

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: CPC-2015-4184-GPA-ZC-TSL-SPR

Project Address: 15420-15508 Plummer Street

Final Date to Appeal: JAN 10, 2017

- 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): Charles Johnson

Company:

Mailing Address: 9424 ORION AVE

City: North Hills State: CA Zip: 91343

Telephone: 818 893 7082 E-mail: charliej6@msn.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: _____

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: 12-30-2016

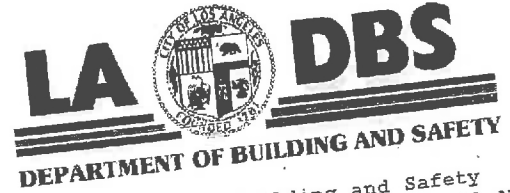
6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- 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: <u>\$89</u>	Reviewed & Accepted by (DSC Planner): <u>Anna M. Vidal Anna M. Vidal</u>	Date: <u>12/30/16</u>
Receipt No: <u>0203379037</u>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Office: Van Nuys
 Building & Safety Copy
 Application Invoice No: 34104

City of Los Angeles
 Department of City Planning



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accept your application, regardless of whether or not you obtain the service

This filing fee is required by Chapter 1, Article 9,

LA Department of Building and Safety
 VN LAUR 203094243 12/30/2016 8:31:29 AM

PLAN & LAND USE	\$89.00
DEV SERV CENTER SURCH	\$2.67
MISC CITY PLAN	\$14.00
DEV SERV CENTER SURCH	\$5.34
OPERATING SURCHG	\$6.23
GEN PLAN MAINT SURCH	\$4.45

Sub Total:

\$121.69

Receipt #: 0203379037

Applicant: JOHNSON, CHARLES (H:818-8937082)
Representative:
Project Address: 15500 W PLUMMER ST, 91343

NOTES:

CPC-2015-4184-GPA-ZC-BL-SPR-1A

Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Standard Photocopy - Letter (8.5 x 11) (140)	\$0.10	100%	\$14.00
Case Total			\$103.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$14.00
Plan & Land Use Fees Total	\$103.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
Grand Total	\$121.69
Total Invoice	\$121.69
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$121.69

LA Department of Building and Safety
 VN LAUR 203094243 12/30/2016 8:31:29 AM

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Sub Total:

\$121.69

Receipt #: 0203379037

Council District: 7
 Plan Area: Mission Hills - Panorama City - North Hills
 Processed by VIDAL, ANNA on 12/30/2016

Signature: *Anna M Vidal*

1 of 3
COW
CJ

29 December 2016

To LA City Council,

Mr. Herb Wesson, President

RE: Case No. CPC-2015-4184-GPA-ZC-BL-SPR

15420 – 15508 Plummer Street

1. General Plan Use Designation.

The site on 9433 Sepulveda is zoned R-3 Medium Residential use which we have no argument. But the property west of that is RA-1 which is low density Residential. We do not want to change that because it would impact the neighborhood with more people, more vehicles, and more crime.

2. General Plan Text. The Mission Hills – Panorama City – North Hills Community Plan.

Goal 1: A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

We have satisfied the above without apartments in our neighborhood. The police put out a report at the neighborhood council meeting every month and where there are apartments, the crime rate is high, and within our neighborhood, we have very little crime. The existing neighborhood consists of a wide variety of ethnic peoples of various socio-economic levels and age groups.

Zone Change/General Plan/Legislative Action Findings

3. The requested zone change is not in conformance with public necessity, convenience, general welfare and good zoning practices. The zone change from RA and RA-1 to (T)(Q) RD1.5-1 is too drastic of a change for Plummer Street which has only single family dwellings and no existing

condominiums or apartments. Condominiums and apartments in the immediate area are on Sepulveda Boulevard where the street is wider and can accommodate parking, police and fire. This is good zoning practice.

