

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: VTT-74301-SL-1A

Project Address: 5081-5083 N. HIGHLAND VIEW AVE

Final Date to Appeal: 02/22/2017

- 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): CLEMENTE RILLERA

Company: HIGHLAND VIEW NEIGHBOR

Mailing Address: 5075 HIGHLAND VIEW AVE

City: LOS ANGELES State: CA Zip: 90041

Telephone: (818) 636-2726 E-mail: clemrill@pacbell.net

- 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:

Handwritten notes: Page 1/3, 2/23/17

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: 16

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

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

5. APPLICANT'S AFFIDAVIT

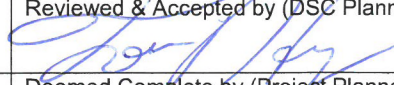
I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 02/22/2017

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>107.69</u>	Reviewed & Accepted by (DSC Planner): <u></u>	Date: <u>2/23/17</u>
Receipt No: <u>0203391905</u>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

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2/23/17

REASON FOR APPEAL TO 5081 HIGHLAND VIEW AVE. TEAR DOWN AND SUBDIVISION INTO (6) SMALL LOTS

ENV-2016-1898-CE

VTT # 74301-SL

We are appealing the development at 5081 Highland View Ave. because it does not abide by the proposed Small Lot Ordinance Amendments as set forth by Simon Pastucha, City of Los Angeles Senior City Planner, which includes, but is not limited to the Code Amendment requiring greater front and rear yard setbacks and greater setbacks when abutting a single-family home. Furthermore, we are appealing the development because the current plans do not aesthetically enhance or conform to the aesthetic of the majority of Highland View Ave. homes — which are a majority of single-family craftsman's. We feel the developers are not conforming to the design standards for all small lots directly abutting single-family residences,... including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas.

From our understanding, all small lot subdivisions must comply with the Design Standards through an Administrative Clearance process. So we request the project be stopped until the Design Standards are issued for implementation, per the Commission's recommendation.

Our most important issue all the residents have that live within 500' radius of the project is the height of the project. We request that the project stay in the 2-story range since the homes directly neighboring it in back, front and side are single family homes. And 90% of the homes on Highland View Ave. are all single-family craftsman homes. We all feel this would be a blight on our neighborhood in regards to our home values and our quality of lives while the developer profits exponentially at our expense.

AMENDMENT EXAMPLES:

BUILDABLE LOT AREA: Lot coverage limited to 75%.

FRONT LOT LINE: Requires front yard requirements per underlying zone (generally 15') along front lot line.

REAR LOT LINE: Requires 10' rear yard.

SIDE LOT LINE: Requires 5' side yard.

FENCES AND WALLS: Limits to 3.5' fence if within the front yard setback, and 6' if along the side and rear yard setbacks.

FAÇADE: All visible facades of a Small Lot Home shall be architecturally articulated to eliminate any blank walls. A "blank wall" shall be classified as an area measured 10 feet horizontally and vertically. For any Small Lot Home exceeding two stories in height, the first floor shall be architecturally enhanced from the upper levels so as to create human scale to the buildings — à la traditional brownstones.

LANDSCAPING: All open areas not used for buildings or parking areas shall be attractively landscaped and maintained.

ROOF: For any Small Lot Home fronting a public or private street and exceeding two stories in height, the top floor shall provide a pitched roof or an open deck.

BUILDING ORIENTATION & ENTRY: Small Lot Homes abutting a public or private street shall orient the primary entryway ("front door") toward and make visible from the street. Small Lot Homes located in the "interior" of the subdivision shall orient the primary entryway ("front door") toward and make visible from a pedestrian pathway.

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2/23/17

Office: Van Nuys
Applicant Copy
 Application Invoice No: 35186

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: RILLERA, CLEMENTE (B:818-6362726)
Representative: SAME AS APPLICANT
Project Address: 5083 N HIGHLAND VIEW AVE, 90041

NOTES: 2nd level appeal to the Los Angeles City Council

VTT-74301-SL-2A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
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	\$107.69
Total Invoice	\$107.69
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$107.69



LA Department of Building and Safety
 VN LAUR 203097577 2/23/2017 11:54:55 AM

PLAN & LAND USE	\$89.00
DEV SERV CENTER SURCH-PLANNING	\$2.67
DEV SERV CENTER SURCH-PLANNING	\$5.34
OPERATING SURCHG	\$6.23
GEN PLAN MAINT SURCH	\$4.45

Sub Total: \$107.69

Receipt #: 0203391905

Council District: 14
 Plan Area: Northeast Los Angeles
 Processed by HENRY, THOMAS on 02/23/2017

Signature: _____