

August 26, 2015.

To PLUM and to the LOS ANGELES CITY COUNCIL MEMBERS,

On behalf of the neighborhood group known as FRIENDS OF VALLEY VILLAGE, please accept this letter intended for the ADMINISTRATIVE RECORD.

Let it be known this letter serves as the appellant(s) having **FULL SUPPORT** for the appeal pertaining to 5258 Hermitage Ave.

At the request of one member and a unanimous vote, FRIENDS OF VALLEY VILLAGE has included copies of emails sent to City Council member Krekorian's office beginning in 2014, which will continue to show the efforts exhausted by the community, and their multiple requests at obtaining Council Krekorian's help.

Regards,

FRIENDS OF VALLEY VILLAGE

In a December 24, 2014 email from Council member Krekorian's Chief Of Staff, Areen Ibranossian, he said: ***"Every application for housing or construction must follow local, state, and federal laws pertaining to their project."***

In previous appeals, as well as the present, the appellants have put fourth a great deal of Local, State and Federal laws pointing out specifically where and how they were not followed. Our Council office seemed very strict in regards to stating how EVERY APPLICATION MUST FOLLOW them.

Mr. Ibrannossian goes on to say: ***"in some cases may support or oppose discretionary changes that are requested."***

A great deal of communication on the communities part was requesting our Council office's support to OPPOSE this project and support the community in preservation. Although 5258 was used specifically, it was the example of a request we made in regards to our neighborhood.

In Mr. Ibranossian's email of January 6, 2015 he says:

"As I said before, we work with the community first and foremost.."

If what you are saying about the home of Marylin Monroe is the case, please send me the address, as that is news to us.

Please understand that we are trying to help you and every other member of the community,

FRIENDS OF VALLEY VILLAGE has been attempting to get our council office to ***"WORK WITH THE COMMUNITY"*** since 2014.

Where is our Council office ***"trying to help you and every other member of the community,"*** when we have been begging for your help for a year.

From: [REDACTED] <[REDACTED]@yahoo.com>
To: "areen.ibranossian@lacity.org" <areen.ibranossian@lacity.org>
Sent: Thursday, December 18, 2014 6:06 PM
Subject: Inquiry (s)

Miss Ibranossian,

I notice you are Chief Of Staff for Councilman Krekorian's office. I do not know where else to go or who to turn to since you are in fact my district.

I was elected after a neighborhood meeting to contact your office with some questions and concerns which I received timely replies to. However, none of the direct questions were answered and then it moved on to not receiving any responses at all. I am not familiar with procedure or have experience contacting my local Councilman. I did my research ahead of time to ensure the fact this was the place to go with our concerns. Everything I have read on District 2's website talks a lot about our Councilman helping the people and welcoming his constituents input on the city's issues.

I had hoped to have correspondence between your office and I be about the issues itself that me and my neighbors are concerned about. Instead it has been several emails sent attempting to get answers & assistance with simply responding.

It seems the moment there was a question about none of our questions being answered, they disappeared.

The man I was speaking with was Doug Mensman. This was after I was handed to him from a Miss Courtney Hamilton. Then a man by the name of Karo Torossian began being copied in emails. All of these people being copied and not one response.

I am hoping you can address this matter or can at the very least understand why this would be frustrating to a voting member of your community. My Grandparents grew up in this neighborhood, my parents grew up in this neighborhood and I myself was born and raised here. As a very active member of my community and a woman well visited by dozens of neighbors, I cannot imagine any of them will be pleased about this.

Good day Miss Ibranossian.
I respectfully await your reply.

[REDACTED]

From: Areen Ibranossian <areen.ibranossian@lacity.org>
To: [REDACTED]@yahoo.com>
Sent: Tuesday, December 23, 2014 5:15 PM
Subject: Re: Inquiry (s)

Hello,

I've looked through the e-mails you've exchanged with Doug Mensman from our office and am not sure exactly what question you have.

Our office does not engage in development, we only review potential applications and in some cases may support or oppose discretionary changes that are requested.

Every application for housing or construction must follow local, state, and federal laws pertaining to their project.

It is difficult to answer in a broad manner your question since all applications are different and have different sets of rules that apply.

In general, we request that all developers work with the community, either through the local neighborhood council or homeowners association, to garner support for their project to ensure the character and integrity of neighborhoods are upheld. If you can point to specific developments or projects that you are concerned about, we can better answer your questions and help you understand how they came to be.

