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VACANT	At Large
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**ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC)
Governing Board**

LETTER OF OPPOSITION

**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-2020-7567-ZAA-ZAD-SPP
Project Address: 614 West Avenue 46
Los Angeles, California 90065
Project Applicant: Mr. Ian Brown

Date: September 27, 2021

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

This will advise that at a regularly held public meeting via Zoom of the Board of the Arroyo Seco Neighborhood Council (ASNC) on September 27, 2021 it was moved and passed **to write a letter expressing appreciation of the spirit of the design of the house but having concerns about the over height retaining walls in the front yard setback, potential number of retaining walls, and the setback between the garage and house because of the potential impact to design, noting that a stakeholder attended and spoke positively about the project.**

The project was presented to the Planning and Land Use Committee on August 2, 2021 and September 7, 2021 by applicant Erika Montes on behalf of the project applicant and her representatives. The project site is a steep upslope lot with an existing 1,007 s.f. dwelling to be demolished. The roadway in front of the property will be improved to 20'. The new 3 bedroom, 2,702 s.f. single-story home with a partial basement will be located on the upper existing pad and is designed to require minimal grading. The detached garage will be at street level. Exterior treatment of dark wood and dark brick will be in keeping with craftsman character. One significant tree is found on the property and will be retained. The Applicant is making 3 requests: 1. ZAD not to make roadway improvements to the boundary of the hillside area. 2. Bureau of Engineering request for relief from 8' ROW dedication, reducing dedication to 2' and 3. ZAA to construct overheight retaining walls in the front yard setback.

The presenters spoke of working with the community in response to concerns expressed by a number of community members at the first presentation to minimize construction disruption by designing for minimal grading and through scheduling. Although the applicant's site plan showed an unimproved street, they stated that they've withdrawn their planning request to waive street widening improvements in front of the subject property. One longtime community member attended the second presentation and spoke favorably of the project.

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,

Nicholas Manalo, President
Arroyo Seco Neighborhood Council

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