

June 2, 2016

HAND DELIVERED

Council Member Jose Huizar, Chair
Council Member Marqueece Harris-Dawson, Vice-Chair
Council Member Gilbert A. Cedillo
Council Member Mitchell Englander
Council Member Felipe Fuentes
Los Angeles City Council?Planning and Land Use Mgt. Committee
c/o City Clerk, Room 395
City Hall, 200 North Spring Street
Los Angeles, CA 90012-4801

Re:Objections to 1324 QUINTERO ST. / ENV-2015-0778-MND / AA-2015-777-PMLA SL /AA-2015-777-PMLA-SL-1A / COUNCIL FILE # 160180 /supplemental materials supporting previous arguments already submitted for the record.

These supporting materials should be added as part of (IV-B AND EXHIBIT 3) in the document dated, May 16, 2016 and submitted for the record on May 17, 2016.

Dear Members of the PLUM:

I, Patrick N. Sherman, am the owner of property adjacent to the proposed Project, a 4-lot subdivision on 1324 Quintero St. I, My tenants and area neighbors will be adversely impacted by the proposed Project. Previous objections to the proposed Project as well as the supplemental materials supporting previous arguments already submitted or the record are incorporated herein by reference.

As a preliminary matter, please ensure that notices of all hearings, actions and decisions related to the Project are timely provided to the appellant and this office. All objections, including those regarding proper notice and due process, are expressly reserved.

I. INCORRECT INTERPRETATION OF THE GENERAL PLAN AND ZONING CODES OF THE CITY OF LOS ANGELES.

The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Since State law requires that the General Plan have internal consistency, the Silver Lake-Echo Park-Elysian Valley Community Plan (which is a portion of the City's Land Use Element) is consistent with other Elements and components of the General Plan. The footnote No. 4 of the General Plan Land Use Map (**See Figure 1B**), states:

“In residential areas governed by the hillside ordinance, STRUCTURES ARE LIMITED TO A MAXIMUM HEIGHT OF 36

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FEET. Decision-makers are discouraged from exceeding designated heights in residentially zoned areas.”

1324 Quintero is governed by the Hillside Ordinance; therefore, it is clear, in the in the General Plan, that the Quintero Project cannot exceed 36ft.

Furthermore, there are no existing residential properties, new or old, that have building heights higher than 36 feet (See Fig 3-7).

The Planner’s Job is to interpret the General Plan and Specific Plans, which may supersede the general code requirements.

In allowing for a higher maximum building height of 45-feet, the Planner on the Quintero Project, grossly erred and abused his discretion.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick N. Sherman", with a long horizontal flourish extending to the right.

PATRICK N. SHERMAN

FIGURE 1 - B

SILVER LAKE-ECHO PARK-ELYSIAN VALLEY COMMUNITY PLAN

GENERAL PLAN FOOTNOTE(S)

SILVER LAKE Footnote No. 1 (View Plan Map)

Height District Number 1VL, exists throughout entire district, except where designated in the Echo Park Ave./Sunset Blvd. Community Center and as indicated in Footnotes 2 and 3. When a discretionary Floor Area Bonus is requested, building height should substantially conform to the 1VL height district limitation.

SILVER LAKE Footnote No. 4 (View Plan Map)

All structures in residential areas are limited to a maximum height of 45 feet. In residential areas governed by the hillside ordinance, structures are limited to a maximum height of 36 feet. Decision-makers are discouraged from exceeding designated heights in residentially zoned areas.

SILVER LAKE Footnote No. 19 (View Plan Map)

Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan designation unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

