height measured to the top of the roof top guard rail, 1,583 sq. ft. of usable common open space and private individual roof decks. The maintenance agreement will state that the garage spaces cannot be used as storage space.

There were two public comments. Both speakers expressed concerns about limited parking space in the neighborhood. The motion to approve this application was passed by the Los Feliz Neighborhood Council Governing Board by a vote of 11 to 2.

Sincerely,

Linda Demmers
Linda Demmers, president of LFNC

by Gary Khanjian, Chair of PZHP

Cc: Owner/applicant or owner/applicant's contact person

EXHIBIT C

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By:	Deputy Advisory Agency and Zoning Administrator	Case No.:	VTT-72296-SL
Date:	Wednesday, October 23, 2013	CEQA No.:	ENV-2012-1858-MND
Time:	9:30 AM	Incidental Cases:	ZA-2013-1859-ZAA-SPP- SPPA
Place:	Los Angeles City Hall 200 North Spring Street, Room 1020 Los Angeles, CA 90012	Related Cases:	N/A
Staff Contact:	Jae Kim	Council No.:	4
Phone No.:	(213) 978-1383 jae.h.kim@lacity.org	Plan Area:	Hollywood
		Specific Plan:	Vermont/Western SNAP
		Certified NC:	Greater Griffith Park
		GPLU:	Low Medium II Residential
		Zone:	RD1.5-1XL
		Applicant:	Kenmore Investments, LLC
		Representative:	QES, Inc. (Eric Lieberman)

PROJECT LOCATION: 1829 N. Kenmore Avenue

PROPOSED PROJECT: Demolition of an existing single-family home and the development of six Small Lot single-family residences.

REQUESTED ACTIONS:

- (1) Pursuant to LAMC Section 17.03, a Vesting Tentative Tract Map to permit a 6-lot subdivision for Small Lot purposes for the development of 6 single-family residences with 12 on-site parking spaces on a 10,996 net square-foot site, in the RD1.5-1XL Zone.
- (2) Pursuant to LAMC Section 12.28, an Adjustment from Section 12.21.1-A to permit an increase in the height of the building of 36 feet in lieu of the maximum of 30 feet, in the RD1.5-1XL Zone.
- (3) Pursuant to LAMC Section 12.28, Adjustments for early start construction prior to the recordation of the Small Lot Subdivision:

EXHIBIT D

The following pages outline the substantial alterations to the original structure over time, degrading the original design intent.

EXHIBIT D (cont.)

1986 Addition: A significant portion of the original house's footprint was added in 1986 with no consideration of the original architect's design when a single story addition 24' x 24' was constructed:

3 FOR INSPECTOR AND FOR CERTIFICATE OF OCCUPANCY

INSTRUMENT NO. 1. Applicant to Complete Numbered Items Only.

1. LOT LEGAL DESCR.	53	BLOCK		TRACT	Holmby Ave. Tr. No. 3	COUNCIL DISTRICT NO.	13	DIST. MAP	150-197	CENSUS TRACT	1892	
2. PRESENT USE OF BUILDING	SPD	NEW USE OF BUILDING			SAME	ZONE		R4-2				
3. JOB ADDRESS	1829 N. Kenmore											
4. BETWEEN CROSS STREETS	Franklin Ave.		AND	Hollywood Blvd.								
5. OWNER'S NAME	Eric Wilson											
6. OWNER'S ADDRESS	1829 N. Kenmore L.A.											
7. ENGINEER												
8. ARCHITECT OR DESIGNER												
9. ARCHITECT OR ENGINEER'S ADDRESS												
10. CONTRACTOR	J.M. Courtney		BUS. LIC. NO.	B411465		ACTIVE STATE LIC. NO.	380-2500		PHONE	5C Req'd		
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE							
12. CONST. MATERIAL OF EXISTING BLDG.	Wd. siding		EXT. WALLS	asphalt		ROOF	WOOD					
13. JOB ADDRESS	1829 N. Kenmore											
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	16,000 2,150											
15. NEW WORK (Describe)	House addition for the habitation person											
NEW USE OF BUILDING	SPD		SIZE OF ADDITION	24x24		STORIES	HEIGHT		ZONED BY R. Kina			
TYPE	EN		GROUP OCC.	R-3		AREA	5/18/76		PLANS CHECKED	Eric Wilson		
DWELL UNITS	MAX OCC.		TOTAL		APPROXIMATE UNITS							
GUEST ROOMS	PARKING REQ'D		PARKING PROVIDED		INSPECTION ACTIVITY							
PC 163.15	42-90		CONT. RESP.		C 163.15 B-9C							
191.95	11-03		Claims for refund of fees paid on permits must be filed within one year from date of payment, or one year from date of expiration of extension for reworking of grading permits issued by the Dept. of C & S SECTIONS 22 12 & 27 13 LAMC.		C 191.95 B-C1							
105	7.10		SPRINKLER REQ'D SPEC		C 2.03 E-1							
105	7.10		ENERGY		C 7.14 OSS							
105	7.10		ENERGY		C 12359 OSS							
105	7.10		ENERGY		C 69843 3 08/17/85 3 64,27 CHTD							

