



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: CEQA:ENV-2015-2806-CE / ~~CASE DIR-2015-2806-DRB-SPP-1A~~

Project Address: 2745 OUTPOST DRIVE

Final Date to Appeal: SEPTEMBER 13, 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): FRANK STORK

Company: _____

Mailing Address: 2761 OUTPOST DRIVE

City: LOS ANGELES State: CA Zip: 90068

Telephone: 323-868-1628 E-mail: FSTORK@GMAIL.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: _____

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9/13/17*

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

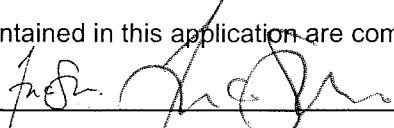
If Yes, list the condition number(s) here: CEQA Categorically Exemption

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: 9/13/17

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

September 13, 2017

Re: CEQA: ENV-2015-2806-CE / Case No: DIR-2015-2805-DRB-SPP-MSP

Dear Members of the City Council,

I am writing to appeal the Letter of Determination ("LoD") dated March 17, 2017 and issued in relation to the proposed development at 2745 Outpost Drive, Los Angeles, CA, 90068.

In general, I believe the development of the proposed residential home will have a significant negative impact on the environment.

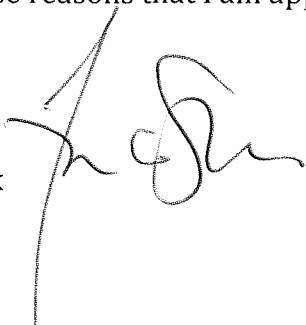
The LoD states that the project is Categorically Exempt from environmental review. I contend, however, that *special circumstances exist* which make this project ineligible for a Categorical Exemption. Among others, some specific circumstances include:

- *Aesthetic impact:* The design of the home is not in keeping with the neighborhood in terms of style and size.
- *Noise impact:* The multiyear development of two oversized homes in a quite residential canyon, will have a significant impact on noise during the period.
- *Air Quality impact:* The construction process and ensuing debris will impact the air quality for all surrounding neighbors.
- *Transportation Hazards:* The development of two large homes, where previously there existed one small home, sharing a single driveway, directly on blind curve, will be a danger and pose a significant hazard to the neighbors and all who travel up and down Outpost Drive.
- *Wildlife impact:* The new development will have a negative impact on the area wildlife despite the proposed requirement of a limited conservation easement.
- *Land Use Plan/Geology:* The home may not be in compliance with the land use plan. Further geological studies may need to be completed to determine the project site's viability for such a large project.

As a resident in the direct neighborhood of the proposed development, I am aggrieved by the approval of the project. The construction of and eventual use of the project, its design and size, and the environmental points listed above, will negatively impact my, my family's and all surrounding neighbors' quality of life. It is for these reasons that I am appealing the LoD and conditional approval of the project.

Sincerely,

Frank Stork

A handwritten signature in black ink, appearing to read "Frank Stork", written over a vertical line that extends from the signature down towards the bottom of the page.