FIGURE 3



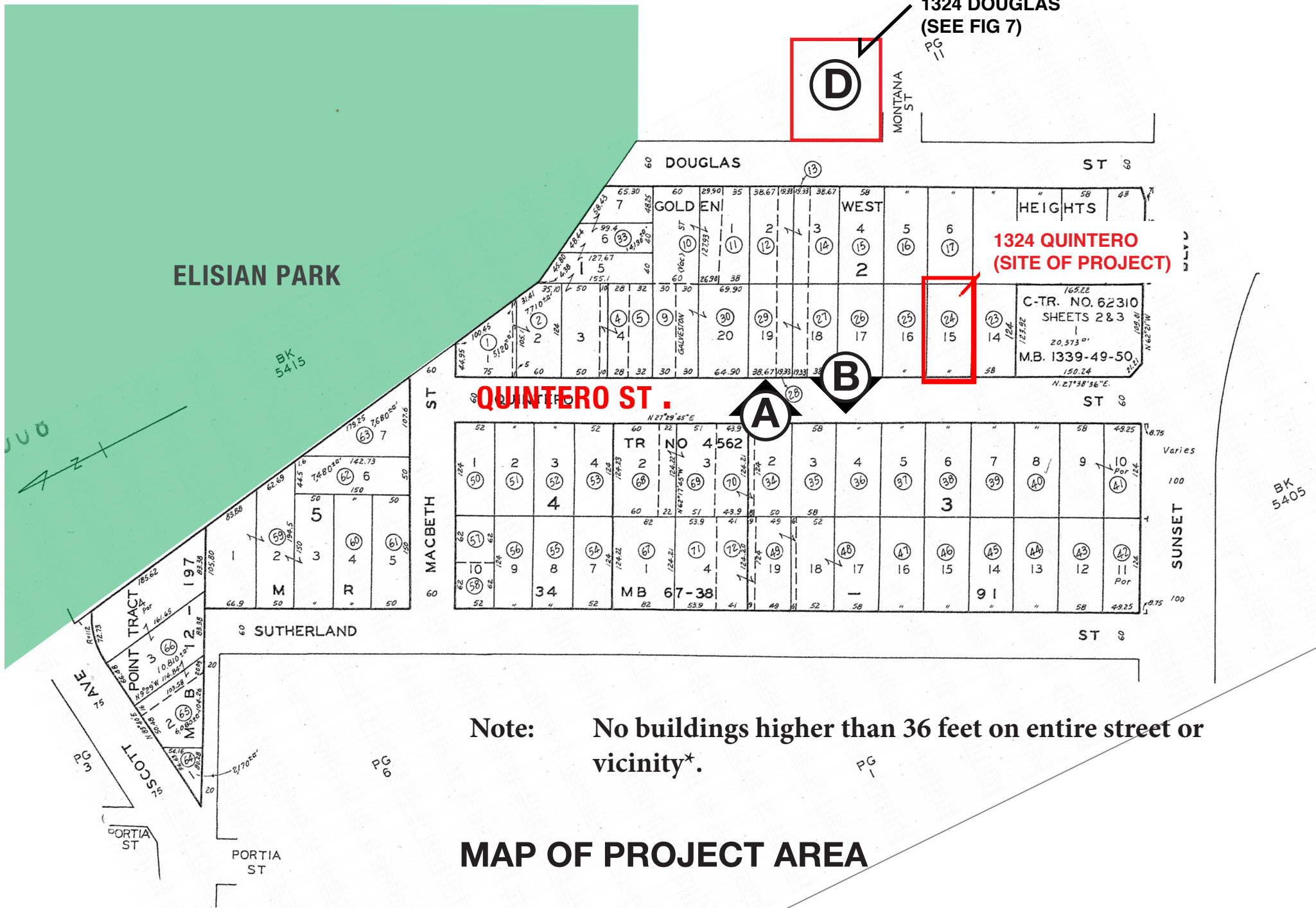
TENTATIVE PARCEL MAP - SMALL LOT SUBDIVISION

<p>PROJECT ADDRESS: 1324 QUINTERO ST LOS ANGELES, CA 90026 NET ACREAGE: .165</p>	<p>THOMAS BROTHERS PAGE: 594, GRID: F7 AA 2015-777</p>	<p>SCALE: 1" = 100'</p>
<p>CENTERPOINT RADIUS MAPS 263 W OLIVE AVE # 193 BURBANK, CA 91502 818.220.5401 centerpointradiusmaps@gmail.com OWNER: LEAP OF FAITH PARTNERS LLC 805.886.3076 DRAWN BY: J BOONE DATE: 02-07-2015</p>	<p>LEGAL: LOT: 15 TRACT: GOLDEN WEST HEIGHTS M.B: M R 34 - 91 BLOCK: 2 MAP SHEET: 139-5A211</p> <p>C.D: 13 C.T: 1973.00 PA SILVERLAKE-EDDYPARK-ELYSANVALLEY USES: FIELD CASE #:</p>	

There are no buildings higher than 36 feet on entire street or vicinity. * (see Fig 4-6).

***Note: properties on Sunset Blvd are in a commercial zone and not subject to the same residential zoning codes.**

FIGURE 4



Note: No buildings higher than 36 feet on entire street or vicinity*.

MAP OF PROJECT AREA

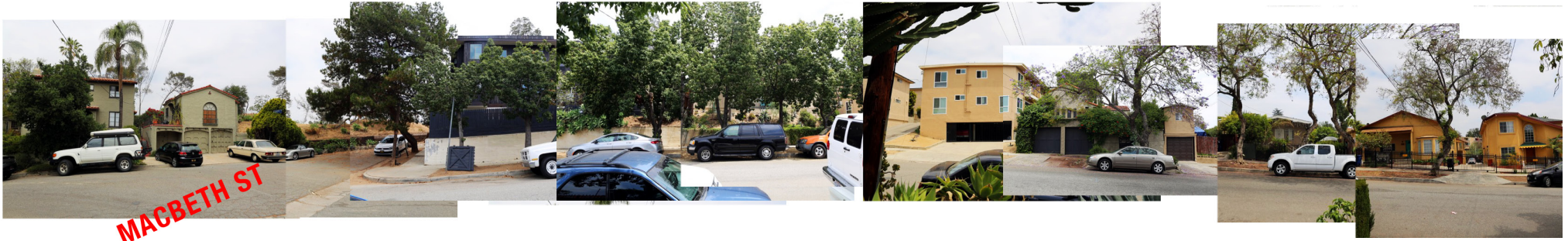
FIGURE 5



(A) WEST SIDE ELEVATION OF QUINTERO ST.

Note: No buildings higher than 36 feet exists on entire street or vicinity*.

FIGURE 6



Ⓑ EAST SIDE ELEVATION OF QUINTERO ST.

Note: No buildings higher than 36 feet exists on entire street or vicinity*.

FIGURE 7



- Ⓓ 1330 DOUGLAS STREET (BUILT IN 2015)**
Closest and most recent small lot subdivision project to
1324 Quintero (see FIG 4).

**Note: properties on Sunset Blvd are in a commercial zone and not subject to the same residential zoning codes.*