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 1700) of the Business and Professions Code, and my license is in full force and effect.
Date 5-17-85 Lic. Class B Lic. Number 417485 Contractor Eric Wilson

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure is required to issue a permit to the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7200) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the applicant's exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than one hundred dollars (\$100).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).
 I, as owner of property who builds or improves thereon, and does not act through his own employees, provided that such improvements are not intended or offered for sale, if however the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____, B. & P. C. for this reason.
Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).
Policy No. 22249 Insurance Company Lawson
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 5-17-85 Applicant's Signature _____
Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making the Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
I declare that it is my intent to comply with any applicable law, that neither the city of Los Angeles nor any board, department, official or employee thereof make any warranty or shall be responsible for the permit, or results of any work described herein, or the condition of the property or soil upon which such work is performed (Sec. 91.0202 LAMC).
Signature Eric Wilson Date 5-17-85

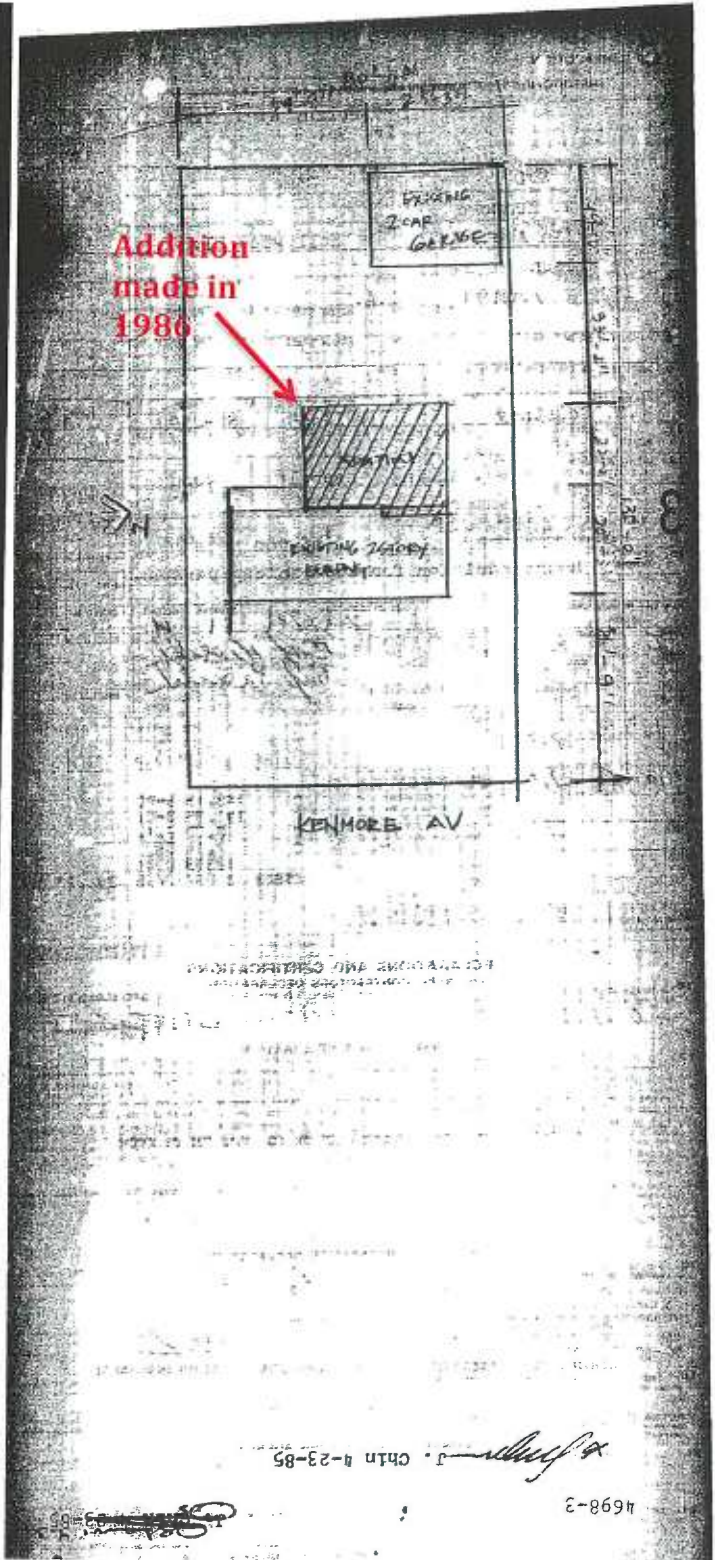


EXHIBIT D (cont.)

