

DAVID RYU

L.A. CITY COUNCILMEMBER



PLUM: Tuesday June 25, 2019, [Items 12 & 13](#)

Council File: [18-1156](#) & [18-1156-S1](#)

Department of City Planning Case: [ZA-2015-1569-ZV-ZAD-1A](#) & [ZA-2015-1567-ZAD-ZAA-1A](#)

Address: 1888 N Lucile/3627 W Landa

Councilmembers,

In 2016 our previous Planning Deputy, Julia Duncan, facilitated three meetings between neighbors and the applicant. The applicant made changes to the project to address the concerns of neighbors. These changes included the removal of a window and balcony, splitting the roof level to achieve a lower elevation, shifting the first floor, and a couple of other minor alterations. The appellant's primary issue with the project is blockage of his view, however the applicant has made changes to reduce the view impact, even though this is not a design requirement that planning staff can impose, and the applicant has worked to satisfy his concerns in part for the last 3 years.

The residential floor areas of the two homes are compatible with the other homes in the neighborhood. They are not set deep into the hillside so as to avoid grading and hauling. The applicant has received support from the Silver Lake Neighborhood Council and from three adjacent neighbors. For these reasons, at the November 10, 2018 South Valley Area Planning Commission appeal hearing our office supported denial of the appeal.

Since last November, the applicant has further confirmed their exemption from CEQA through further environmental studies. Our position has not changed and we recommend denial of the appeal.

Thank you,
Meg Greenfield
Planning Deputy
Councilmember David Ryu, Council District 4