

**ADDITIONAL CORRESPONDENCE**

**AGENDA ITEM NO. 8**

**MARCH 6, 2012 HEARING OFFICER  
PUBLIC HEARING**

**PROJECT NO. PM070536 - (5)**

**VESTING TENTATIVE PARCEL MAP NO. 070536**

**OAK TREE PERMIT CASE NO. 201100046**

## Blengini, Carolina

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**From:** Cheryl Davis [cheryl@thecvcouncil.com]  
**Sent:** Monday, March 05, 2012 2:26 PM  
**To:** Blengini, Carolina  
**Subject:** [Fwd: Proposed Condos, 2446 Cross St., La Crescenta]  
**Attachments:** untitled-[2]

Carolina,

When we flyered the neighbors around 2446 Cross this weekend, we asked that all comments be submitted before March 6 (in case the HO Hearing is not continued) and that they send it to you AND the CV Town Council.

I am therefore forwarding this email to you prior to the March 6 hearing.

Thanks!  
Cheryl Davis  
CV Town Council

----- Original Message -----  
Subject: Proposed Condos, 2446 Cross St., La Crescenta  
From: "dtgant" <dtgant@earthlink.net>  
Date: Mon, March 5, 2012 1:55 pm  
To: [cheryl@theCVCouncil.com](mailto:cheryl@theCVCouncil.com)  
[beyt@att.net](mailto:beyt@att.net)  
[odyatlaw@aol.com](mailto:odyatlaw@aol.com)  
-----

My wife and I have lived almost 50 years at 2425 Cross St, La Crescenta-a little east and across the street from the proposed condos.

Our concern has to do with compacting the land use and any implications that could possibility lead to further density increases and future rezoning of our area for townhouses, larger condos, or other than single residences.

As representatives in the area, we request that you consider the possibility that this change would be the "camel's nose under the tent," contrary and ultimately detrimental to individual home owners in the general vicinity.

I plan to attend the Town Council Land Use Meeting, Thursday, March 8, 2012.

Thanks for representing La Crescenta home-owner's interests in this matter.

Daryal and Mary Gant

(818) 248-7664

## Blengini, Carolina

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**From:** David.Blood@lw.com  
**Sent:** Friday, March 02, 2012 10:05 AM  
**To:** Blengini, Carolina  
**Cc:** dblood@sbcglobal.net; davidoblood@yahoo.com  
**Subject:** 2446 Cross Street

Carolina,

I left you a voice message, but just in case email is easier for you . . .

Last fall I purchased the home at 2502 Cross Street (next door to the subject property above).

I bought the home in reliance on the current zoning on that street (R-1-7500). We purchased that lot in lieu of other options for large lots in La Crescenta because of the number of larger lots still located on Cross Street (more than 10 lots on the street are greater than 15,000 sq feet, and the 5 lots are greater than ½ acre). We have undergone a significant remodel of the home trying to restore it to the old glory it must have had when it was built 90 years ago. Needless to say that has been a costly effort.

I did not know of any plan to build condominiums next door until I saw the notice posted a couple of weeks ago, and I have been trying to do my own research these past weeks to make sure I understand what is going on. Had I know about those plans I likely would not have purchased the property (certainly not at the price I paid), and I certainly would have reduced my restoration plans on that old home.

I am very confused why the plan requires condominiums and not just a subdivision of the lot (which I also would be concerned about, but perhaps understand a bit more). I have some VERY significant concerns about the impact of condominiums next door on the quiet enjoyment of my own property and the value of my property.

I have had some of my neighbors reach out to me expressing their concerns as well since the notice was posted – when they asked me about it, I have encouraged them to attend the hearing, which I will also attend. Those I spoke to indicated concern about getting to a downtown meeting on the morning of a regular work day.

I have spoken with our local town council representatives and understand there may be a follow-on meeting, or perhaps the hearing could be delayed and rescheduled locally in La Crescenta? If so, I will attend that meeting as well. Please let me know if you are the right person for me to speak to in advance of those meetings/hearings to get additional information – and if not you, who should I contact? I am just not able to find satisfactory answers to my question on my own research.

My complete contact information is below. Thank you for your attention and consideration of my concerns.

Thank you,

David

David and Dena Blood

2502 Cross Street

La Crescenta, CA 91214

Home: 818-248-4804

Cell: 626-437-0449

Work (direct dial): 213-891-8637

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Latham & Watkins LLP

## Blengini, Carolina

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**To:** cheryl@thecvcouncil.com  
**Subject:** RE: PM070536 - 2446 Cross St.