Exterior Images of the 1986 addition and construction work:



Original house has been drastically changed due to 1986 renovation. This addition also tacked on a concrete handicap ramp with tube steel railing as seem above.



No care was taken over the years to preserve the original architectural integrity: Back house was completely updated: modern aluminum sliders, not original roof, not original exterior light sconce, not original entry door. Interior completely renovated - bears no original elements.

EXHIBIT D (cont.)

House has been modified on the interior including multiple bathrooms:



EXHIBIT D (cont.)



EXHIBIT D (cont.)



EXHIBIT D (cont.)



EXHIBIT D (cont.)

Non-original fixtures have replaced what was once an original fireplace.



EXHIBIT D (cont.)

September 1989: The entire roof was torn off and redone. No longer original roof.

INSPECTION

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

LOT 53 **BLOCK E** **TRACT 1-10-10-13** **COUNTY MAP NO. 150-113** **PERMIT NO. 1892**

PRESENT USE OF BUILDING: SFD **NEW USE OF BUILDING: SAME**

1829 N. Kenmore Ave. FRONT HOUSE

OWNER'S NAME: Praxton J. Wilson **PHONE: (213) 661-7482**

1829 N. Kenmore Ave. Los Angeles, CA 90027 **CITY: Los Angeles** **LOT SIZE: 53' x 13'**

ARCHITECT OR DESIGNER: Roofing Srv. Inc. **BUS. LIC. NO. 103730-45** **ACTIVE STATE LIC. NO. 313258c-39** **PHONE: 263-6801**

2-5 FDS/SFN **STORIES: 1** **HEIGHT: 10'** **NO. OF EXISTING BUILDINGS ON LOT AND USE: 2-5 FDS/SFN**

1829 N. Kenmore Ave **STREET CURVE: 34-F, 3**

14. VALUATION TO INCLUDE ALL FEES: 2 Uses: shingles **5,000.00** **DATE OFF: LA**

and roof over with #220 Genstar fiberglass asphalt shingles. Roof flat portion with one layer of 28 felt.

15. JOB ADDRESS: 1829 N. Kenmore Ave

16. I hereby affirm that I am licensed under the provisions of Chapter 5 commencing with Section 70009 of Division 5 of the Business and Professions Code, and my license is in full force and effect. **Date: 9/11/89** **Lic. Class: C-39** **Lic. Number: 313258** **Contractor: A-1 Roofing Service, Inc.**

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (a) I am the owner of the property, or my employees with wages as their sole compensation, will do the work, (b) the building or improvement is not intended or offered for sale, (c) the building or improvement is not intended or offered for sale, (d) the building or improvement is not intended or offered for sale, (e) the building or improvement is not intended or offered for sale.

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of Workers' Compensation Insurance, or a certificate of Workers' Compensation Insurance. **Policy No. 1099793-89** **Insurance Company: State Comp. Ins. Fund.**

19. I certify that I have read this application and state that the above information is correct. I agree to comply with all applicable laws and regulations relating to building construction, and hereby authorize representatives of this office to use this permit as application for inspection. I do not intend to employ any person in any way as to become a subject to the Workers' Compensation Laws of California.

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. **3087, Civ. C.**

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all applicable laws and regulations relating to building construction, and hereby authorize representatives of this office to use this permit as application for inspection. I do not intend to employ any person in any way as to become a subject to the Workers' Compensation Laws of California.

EXHIBIT D (cont.)

1994: Due to Earthquake damage the original chimney was rebuilt and covered with stucco. This is a substantial deviation from the original style and materials, further detracting from the original architectural character.

WILSON, PRESTON
1829 N. KENMORE AV.
L.A. CA. 90027

1829 N. KENMORE AV.
90027

3

REPAIR CHIMNEY AFTER EARTHQUAKE DAMAGE WITH PERMIT OR INSPECTION

1. MAINTENANCE AND REPAIR (Section 91.8101(L) L.A.M.C.)

2. ILLEGAL CONSTRUCTION PERMIT REQUIRED (Section 91.8101(G) L.A.M.C.)

3. ZONING VIOLATION(S)

4. ILLEGAL USE OR OCCUPANCY (Section 91.0307, 91.8101(G) L.A.M.C.)

5. ELECTRICAL VIOLATION(S) (Section 93.0311, 93.0104, 93.0600, 91.8101(F) L.A.M.C. (NONE))

6. PLUMBING VIOLATION(S) (Section 94.0801(b), 91.8101(F) L.A.M.C., 319 & 321 UPC)

7. HEATING VIOLATION(S) (Section 95.0370, 91.8101(F) L.A.M.C.)

INSPECTOR'S NAME: P. PARTNOFF
TELEPHONE NUMBER: 877-1894
OFFICE LOCATION: 3251 W. 6TH Room 400
DATE: 1-29-94



EXHIBIT D (cont.)

Lack of Historical Context: Structures along the Street



The site is surrounded by apartment buildings up to 5 stories tall directly across the street.



Adjoining property to the north.