There are a variety of living accommodations available in the area, and there are other locations more suitable for building condominiums without inserting them into a low density housing district and disrupting the flow of an established neighborhood.

While it is true that the Sepulveda property has been vacant and neglected for some time, the Bennett property at 15508 Plummer was only officially vacated this fall (2016) after being approached by the developer to sell. The Bennett property has always been a nursery and kept neat and tidy.

Q Condition Findings

5. The Q conditions are not in harmony with the objective of the General Plan, when building condominiums in the middle of a low density, RA-1 housing tract such as on Plummer Street.

Site Plan Review Findings

9. The General Plan Amendment from Low Residential and Medium Residential to Low Medium II Residential does not create a uniform project consistent with the General Plan. Because the General Plan provided for low density single family homes in that area.

Policies and programs are not consistent with each other and appear to at times contradict each other.

- a) **Policy 1-5.4** *Provide for development of townhouses and other similar condominium type housing units to increase home ownership options. Program: The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.* The Policy is to increase home ownership yet, the Program does not require that condominiums be built instead of rental units. This is one of the reasons why we do not want this type of development in the middle of our neighborhood.

The general welfare of the surrounding residential neighborhood would not be preserved; it in fact would destroy the safety and tranquility the residents have worked very hard for and enjoyed as they built this community.

Just a point of interest:

Jason Furman, the chairman of President Obama's Council of Economic Advisors, has shown that the single-family home, on average, contributes 2.5 times as much to the gross domestic product as a multi-family unit.

CITY OF LOS ANGELES
CALIFORNIA

NORTH HILLS EAST
NEIGHBORHOOD COUNCIL

NORTH HILLS EAST
NEIGHBORHOOD COUNCIL



DIRECTORS
Italia L. Abundez, Pres • Tony Wilkinson, VP
Perla Lagunas, Treas • Secretary (vacant)
Elvira Higuera Alvarado • Maricar Summer Bernardo
Christina Flores • Punam Gohel
Joaquin Macias • Alberta Abundez Peralta
Sinue Peralta • Juana Ramirez
Rogelio Soto • Bartolome Treviño
Antonio York • Organizational (vacant)

ALTERNATES
Alt1 Jill Akahosi • Alt2 David Herman
Alt3 Wilfred Negrete • Alt4 (vacant)

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North Hills East Neighborhood Council
BOARD OF DIRECTORS MEETING ACTION

Monday – December 5, 2016 – 6:30 PM
Penny Lane Rainbow Room, 15314 Rayen Street, North Hills, CA 91343

AGENDA ITEM:

8:00 13. Consideration and possible action on the request of Ms. Jill Akahoshi on behalf of concerned residents that the Board reconsider its prior support and oppose to [the] rezoning at 15500-15508 Plummer Street and 15420-15450 Plummer Street that will enable a condominium project. (10m)

Ms. Akahoshi and several other residents who are opposed to the condominium project attended the meeting. The project owners were notified. Two representatives of the project attended the meeting. They chose not to make a public comment during discussion of the agenda item.

Before the item was considered, the Board appointed three community applicants to vacant Alternate positions on its Board. These included Ms. Akahoshi and Mr. Wilfred Negrete, who both oppose the condominiums. After public discussion of the requirement that anyone who lives within 500 feet of a real estate project must recuse himself or herself from discussion and vote on any related motion, the Board did not appoint a community member who opposed the project and lived within 500 feet of it.

Mr. Wilkinson proposed the following motion, which obtained a second.

ACTION:

The North Hills East Neighborhood Council SUPPORTS an alternative to the rezoning of property at 15500-15508 and 15420-15450 West Plummer Street that would permit the development of a condominium project: development of an apartment project on Sepulveda Boulevard, with all traffic directed to Sepulveda Boulevard, and a small lot subdivision project on the remaining land, with access from Plummer Street.

The vote was 9 yes, 0 no, with 1 abstention.

ATTESTED:

Tony Wilkinson
Vice President