

Date: 06/05/2018

Submitted in PLUM Committee

Council File No: 18-0402

Item No. 14

Deputy: Comm. from Appellant

**1525 Palisades Drive  
Council File 18-0402  
Appeal of ZA and APC Approval of  
Class 32 CEQA Exemption**

**Law Office of Robert Flick**

*Real Property Law Solutions* <sup>SM</sup>

**Required Finding Failure No. 1—Site is not “substantially surrounded by urban uses”**

**Site is partially bordered by suburban uses, not “substantially surrounded”**

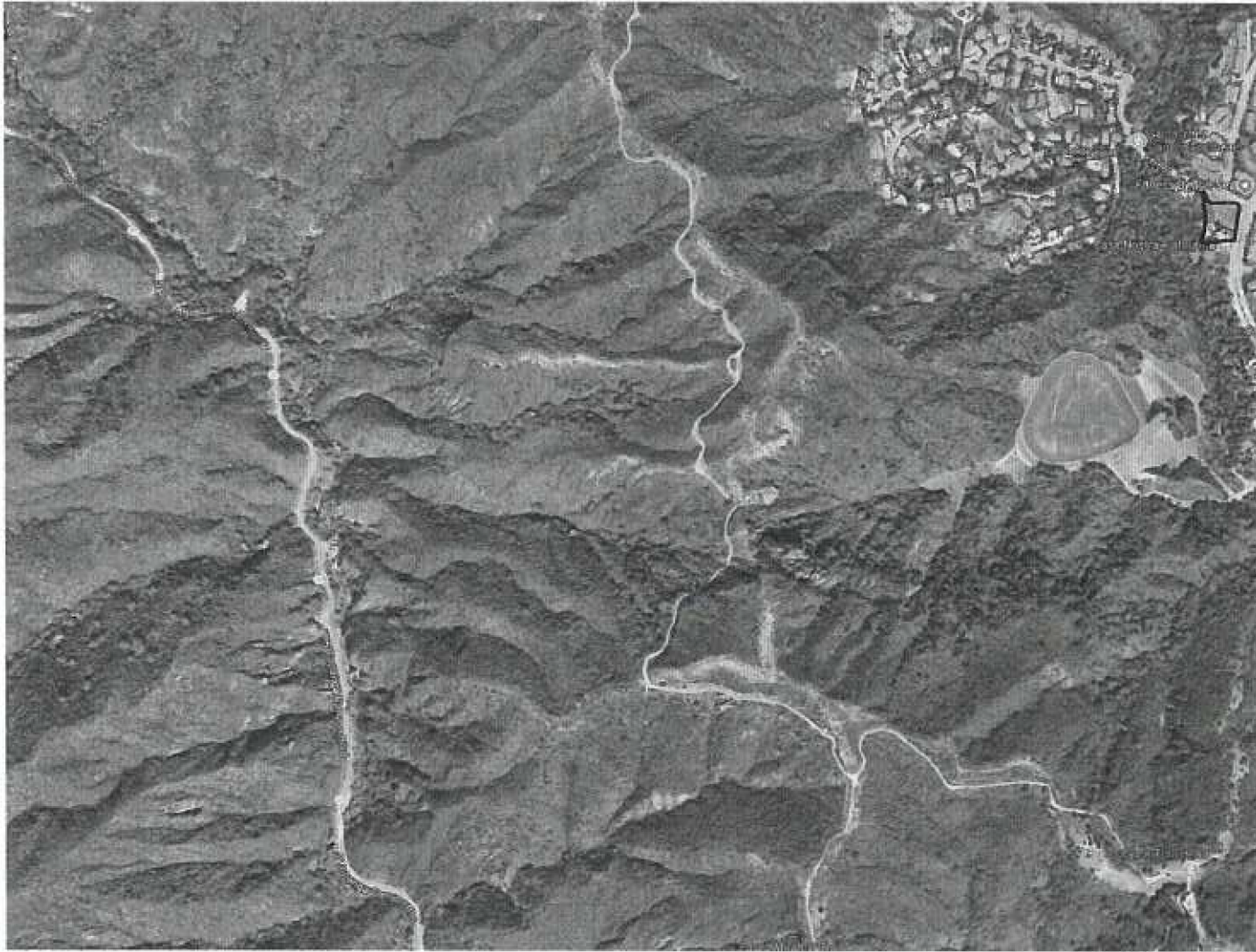
**Applicable tests define an “infill site” as one bordered by not less than 75% of urban uses. The City of LA Santa Ynez common boundary with the property comprises more than 25% of the site’s boundary.**

**Considering the site plus the two abutting properties, approximately 92% of the combined area is the City open space park.**

**Developer insults the intelligence of this Committee by submitting a report that states, on page 3, that the “Project Site is located within a highly urbanized area”.**

**Law Office of Robert Flick**

*Real Property Law Solutions* <sup>SM</sup>



Project Site

<https://www.google.com/maps/@34.071316,-118.5797422,2065m/data=!3m1!1e3>

2/

**Law Office of Robert Flick**

*Real Property Law Solutions* <sup>SM</sup>

**Required Finding Failure No. 2—Project is not consistent with the Community Plan**

**Not in reasonable walking distance of health and community facilities**

**Destroys view from a City of LA designated Scenic Highway**

**Not compatible with existing uses**

**FAR of 1.5, nearly triple other vicinity uses**

**Four stories with two levels of underground parking—not other such structures in Highlands**

**57 feet high above Palisades Drive**

**24/7 Hospital type use—completely inconsistent with residential and limited commercial uses**

**Law Office of Robert Flick**

*Real Property Law Solutions* <sup>SM</sup>

## **Required Finding Failure No. 3—Project Has Significant Impacts**

**Wilson Geosoils report states that there are unique circumstances affecting the Property.**

**Developer has grossly understated the amount of dirt to be exported.**

**Cooper Report states “I know of no similar natural environment within City limits.**

**Law Office of Robert Flick**

*Real Property Law Solutions* <sup>SM</sup>