Thanks

areen

From: [REDACTED]@yahoo.com>
To: Areen Ibranossian <areen.ibranossian@lacity.org>
Sent: Thursday, December 25, 2014 10:01 AM
Subject: Re: Inquiry (s)

Hello,

For starters, I've attached a screenshot of a project developers are planning on doing on a block where nothing but 1930's, 40's, 60's and 70's houses exist. The photo I've enclosed appears more like a prison than any structure that would blend in with our neighborhood let alone our block. You mentioned *garnering the character & integrity of the neighborhood*. My neighbors and I would like to know what it was here (in the photo) that Council saw that implied this blends in with our neighborhood.

Developers do not seem to care about community Mr. Ibranossian. Certainly not our opinions.

That is only one issue.

The other issues are the fact that Council has not made any efforts to protect older structures and don't seem to see an issue with losing that history. **The house planned for demolition so this can be erected was once lived in by Marilyn Monroe, It was one of the very first structures ever to be erected on this street. We soon will have no recollection or history of our city if you continue to allow these god awful buildings to take the place of something historical and significant to this city.**

As far as the email exchange there were several questions. I have pasted them below.

If that is the case, that you saying Valley Village has had greater regulations than the rest of the city, how then do you explain what we are talking about and the buildings we are coming to you for that are a big problem?

I ask you again, are any steps being taken to protect what is left of older & historic structures in my neighborhood?

Do these new controls you mention apply to apartment buildings, condos and homes?
Are any steps being taken to protect what is left of older & historic structures in my neighborhood?

Thank you for responding.
Hope you had a happy holiday week and weekend.
I respectfully await your reply.

[REDACTED]

From: [REDACTED]@yahoo.com>
To: Areen Ibranossian <areen.ibranossian@lacity.org>
Sent: Tuesday, December 30, 2014 3:36 PM
Subject: Fw: Inquiry (s)

Mr. Ibranossian,
in response to your December 23rd email i am hoping you have found my response. I have pasted it below for you reference.
Thank you.

Sincerely,
[REDACTED]

From: Areen Ibranossian <areen.ibranossian@lacity.org>
To: [REDACTED]@yahoo.com>
Sent: Tuesday, January 6, 2015 3:02 PM
Subject: Re: Fw: Inquiry (s)

Hello,

As I said before, we work with the community first and foremost, and then the developers, after a project has been applied for and we work to make sure it fits in with the character of the community (which means size, shape, and dimensions, not necessarily the color or look as that is not something we have control over all the time). We do not solicit development, nor do we engage in development ourselves, that is not what we are here for.

The more specific you are, the more we can provide detail to your questions. When you ask "*I ask you again, are any steps being taken to protect what is left of older & historic structures in my neighborhood?*" there is not a simple answer as we do not have regulations that cover what you are asking about. Not all homes or structures that are old are necessarily historic and there are varying laws in place to protect truly historic buildings and structures.

If what you are saying about the home of Marilyn Monroe is the case, please send me the address, as that is news to us.
Please understand that we are trying to help you and every other member of the community

From: [REDACTED]@yahoo.com>
To: Doug Mensman <doug.mensman@lacity.org>
Sent: Friday, January 9, 2015 8:12 AM
Subject: Re: Planning

Mr. Mensman,

My neighbors and I have been in touch with NCVV with little to no responding communication. This makes it difficult to move forward or obtain assistance with projects involving the community.

We have also reached out to the Office Of Preservation and office Of Historical Resources, also to no avail.

I believe some of my neighbors have been in touch with your office as well to inquire about this and related concerns about some properties in our neighborhood in direct threat.

Sincerely,

[REDACTED]

----- Forwarded Message -----

From: [REDACTED]@yahoo.com>
To: Areen Ibranossian <areen.ibranossian@lacity.org>
Sent: Friday, January 9, 2015 8:43 AM
Subject: Re: Fw: Inquiry (s)

Good morning Mr. Ibranossian,

I believe I had disclosed the address along with an attached screenshot of the purposed project that would be causing the demolition of a historical property in a previous email.
5258 Hermitage Ave.

It was brought to our attention that this project was approved by planning without proper research done for the required CEQA Proposed Mitigated Negative Declaration.

Research has indicated plans like this have actually NEVER been DIS-approved, which explains to the contributing loss of historical structures left and right. It seems rather odd as well as completely presumptuous and if I might add, a bit ignorant to believe that the erection of all of these new projects would have no environmental impact as far as their contribution to greenhouse gas emissions, traffic, population, litter, crime, etc...which is what their reports are indicating.

