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ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC) Governing Board

LETTER OF OPPOSITION

ARROYO SECO
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COUNCIL
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ARROYO SECO NEIGHBORHOOD COUNCIL

PO BOX 42254
LOS ANGELES, CA 90042
MESSAGE PHONE: 323-418-ASNC
WEBSITE: www.asnc.us

C/O EMPOWERLA - DONE

200 N. SPRING ST., SUITE 2005
LOS ANGELES, CA 90012
PHONE: (213) 978-1551
FAX: (213) 978-1751
EMAIL: NCsupport@lacity.org
WEBSITE: www.empowerla.org

Nashya Sadono-Jensen & Dylan Lawrence
Los Angeles City Planning Department
200 North Spring Street
Los Angeles, California 90012-2601
Email: nashya.sadono-jensen@lacity.org
dylan.lawrence@lacity.org

Case Number: DIR-2020-3069-SPP
Project Address: 364 North Crane Boulevard
Los Angeles, California 90065
Project Applicant: Adriana Vallejo

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 opposition of the proposed project at 364 North Crane Boulevard, Los Angeles, California 90065, due to the following concerns:

- The proposed ADU height exceeds the 16-ft height limit and is located within the main building envelope [ref. Plan 2/A2.0 and Section A-A/Sheet A1.0].**
- The ASNC opposes the wall exceeding 42" proposed within the 5-ft Front Yard Setback which comprises the exterior stair landing and guardrail [ref. Site Plan 1/Sheet A1.0, Section 2/Sheet A3.0, and Elevation 1/Sheet A4.0]. This is in conflict with the LAMC Section 12.22C.20.(f).**
 - As an alternate design solution, the ASNC Planning and Land Use Committee (PLUC) takes no exception to a solid wall from grade to top of stair landing, with a transparent guardrail above.
- The applicant returned and presented the project to ASNC PLUC, but the aforementioned concerns were still observed.**
- The applicant declined to return to present the project to ASNC PLUC with updated/revised drawings.**

The project is a new single-family dwelling presented to the ASNC PLUC on April 5, 2021 by Adriana Vallejo. The drawings presented were dated 11/19/2020 and were more current than the files found on the LACP web portal.

As presented, the project is a 1,353.67 sqft, 3-story home, including a street-level garage with a 480 sqft ADU above. The existing property includes one protected Walnut Tree (living) that will be removed and replaced 4:1, a dead Walnut Tree that will be removed and not replace, and an exterior stair from the adjacent neighbor that encroaches onto the property (to remain).

Please provide a copy of the decision letter to the ASNC at the letterhead address above. Thank you for your attention to this matter.

Sincerely,

Drew Paonessa, President

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