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**From:** Cheryl Davis [mailto:cheryl@thecvcouncil.com]  
**Sent:** Wednesday, February 22, 2012 12:41 PM  
**To:** Blengini, Carolina  
**Cc:** Glaser, Mitch; Edel Vizcarra; Frank Beyt; xOdalís Suarez; Robbyn Battles (CVTC)  
**Subject:** RE: PM070536 - 2446 Cross St.

Carolina,

The CV Town Council needs help from Regional Planning on this project. Because of the complexity of this type of subdivision, unless someone from Planning can come to our Land Use meeting on March 8, and be able to clearly communicate an air space detached condo subdivision, a local land use meeting could create more problems than it resolves. Our Land Use committee is not well versed enough for this issue and we do not want to disseminate inaccurate information or raise additional, possibly unnecessary, questions for the applicant.

The word "condo" is of particular concern as it has the potential to create an issue in and of itself within the community.

- 1) Can you please point us to the section of the code that describes this type of subdivision? (There is no easy way to search or print out all of Title 22 without doing it subsection by subsection.)
- 2) Unless someone from Planning can meet with us and be present at our March 8 Land Use meeting, the CV Town Council will most likely not request a continuance of the March 6 HO Hearing.

Please let me know so we can decide how to best proceed, thanks!

--  
Cheryl Davis  
President  
E: [cheryl@thecvcouncil.com](mailto:cheryl@thecvcouncil.com)  
C: (818) 970-0976

Crescenta Valley Town Council  
PO Box 8676 | La Crescenta, CA 91224-0676 | USA  
P: 818 248 9387 | [www.thecvcouncil.com](http://www.thecvcouncil.com)

-Please join us for our monthly meeting at 7:00 p.m. at the La Crescenta Library Community Room. The next meeting will be March 15, 2012.

On Tue, February 21, 2012 9:33 am, Blengini, Carolina wrote:  
> Hi Cheryl,

- > Usually hearings can be continued at no cost to the applicant. You can
- > request a continuance to this hearing if you think that it's important for
- > the Town Council to hold the land use meeting before the hearing.
  
- > We just need to have a clear position from the Council regarding the

> request for continuance of the hearing.

> Please let me know.

> Thanks.

>

From: Cheryl Davis [<mailto:cheryl@thecvcouncil.com>]

> Sent: Monday, February 20, 2012 9:39 PM

> To: Blengini, Carolina

> Subject: RE: PM070536 - 2446 Cross St.

> Hi Carolina,

>

> Sorry for the late response - our community had a horrible tragedy and

> there have been a lot of meetings with grief counselors over this past

> week. It has particularly affected those of us with teens at Crescenta

> Valley High School.

>

> When I had requested the March 6 hearing be continued at no cost to the

> applicant, it did not sound like that was a possibility so the CV Town

> Council will flyer the neighbors to be sure they are aware they can

> contact you by letter, email or phone as well as appear at the March 6

> hearing.

>

> This one snuck up on us since it was filed in 2006. Our Council turns

> over in December and former members leave and new ones are seated and most

> of us took vacation at the end of December so I'm not sure what happened

> with the applicants attempted communication with the Council.

>

> The CV Town Council will be unable to submit a recommendation for the March

> 6th hearing. Thanks!

> --

> Cheryl Davis

> President

> E: [cheryl@thecvcouncil.com](mailto:cheryl@thecvcouncil.com)

> C: (818) 970-0976

>

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> -Please join us for our monthly meeting at 7:00 p.m. at the La Crescenta

> Library Community Room. The next meeting will be March 15, 2012.

>

> On Mon, February 13, 2012 1:32 pm, Blengini, Carolina wrote:

>> Hi Cheryl,

>> This is a follow up email to the phone conversation we had last week

>> regarding the Cross Street project.

>>

>> The site plan you have is the most recent one and is the one that will  
>> be  
>> taken to Hearing Officer on March 6, 2012.

>> I understand that the applicant tried to contact the Town Council in  
>> December 2011 to present the project but did not have success in doing  
>> so.  
>> In your previous email you requested that the hearing be continued to  
>> allow time for the council's the Land Use Committee's to review the  
>> project. Is this still the case?

>> Thank you,  
>>  
>>  
>>  
>> Carolina Blengini.

From: Cheryl Davis [<mailto:cheryl@thecvcouncil.com>]

>> Sent: Tuesday, February 07, 2012 8:30 AM  
>> To: Blengini, Carolina  
>> Subject: RE: PM070536 - 2446 Cross St.