Several city employees have informed us that city planners are supposed to also take into great consideration the character of neighborhoods. Several neighborhoods, including ours, have over 80 or 90 percentage of structures built as early as 1930 all the way up to the 1970's.

That being said;

Why is the city allowing the demolition and approving of these projects? two: allowing the erection of buildings that resemble prisons or sushi restaurants in areas having no such existing character.

I understand you mention you do not *solicit development, nor do we engage in development ourselves, that is not what we are here for.*

However it seems that without Council's support on the structures that are of great importance to our city and community, it is inevitable as to what will become their future.

I have attached a supportive document.

I am wondering if my attachments are not making it to you, if so I will have to find another method of getting them to you.

Please let me know whether it makes it to you or not.

I am back in town on Monday should you want to pursue a phone call.

Thank you for taking the time to respond Mr. Ibranossian, we do appreciate it.

I do hope you are enjoying the New Year this far.

Sincerely,
[REDACTED]

From: [REDACTED]@yahoo.com>
To: Areen Ibranossian <areen.ibranossian@lacity.org>
Sent: Friday, January 23, 2015 4:54 PM
Subject: Fw: Fw: Inquiry (s)

Mr. Ibranossian,

My neighbors and I have submitted information & contacted The Office Of Historic Resources in addition to SurveyLA in regards to 5258 Hermitage Ave.

This property has great Historic significance.

The purposed project does not comply with The Valley Village Specific Ordinance No. 168613. Section 2. Purposes

D: ...'to assure that all residential & commercial uses are consistent with the general character of existing single-family developments within the Valley Village area.. "

E: "To preserve the quality & existing character of the Valley Village area. "

F: "To minimize adverse environmental effects of development & promote the general welfare by regulating buildings by height, bulk...or which cause parking or traffic circulation impacts."

The state Historian I spoke with confirmed that the *the environmental document you forwarded and there is no indication that the planner considered the environmental impacts of demolition to historic resources.*

The city planner in charge of doing the investigating for this project failed to do their research on the Historical significance on this house. They failed to research **a lot** of required information on the Environmental that got chalked up to "no impact".

The ordinances combined with the significance this house represents continue to be ignored.

The Community really needs the Council members support.

Sincerely,
[REDACTED]

From: [REDACTED]@yahoo.com>
To: Areen Ibranossian <areen.ibranossian@lacity.org>
Sent: Saturday, January 24, 2015 12:56 PM
Subject: Fw: Fw: Inquiry (s)

Mr. Ibranossian,

I noticed my emails are now being forwarded and or responded to by others, who continue to ignore the specifics we are attempting to gain assistance on. I believe this is what prompted me to contact you in the first place.

- You mentioned *garnering the character & integrity of the neighborhood*. My neighbors and I would like to know what it was here (in the photo) that Council saw that implied this blends in with our neighborhood.
How is it a project like this (as an example) gets approved for a block containing structures built as early as 1934 going up until the 1970s, (with the exception of 2) ?

Aren't the regulations in the Ordinance's Mr. Ibranossian? Isn't that why they are written in the first place? Such as The Valley Village Specific Plan?(attached page 4)

Why are they adopted if they are not enforceable?

We are simply trying to understand how these things work. This is clearly not our area of expertise nor do we have any previous experience with matters of this kind. Maybe to us constituents, it seems as logical to assume the code/ordinances are simply followed & enforced by Council/The City. However this experience is revealing something very different we never imagined!

When we have been told one thing by employees of The City, that proper research is not done, that CEQA reports get concluded without ever being thoroughly explored, that there are so many cases they tend to completely overlook important crucial factors in the determination process, we had immediately assumed that bringing those things to your Office's attention would be well received. That there would have been some form of concern that this is taking place. Something that would indicate there is indeed a problem here.

Nominating this specific property doesn't seem the solution, especially if we don't have Council's support on this matter.

i have pasted below another email that never got a response sent to you on January 9, 2015.

Sincerely,

[REDACTED]

From: [REDACTED]@yahoo.com>
To: Janet Hansen <janet.hansen@lacity.org>
Sent: Saturday, July 25, 2015 7:41 PM
Subject: Re: Survey LA question

Miss Hansen, thank you for taking the time to reply to all of my questions.

We are unclear as to your office's position or political dynamics between you and City Council...but it has become quite clear there are significant time periods that both Survey LA and OHR choose to gloss over.

We do not know whether this is to be attributed to having a 2 person staff at OHR, or maybe they just are not educated on parts of the San Fernando Valley history; which seems to be the case.

Either way, because Survey LA dismiss's these culturally important periods in the Valley's history, demolition has completely taken over the valley.

