

Greg Shoop
Los Angeles City Planning Department
200 North Spring Street
Los Angeles, California 90012-2601
Sent to: greg.shoop@lacity.org

Case Number: ZA-2018-3468-ZAA-SPP
Address of Project: 3775 E. Mayfair Dr.
Applicant: Ali Jeevanjee
Description of Project: New Single Family Dwelling and Two Car Garage

Dear Mr. Shoop

This will advise that at a regularly held public meeting of the Arroyo Seco Neighborhood Council (ASNC) on February 25, 2019 it was moved and passed by a vote of (...) that Arroyo Neighborhood Council recommends approval for the proposed project at 3775 E. Mayfair Dr. including the proposed encroachment of the garage into the side yard setback, on the condition that both the garage door and the rear wall of the garage be made of clear glass. The project was presented by the applicant to the Planning and Land Use Committee at a public meeting held on February 4, 2019 and was found to generally comply with the letter and spirit of the Mt. Washington /Glassell Park Specific Plan with the exception of the garage encroachment. Many neighbors of the property were present and expressed concern that the proposed garage would block views from the street. After some discussion during which alternative designs were found to be unfeasible and not building code compliant, the committee settled on the concept of front and rear walls of glass in order to preserve views from the street. As the conditions of the site are quite unique and present distinct challenges to compliance with zoning code, the committee found that encroachment into the side yard is reasonable under the circumstance.

Please provide a copy of the decision letter to the Arroyo Seco Neighborhood Council at the letterhead address above.

Thank you for your attention to this matter.

Sincerely,

Arroyo Seco Neighborhood Council

Lynda Valencia, President