>>  
>>  
>>  
>> Hi Carolina,  
>>  
>> We met with the applicant late yesterday afternoon and discovered that  
>> the  
>> plans that were emailed to us last week (dated Oct 2010) are not the  
>> current plans. Also, the Arborist's report was not included.  
>>  
>> The co-chairs of the CV Town Council Land Use Committee believe this  
>> project should come before our land use committee and taking all this  
>> into  
>> account, I am going to ask that Planning continue the applicants HO  
>> Hearing WITHOUT charging him until after our March 15 CVTC meeting where  
>> we would hear the Land Use Committee's recommendation from a March 8  
>> Land  
>> Use meeting. Without the correct maps and the full package, we cannot  
>> hold a land use meeting this week.  
>>  
>> I am available all day today. I'd love to speak with you before we get  
>> too late in the afternoon when it tends to get more hectic. My cell is  
>> (818) 970-0976. Thank you!  
>>  
>>  
>> --  
>> Cheryl Davis  
>> President  
>> E: [cheryl@thecvcouncil.com](mailto:cheryl@thecvcouncil.com)  
>> C: (818) 970-0976

>>  
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>> -Please join us for our monthly meeting at 7:00 p.m. at the La Crescenta  
>> Library Community Room. The next meeting will be February 16, 2012.

>>  
>> On Tue, February 7, 2012 7:28 am, Blengini, Carolina wrote:  
>>> Hi Cheryl. I am sorry I didn't write you before but I was out of the  
>>> office yesterday.  
>>>  
>>> If you would like, we can talk on the phone today and I can answer your  
>>> questions. Let me know what would be a good time to talk.

>>> Thanks.

From: Cheryl Davis [<mailto:cheryl@thecvcouncil.com>]

>>> Sent: Monday, February 06, 2012 9:46 AM  
>>> To: Blengini, Carolina  
>>> Subject: PM070536 - 2446 Cross St.

>>> Dear Carolina,

>>>  
>>> The co-chairs of the CV Town Council are meeting with the applicant,  
>>> Bob  
>>> Bonner, late this afternoon. However, we have several questions that we  
>>> hope you can answer.

>>>  
>>> Since we only received the library packet on Thursday and Planning was  
>>> closed Friday:

>>> 1. Can the County waive the fee if the CVTC requests to continue the  
>>> March 6 hearing?

>>>  
>>> 2. If not, what is the fee and when would the next hear date be?

>>>  
>>> The CVTC Land Use committee only has one meeting on the 2nd Thursday of  
>>> each month and there is no way we can be prepared to meet this week and  
>>> properly flyer the neighbors for a meeting February 9th. Our March LUC  
>>> meeting would therefore be March 8. We find ourselves in a position of  
>>> having to make a decision of not holding a local LUC meeting if the  
>>> applicant is required to pay a fee and this might result in no  
>>> recommendation from the CVTC and the neighbors having to go downtown on  
>>> a weekday if they wish to speak.

>>>  
>>> 3. If this is zoned R-1, how can the project be designated as condos  
>>> with multiple single family residences on a parcel?

>>>  
>>> 4. Are the setbacks, garage and parking requirements, or other  
>>> requirements different for this type of lot? (References to the  
>>> appropriate ordinance sections would be helpful.)

>>>

>>> 5. After this project is completed will there be 3 individual lots?  
>>> Will the rear lots be considered flag lots?  
>>>  
>>> 6. Is the only reason the oak tree is included in the hearing because  
>>> of  
>>> the lot split? If a hearing was not required for the division of the  
>>> lot, would there have been a hearing for the oak tree? (I thought  
>>> removal of one tree for an R-1 lot didn't require a hearing.)  
>>>  
>>> 7. When was this application originally filed? We are trying to  
>>> determine how we missed this project and I'm guessing it might have  
>>> been  
>>> around Oct 2010...  
>>>  
>>> 8. Is there any way that when we have our local land use meetings, can  
>>> someone from Planning be present to answer questions if we feel there  
>>> is  
>>> a lot of community interest? This would be very beneficial to our Land  
>>> Use Committee.  
>>>  
>>> Sorry for all the questions. If you prefer to speak by phone, please  
>>> let me know a good time and hopefully we can work through the questions  
>>> on the phone. Thanks!

>>>  
>>> --  
>>> Cheryl Davis  
>>> President  
>>> E: [cheryl@thecvcouncil.com](mailto:cheryl@thecvcouncil.com)  
>>> C: (818) 970-0976  
>>>  
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>>> -Please join us for our monthly meeting at 7:00 p.m. at the La  
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>>> Library Community Room. The next meeting will be February 16, 2012.

>>>  
>>>  
>>> Carolina Blengini  
>>> Planner  
>>> Special Projects Section  
>>> Department of Regional Planning  
>>> 320 W. Temple Street  
>>> Los Angeles, CA 90012  
>>> <http://planning.lacounty.gov/>  
>>> 213-974-1522  
>>>   
>>>   
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>> Carolina Blengini  
>> Planner  
>> Special Projects Section  
>> Department of Regional Planning  
>> 320 W. Temple Street  
>> Los Angeles, CA, 90012  
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