Because of zero preservation efforts made on the cities part, communities have had to standby and watch buildings they have personal knowledge of being historically significant, get completely erased forever. California Government COde, California Resources COde, The Conservation Element of Los Angeles, and about 7 other local, state and Federal publications have urged communities to work with our local officials in preserving what very little is left.

Whether your office has to answer to taller glasses such as SCAG or the Metro, that is currently unknown..But the ones who are suffering are future generations long with the current residents who continue to be devastated by this extermination.

Survey LA failed to include dozens of buildings whose cultural heritage was a vital ingredient in shaping the valley. Whether that was intentional or not, you need to know that citizens are deeply hurt, upset, angry, disappointed as well as terrified, that if the people working in the historical department for our City cant be depended on to preserve these resources, there is very little hope left for this city.

You forget that there are indeed locals in this town. Native to Los Angeles. Born and raised, having generations of people involved in creating this city. Maybe because most people who work for the city have no roots here they have no interest what-so-ever in the culture for this city; where it came from; how everything took shape..be that as it may, the prejudice has become quite blatant and obvious.

The community continues to conduct its own research along side selected editors whose interest in this story has them completely stumped....why so many of us have had to fend for ourselves, been driven to do our own research, have had no choice but to dig for the buried codes and ordinances that protect our history...only to find we have to be the ones to enforce it ourselves as well.

Although we have found some of your information to be helpful, there is quite a bit of grey, a lot that seems omitted and not quite sensible especially the "*public participation and outreach program. We relied heavily in public input and help outreach meetings throughout the city over a period of years*".

Maybe the San Fernando Valley did not receive the memo about that program.

Regards,

[REDACTED]

25 Aug 2015

To the members of the Planning & Land Use Management Committee and the Los Angeles City Council.

I am writing in support of the appeal of the project proposed on Hermitage in Valley Village. This project must be stopped given its multiple violations of existing city ordinances as well as the state law CEQA.

This builder did not notify, or give any warning, before the demolition of this historic home. It was found to have historical significance and the neighborhood was in the process of applying for formal recognition and the building was taken down anyway without warning.

The demolition was done in an illegal and unsafe manner to the residents of this little area. I am a mother of a small child and the asbestos and other toxic materials in this old, pre 1978 home were aerosolized. Neighbors had dust and filth inside their homes. This debris can cause mesothelioma, neurotoxicity in small children and small pets among other ailments. This violates city codes as well as state and federal laws.

It violates CEQA on aesthetics and air quality at the very least. It does not belong in this neighborhood. It will increase the density of the population in a small area. This means I may not be able to send my child to Colfax Charter Elementary, a school that I attended when I was a child. This increases water usage and cars with all associated emissions. It is irresponsible to build in this fashion during our critical drought.

This project is illegal and does not belong in our neighborhood. We appreciate your consideration and help.

Sincerely,

Of Concerned Mothers of Valley Village

Please ensure this letter of support is submitted to the ADMINISTRATIVE RECORD
Thank you

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COMMUNITY FOR PRESERVATION

SSION TO THE ADMINISTRATIVE RECORD

August 26, 2015.

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Let it be known this letter serves as the appellant(s) having FULL SUPPORT for the appeal pertaining to 5258 Hermitage Ave.

At the request of one member and a unanimous vote, FRIENDS OF VALLEY VILLAGE has included copies of emails sent to City Council member Krekorian's office beginning in 2014, which will continue to show the efforts exhausted by the community, and their multiple requests at obtaining Council Krekorian's help.

Regards,

FRIENDS OF VALLEY VILLAGE

SUBMISSION TO THE ADMINISTRATIVE RECORD
FRIENDS OF VALLEY VILLAGE - SUPPORTING THE APPEAL
Tentative Tract No. TT- 72725-CN-1A MND No. ENV-2014-2510-MND

8/25/15

TO the attention of PLUM and Los Angeles City Council members:

The NORTH HOLLYWOOD COMMUNITY FOR PRESERVATION would like to show our **full support** for the appellants in the case of 5258 Hermitage Ave. Valley Village, CA.

The NORTH HOLLYWOOD COMMUNITY FOR PRESERVATION believes it is an absolute priority to enforce the laws that are in place that protect the history of our neighborhoods. Environmental laws, local and community plans must be held in high regard when it comes to community impact.

Please find the attached email threads between City Council Office District No. 2 and some members of the community, who have sought out assistance in efforts made by the community, to protect the best interest of their community.

