

Attachment "F"



Bel Air-Beverly Crest Neighborhood Council
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Planning & Land Use Committee

June 18, 2018

Re: ZA-2017-2647-ZAD ENV-2017-2648-CE - 8441 W FRANKLIN AVE.

Jason Hernandez jason.hernandez@lacity.org
Department of City Planning
213-978-1276

Dear Jason Hernandez,

The BABCNC PLU Committee reviewed this project on June 12, 2018. There was a motion to deny the project as designed with a vote of 7 YES/ 0 NO/ 0 Abstentions. The full board will vote on the project at their June 27, 2018 Board Meeting, and we will forward the vote information to the Zoning Administrator.

The BABCNC PLU Committee voted to deny this project for the following reasons:

- (1) The property is accessed by a street that is less than 20' wide and the proposed project has no plan for a road improvement typically required for a new single family house on an unimproved street.
- (2) The project proposes roughly 5000 CY of grading export from a steep R-1 site and has no parking in front of the site. Applicant stated they would follow the HCR for hauling.
- (3) The existing fire hydrant is to be relocated and needs to be verified in it exists on the site. The closest hydrant is over 370' away from the property.
- (4) The applicant stated there will be parking for (23) vehicles somewhere in the neighborhood yet did not provide information on those locations. Construction staging on Crescent Drive was discussed yet no plan was presented. Crescent Drive is not close to the proposed project. A comprehensive study for parking and staging (construction logistics) must be provided due to the complexity of the site, access, and the shoring required for the building.

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- (5) The project is requesting multiple variances for: Six retaining walls which are over height (heights of 4'h to 27'h) and requesting building to exceed allowable height. We did not hear the five findings for their entitlement requests.
- (6) The PLU committee and a speaker (Ellen Evans, DSPNA) had concerns with the large open pool deck for potential noise and equipment noise that located within the pool deck.
- (7) The issues of overhead power lines were discussed as well as concerns for safety with significant amount of proposed hauling.

No information was provided on current construction projects on the street, therefore cumulative impact could be an issue. The consideration of heavy-duty construction vehicles, cumulatively impacting these substandard roads and safety of the residents will cause traffic jams denying emergency vehicles access to their destinations and access to the residents.

Based on the scope of the project and lacking a plan for construction logistics, staging, parking and the lack of findings for the entitlement requests the BABCNC PLU voted to deny the project as designed.

Respectfully,



Robert Schlesinger
**Bel Air Beverly Crest Neighborhood Council
Planning & Land Use Committee, Chair**
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