

# ORIGINAL



**APPLICATIONS:**

## APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

### 1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission       City Planning Commission       City Council       Director of Planning

Regarding Case Number: DIR-2017-5457-CLQ

Project Address: 13245 West Hubbard Street

Final Date to Appeal: 04/11/2018

Type of Appeal:

- Appeal by Applicant/Owner
- Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
- Appeal from a determination made by the Department of Building and Safety

### 2. APPELLANT INFORMATION

Appellant's name (print): Peter Postlmayr

Company: \_\_\_\_\_

Mailing Address: 414 S. Marengo Avenue, Pasadena California 91101

City: Sylmar

State: California

Zip: 91342

Telephone: (310) 877-8909

E-mail: ppostlmayr@cantwell-anderson.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self

Other: \_\_\_\_\_

- Is the appeal being filed to support the original applicant's position?

Yes

No

### 3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**4. JUSTIFICATION/REASON FOR APPEAL**

Is the entire decision, or only parts of it being appealed?  Entire  Part  
 Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: Condition A.3 in Ordinance N. 183,844

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

**5. APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true:

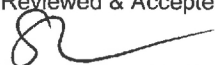
Appellant Signature: \_\_\_\_\_



Date: 04/10/2018

**6. FILING REQUIREMENTS/ADDITIONAL INFORMATION**

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <b>89.00</b>	Reviewed & Accepted by (DSC Planner): 	Date: <b>4/10/2018</b>
Receipt No: <b>0161874502</b>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Date April 10, 2018

Case No. DIR-2017-5457-CLQ

Location: 13245 West Hubbard Street

Neighborhood Council: Sylmar

Appeal changes to A.3 in Ordinance No. 183,844 with Clarification Letter to change the style of the dwellings from Mediterranean to Modern.

There were a number of public hearings and meetings with the Developer to gain project approval from the Sylmar Neighborhood Council and stakeholders. The elevations and style were critical in gaining approval and any change now would affect community support. The Sylmar Community Plan speaks strongly to maintaining and keeping the rural caricature of our community. Modern architecture simply does not blend in with the existing neighborhood or complement what residents believe is in keeping with Sylmar's history.

The proposed changes have not gone thru the same public process. The developer has not shared the new elevations with the community or reached out for input. Recommendations for approval by the Director do not include this critical input from the community.