

GOVERNING BOARD

Drew Paonessa, PRESIDENT
Nicholas Manalo, 1st VICE PRESIDENT
Teresa Bonsell, 2nd VICE PRESIDENT
Lynda Valencia, TREASURER
Rose Zitomersky, SECRETARY

Steve Austin	Montecito Heights
Neiel Norheim	Montecito Heights
Lynda Valencia	Monterey Hills
Ted Cannon	Mt. Washington
Eva Chavez	Mt. Washington
Joseph Des Barres	Mt. Washington
Jennifer Bass	At Large
Tim Gillis	At Large
Traci Larson	At Large
Nicholas Manalo	At Large
Keegan McChesney	At Large
Drew Paonessa	At Large
Norma Perez-Morin	At Large
Keenan Sheedy	At Large
Rose Zitomersky	At Large
Teresa Bonsell	Community Interest
Jim Henderson	Community Interest

City of Los Angeles CALIFORNIA



ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC) Governing Board

LETTER OF SUPPORT

ARROYO SECO
NEIGHBORHOOD
COUNCIL
www.asnc.us

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: ZA-2019-2244-SPPA-ZAD-ZAA-SPP
Project Address: 805 Mt. Washington Drive
Los Angeles, California 90065
Project Applicant: Kevin Oreck

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 805 Mt. Washington Drive, Los Angeles, California 90065, contingent upon the applicant's fulfillment of the following items:**

- 1. The existing street shall be widened to 20-ft minimum width.**
- 2. The project design shall conform to the 45' building height restriction.**
- 3. The applicant shall present an updated Tree Report and replacement plan to the Urban Forestry Division for approval.**

The project is a new single-family dwelling presented to the ASNC Planning and Land Use Committee (PLUC) on March 1, 2021 and on April 5, 2021 by Chris Parker and Kevin Oreck. As presented, the project is a 3,533.1 sqft, 2-story home, with a 2-car garage. The ASNC PLUC takes no exception to the proposed project size, as it is within the allowable FAR. To visually reduce the building mass, one wing of the house is raised on steel posts and another portion is cantilevered. Minimal grading is proposed (22 cu.yds.).

The ASNC PLUC understands a specific adjustment has been requested for 2'-11" additional building height, and a ZAD for exemption from widening the street in front of the property, as well as to the base of the hillside. Other adjustments include exemption of one parking space and to build the trash receptacle storage area partially within the front yard setback.

During construction, the ASNC PLUC understands the 30-ft driveway length will serve as the construction staging area, and the construction crew will be shuttled to/from the project site.

The existing property contains eight protected California Walnut trees and one significant Elderberry that are to be removed with 35 replacements proposed. Due to the new protected status of Toyon and Elderberry, a new Tree Report and review from the Dept. of Urban Forestry is needed for the replacement plan. The applicant stated all replacement trees and shrubs will be planted on-site.

Numerous members of the community attended both presentations to object the project, and two letters from community stakeholders were referenced. The primary concerns were necessity for widening the street, due to the property being in a high fire risk area, as well as objection to the proposed project exceeding the allowable building height. Other community members objected to the front yard setback encroachment and reduced parking. One community member spoke in favor of the project, noting the quality of design.

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

ARROYO SECO
NEIGHBORHOOD
COUNCIL
www.asnc.us

ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC)
Post Office Box 42254, Los Angeles, CA 90042
Message Phone 323-418-ASNC
<http://www.asnc.us>

