

## **JUSTIFICATION FOR APPEAL**

**CPC-2019-6524-ZC-CU-SPR**

**621-631 South Catalina Street**

**APPEAL** (LAMC § 12.32; 16.05)

Pursuant to LAMC §§ 12.32 and 16.05, 611 Catalina Building, LLC and 616 Kenmore, LLC (collectively, “Appellants”) appeal the decision of the Los Angeles City Planning Commission (Decision Date: August 4, 2020) to approve the Zone Change, Conditional Use Permit, and Site Plan Review (“Project”) for the project located at the addresses referenced above. Appellant 611 Catalina Building, LLC is the owner of the property located at 611 Catalina Street, immediately to the north of the subject property. Appellant 616 Kenmore, LLC is the owner of the property located at 616 Kenmore, immediately to the west of the subject property.

### **Reason for Appeal.**

The findings in support of the Project approval are not supported by the record in this case. Specifically, a seven-story building built with zero yard setbacks on all sides is not in conformance with the general welfare or good zoning practice, as is required for the requested zone change. The Project as proposed will not maintain the character of the existing commercial district, as most other development in the vicinity observe setbacks from at least some of the yards. The general welfare and good zoning practice is furthered by requiring that the Project observe some property setbacks. Setbacks are aesthetically and functionally beneficial to the existing commercial district to allow for better ventilation, better lighting, and better sound insulation. Appellants’ respective properties are specifically negatively impacted as the residential and office tenants of the respective properties, each of which have enjoyed natural light, will face a building wall once the Project is constructed.

For this same reason, findings in support of the Conditional Use Permit and Site Plan Review cannot be made. The Project’s proposed zero yard setbacks on all sides adversely affect the adjacent properties, and are incompatible with the existing development in the vicinity, most of which observes setbacks along one or more of their respective property lines.