

TIMELINE HISTORY OF THE 2465 PURDUE AVE. 17 UNIT APT. BLDG. "TOC" PROJECT (DIR-2018-3411-TOC)

Upon learning about the city of LA Transit Oriented Communities Affordable housing Incentive Program Guidelines (TOC), we submitted an application to the city Planning Dept. on 2/9/2018 to determine the TOC Tier designation for our property at 2465 Purdue Ave. On 2/22/2019 Ms. Linda Clark of the city Planning Dept. informed us that our project site qualifies for Tier 3 TOC designation.

On 3/16/2018 I met with the owners of the Northerly adjacent four unit apartment building, Mr. Scott Van Opdrop and his wife Ms. Kathryn Schorr, along with Mr. Ron Perry and Mr. Randy Quan of DWP. The purpose of this meeting was to discuss removal of an electrical wire that was diagonally crossing my property to supply power to their apartment building at 2461 Purdue, which was on the way of my proposed construction. It was agreed among all of us that the best solution would be for me to install an upgraded electrical panel for their building (at my cost), so that DWP can relocate their meters and reinstall a new electrical wire within their property to feed their building. I should mention that I lived up to my end of the agreement and had the new upgraded electrical panel installed by a licensed electrician with permits from the department of building and safety; however, the owners of 2461 Purdue have denied entry to the DWP technicians who went there in February 2019 to relocate the electrical wire, in order to impede my upcoming construction.

On 4/5/2018 we had a Pre-Development Technical Counseling meeting with Mr. Eric Claros of the Planning Dept. to review the drawings for our proposed 5 story 17 unit apartment building. Mr. Claros determined that our drawings are in general conformance with the TOC guidelines, and we submitted the drawings to the Planning Dept. for a preliminary review.

On 4/26/2018 Ms. Aida Karapetian of the Planning Dept. informed us that our proposed project meets with the guidelines of the TOC program, and we can submit a full package of our drawings to the City Planning Dept. for a full review of the project based on TOC guidelines.

On 6/4/2018 we met with Mr. Jojo Pewsawang of the Expediting unit of the Planning Dept. to review our proposed drawings in order to determine their completion for being accepted to an expedited plan check. Mr. Pewsawang determined that our drawings are complete for an expedited review.

On 6/5/2018 I emailed a letter to Ms. Jamie Keeton, the chairman of the West LA Sawtelle Neighborhood Council's board of directors and expressed my interest in presenting my project to them.

On 6/13/2018 we submitted a complete set of drawings and other documents to Ms. Maidel Luevano of the Planning Dept. to be reviewed on an expedited basis. We were told that the Planning Department's Determination Letter should be issued within 4 months on an expedited basis.

After not hearing back from the Neighborhood Council, on 9/11/2018 I went to the West LA Sawtelle Neighborhood Council's Planning and Land Use Committee (PLUM) meeting and met with their chairman Mr. Jay Ross and expressed my interest in presenting the Purdue project to the council. Mr. Ross emailed me on 9/13/2018 and informed me to present my project at their next PLUM meeting on 10/9/18.

On 10/7/2018 I went to meet Renee Chorpash the owner of the single family house at 2468 Butler Avenue which is behind my property, in order to introduce myself and explain the proposed project and hear about her concerns; however, she was not home.

On 10/9/2018 our project architect Mr. Sina Khajavi and myself presented the 2465 Purdue project to the PLUM committee meeting of the West LA Sawtelle Neighborhood Council. We presented large color poster boards of the project's rendering, elevations, site plan, and the floor plans. The owners of the northerly adjacent 4 unit apartment building at 2461 Purdue, Mr. Scott Van Opdrop & his wife Ms. Kathryn Schorr were present. Ms. Schorr objected to our proposed project, mostly due to its height. The owner of the westerly adjacent single family house behind our site at 2468 Butler Avenue, Ms. Renee Chorpash was also present. I asked Ms. Chorpash about her concerns about our proposed project, and told her that we will build a 6 feet tall masonry block wall and will plant tall hedges and landscaping all along our common property line, in order to provide security and privacy at the back of her back yard. Mr. Yasin Alkhalesi the owner of the adjacent 10 unit apartment building South of our property at 2465 Purdue Avenue was not present at this meeting; however, he had called me much earlier in February 2018 about my project and we had a very pleasant conversation. Mr. Jay Handler, the vice chairman of the PLUM committee suggested that we give preference to people who work or live in the 90064 and 90025 zip codes for the 3 affordable housing units. He also suggested that we provide Metro rail passes for the first year tenants who would use the Metro Rail, in order to encourage them to use the Metro rail more often. I agreed to these suggestions. Mr. Jay Ross added an amendment to add one additional moderate income affordable housing unit to the project, which I told him that I would check the finances of the project to see if this can be done. The PLUM committee voted 4 to 2 to approve the project.

