



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 20, 2016

TO: Susan Tae, Hearing Officer

FROM: Michele Bush *MRB*
Zoning Permits East Section

SUBJECT: **Project No. R2015-03696-(5)**
Oak Tree Permit No. 201500032
HO Meeting: June 21, 2016
Agenda Item: No. 5

The above-mentioned item is a request to encroach into the protected zone of three oak trees in connection with the construction of a two-story, 16-unit multi-family residential building.

Please find enclosed one letter in opposition to the above referenced item that was received subsequent to hearing package submittal to the Hearing Officer.

If you need further information, please contact Michele Bush at (213) 974-6435 or mbush@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:MRB

Enclosure

Michele Bush

From: Edward Gonzales <edwardgonzales@gmail.com>
Sent: Sunday, June 19, 2016 1:07 PM
To: Michele Bush
Subject: Comment for Project R2015-03696-(5), Oak Tree Permit 201500032 (Montrose)

To Whom It May Concern:

We are Edward and Jennifer Gonzales, owners of 2466 Montrose Ave., Unit #2, Montrose, CA 91020 -- directly adjacent neighbors of the location of the proposed building project on 2454 Montrose Ave.

We are writing for concern of the significantly diminished quality of life in our complex. Currently, we are able to keep our windows open and enjoy the abundant natural morning light, owing largely to the relative low density and low profile of buildings in the adjacent lot. Knowledge of this benefit was a contributing factor in our decision to purchase this unit last year. We also believe these benefits (among others) contribute strongly to the value of the unit in which we chose both to live and invest our savings for years to come.

While we acknowledge that the replacement of a very poorly maintained lot has potential positive impact to our property value, the current design and unit density also has a non-negligible possibility of downside as well. Numerous balconies and bedrooms will face our complex, almost guaranteeing unfavorable window alignment and a loss of privacy lest we have a culture of closed shades. Additionally, the height and proximity of the building will almost assuredly block natural light most of the day. Given the loss of these intangible benefits in the face of such property value unknowns, the current design is a net loss.

Additionally, encroachment of the proposed design's parking access assures constant, daily conflict in the ingress and egress of vehicles from both complexes given the already-constrained space. While the encroachment is not necessarily a property rights issue outright (although that is debatable depending on who is asked), it appears poorly executed and baffling in light of the abundant access opportunities on Montrose Avenue and Florencita Drive.

We of Unit #2 believe that given the numerous detriments to the existing owners and tenants of the existing lot are valid reason to re-evaluate the approval of the existing design. While we do not disagree with the right of the owner of 2454 Montrose to develop the lot, there is a distinct community interest and impact from its development, and as such, positive solutions for all involved parties should be sought.

Sincerely,
Edward and Jennifer Gonzales