We share the appellants frustration to these matters when good voting citizens of the community have united to better themselves and have received no assistance from local agencies.

The health and overall general welfare of the community was negatively impacted by this illegal demolition. The loss is irreplaceable and the damage irreversible. Moving forward allows for some rectification.

We hope Council does what is right and stands behind the many communities who have supported the appellants and who continue to support neighborhood preservation.

Sincerely,
NORTH HOLLYWOOD COMMUNITY FOR PRESERVATION

SUBMISSION TO THE ADMINISTRATIVE RECORD

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Of Concerned Mothers of Valley Village.pdf
14K

August 26, 2015.

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SUBMISSION TO THE ADMINISTRATIVE RECORD
FRIENDS OF VALLEY VILLAGE - SUPPORTING THE APPEAL
Tentative Tract No. TT- 72725-CN-1A MND No. ENV-2014-2510-MND



NHC4P-5258H.pdf
125K



8/26/15

SFVTS

Planning And Land Use Committee, City Council Members of Los Angeles,

The San Fernando Valley Tree Society [SFVTS] would like to extend our full support in favor of the appellants. We strongly oppose the proposed project at 5258 Hermitage Ave.

The San Fernando Valley Tree Society is a group of local citizens, Consulting Arborists, California Naturalist's and a variety of other townspeople involved in the preservation of the City Of Los Angeles's trees. Trees are the cornerstone of our organization, but we do pay mind to our Cities Historical Culture. We also pay special attention to projects having negative influences on neighborhoods whose current environment would be negatively impacted by such projects. The loss of well established trees does not serve the public nor does it contribute to solutions to statewide concerns. The justification of the idea that simply replacing decades-old trees with juvenile trees is not reasonable. We encourage the Lead Agency to learn about the differences between mature and juvenile trees before making these decisions.

SFVTS is sensitive to the Cities current loss of cultural landmarks and agrees with the legal codes enacted by the California State Legislature which are comprehensible in their intent.

California Public Resources Code Section 21000.(a)

The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.

California Public Resources Code Section 21082.2.(a)

The lead agency shall determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record.

California Government Code Section 65561(c)

That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.

(d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.

California Government Code Section 66473

A local agency shall disapprove a map for failure to meet or perform any of the requirements or conditions imposed by this division or local ordinance enacted pursuant thereto.

California Fish And Game Code Section 3503

It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird.

LAMC SEC. 12.32(G)(2.)(a)

Protect the best interests of and assure a development more compatible with the surrounding property or neighborhood;

SFVTS continues to be incredibly disturbed by the lack of support directed towards the community. We share the communities concerns and agree that the approval of the proposed project does not comply with the current codes enacted by our Legislature - who have insisted we are to make land use decisions with priority given to the environment, community; ones that benefit the public.

We request that Council embrace the efforts made by the voting citizens. They have every right, as we all do, to be included in land-use decisions that have both direct and indirect effects on their neighborhood. Nobody knows a community better, than the ones who live in it.

Regards,
SFVTS

SUBMISSION FOR THE ADMINISTRATIVE RECORD

8/25/15

TO the attention of PLUM and Los Angeles City Council members:

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Please find the attached email threads between City Council Office District No. 2 and some members of the community, who have sought out assistance in efforts made by the community, to protect the best interest of their community.

We share the appellants frustration to these matters when good voting citizens of the community have united to better themselves and have received no assistance from local agencies.

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We hope Council does what is right and stands behind the many communities who have supported the appellants and who continue to support neighborhood preservation.

Sincerely,

NORTH HOLLYWOOD COMMUNITY FOR PRESERVATION

SUBMISSION TO THE ADMINISTRATIVE RECORD

A February 10, 2015 email from Mr. Ibranossian in Council member Krekorian's office says:

"we cannot be the ones to originate the idea or inception of the HPOZ as it would not be fair"

The NORTH HOLLYWOOD COMMUNITY FOR PRESERVATION would like to know how illegally demolishing 5258 Hermitage was 'fair'.

We would also like to know, why demolishing the neighborhoods history is "fair."

When Community has spoken, when they have stated what works and what does not for their specific community, how is this "fair".

Mr. Ibranossian also states:

"we are working on to expand into Valley Village from Studio City and working with your neighborhood council to make amendments to the specific plan."

The community has brought this issue to Neighborhood Council for months and months. They repeatedly respond with 'not having the authority' to make those amendments. Community has been clear on what the neighborhood needs and urgent requests to order immediate protection have gone ignored. Questions continue to arise that if the Specific Plan continues to go ignored now, what difference it will make when/if amended.