We were scheduled to present our project to the West LA Sawtelle Neighborhood Council's board of directors on 10/24/2018; however, Mr. Jay Ross informed me on the morning of 10/24/2018 that the board of directors meeting was cancelled due to lack of quorum.

We were rescheduled to present our project to the West LA Sawtelle Neighborhood Council's board of directors on 11/27/2018; however, Mr. Jay Ross informed me the day before that the board's agenda is too long and they don't have time to include my presentation.

We were then rescheduled to present our project to the West LA Sawtelle Neighborhood Council's board of directors at a special meeting on 12/10/2018; however, I was informed by Mr. Jay Ross on December 10th that the board's meeting was cancelled due to lack of quorum.

On 12/19/2018 the Planning Dept. issued the Director's Determination for the 2465 Purdue TOC project and approved the project.

On 1/3/2019 appeals were filed by the five owners of the three adjacent buildings, Scott Van Opdrop and his wife Kathryn Schorr owners of 2461 Purdue, Yasin Alkhalesi and his wife Jytte Springer owners of 2469 Purdue, and Renee Chorpash owner of 2468 Butler.

On 1/23/2019 I finally got a chance to present our project to the West LA Sawtelle Neighborhood Council's board of directors. Scott Van Opdrop, Kathryn Schorr, Yasin Alkhalesi, and Jytte Springer were present at the hearing and spoke against the project, mostly due to its height. Scott Van Opdrop was concerned about the health of an old tree on his property at 2461 Purdue, due to its proximity to our

proposed excavation for the subterranean garage. He was also concerned about the future tenants leaving our building in case of a fire and jumping onto his property. The board of directors asked several questions, and decided to schedule another presentation the following month. The board chairwoman Ms. Jeanie Keeton asked me to reach out to the neighbors and talk to them, and she also recommended that I hire an arborist regarding the tree at 2461 Purdue.

On 2/3/2019 I hired a licensed arborist who came to 2461 Purdue and closely examined the condition of the subject Pine tree being close to our proposed excavation, and wrote a report. Based on his report there will be no harm done to the Pine tree, since there is an existing concrete driveway on 2465 Purdue close to the tree, which prohibits major roots of the tree to grow under the concrete driveway. I emailed his report to Mr. Scott Van Opdrop on 2/12/2019.

I also emailed the first floor plan of the building to Mr. Scott Van Opdrop on 2/14/2019 clearly showing the path of travel of future tenants to the street in case of a fire, which will have no impact on his property.

On 2/27/2019 I presented our project to the West LA Sawtelle Neighborhood Council's board of directors for the 3rd time (once to PLUM committee and twice to the board of directors). The board members asked several questions. Mr. Scott Van Opdrop and Ms. Cathryn Schorr of 2461 Purdue were present. Ms. Schorr objected to the size and 5 story height of the project. I explained to Mr. Van Opdrop about his concerns with the tree, and with the fire exit situation. A board member asked me if I can build a 4 story building instead of a 5 story building. I told the board that with a 4 story building, there will be no affordable housing units, and the only way to make the project financially viable with 3 affordable housing units is to add the fifth floor. The board asked if I am willing to add another affordable housing unit to the building, and I told them that as it stands now the project is at a break even point with the 3 affordable housing units, and will be financially in jeopardy by adding another affordable housing unit. I also told them that every other project that is being proposed or built in this area, has about 10% of the units as affordable housing. Our proposed project already has 17% of the units as affordable housing, and adding one more affordable housing unit will make about a quarter of the building as affordable housing, and it will make it impossible for me to get a construction loan or a permanent loan for this project. To my dismay, the board voted not in favor of this project.

It should be noted that there are two 5 story residential buildings with affordable housing units under construction right now in R3 zones residential streets similar to Purdue Ave., at 1515 S. Holt Ave. 90035, and 11841 Mayfield Ave. 90049. There is also two proposed 6 story residential buildings at 1822 S. Overland Ave. 90025, and 2412 S. Federal Ave. 90064.

On 3/9/2019 I called our neighbors Mr. Scott Van Opdrop of 2461 Purdue, and Mr. Yasin Alkhallesi of 2469 Purdue, and Ms. Renee Chorpash of 2468 Butler to say that we plan to build this apartment building and keep the building and manage it, so we will be neighbors for a long time, and I wished them all well. I was only able to talk to Ms. Chorpash, and left the messages for others.

Michael Ghodsi

Owner/Developer of 2465 Purdue Ave.

3/23/2019