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ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC) Governing Board

LETTER OF SUPPORT

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Case Number: DIR-2020-6086-SPP
Project Address: 3600 North Primavera Avenue
Los Angeles, California 90065
Project Applicant: Yolanda McCausland

Date: April 26, 2021

Dear Ms. Nashya Sadono-Jensen and Mr. Dylan Lawrence:

This will advise that at a regularly held public meeting via Zoom of the Arroyo Seco Neighborhood Council (ASNC) on April 26, 2021 it was moved and passed **to write a letter of support of the proposed project at 3600 North Primavera Avenue, Los Angeles, California 90065.**

The project is a new single-family dwelling presented to the ASNC Planning and Land Use Committee (PLUC) on April 5, 2021 by Alex Valenzuela. The project is a 2,392 sqft, 2-story home with 3 bedrooms and 3-1/2 baths, 2 car garage and covered parking space. The ASNC PLUC takes no exception to the proposed project size, as it is within the allowable FAR of 2,392.8 sqft. Other characteristics of the project include an overall height of 33'-6", with 450 cu.yds. cut, and permeable pavers in the patio. The street width was stated as 20' minimum. The design presents a modern facade with white stucco, glass railings and black windows frames.

The applicant acknowledged the ASNC PLUC's concern regarding the proposed gate and fence (6-ft height) located within the front yard setback and stated they will update their drawings to relocate it further inboard of the property, away from the front yard setback, to comply with the LAMC Section 12.22C.20.(f).

There were no public comments received during the ASNC PLUC meeting.

A Determination Letter from LA City Planning was issued for this project prior to ASNC review; however, we would appreciate enforcement of compliance for the aforementioned concern.

Sincerely,

Drew Paonessa, President

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