

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1.	APPELLANT BODY/CASE INFORMATION				
	Appellant Body:				
	☐ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning				
	Regarding Case Number: DIR-2017-2437-DB				
	Project Address: 5058 W MAPLEWOOD AVENUE				
	Final Date to Appeal: 09/20/2018				
	Type of Appeal: ☐ Appeal by Applicant/Owner ☐ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved ☐ Appeal from a determination made by the Department of Building and Safety				
2.	APPELLANT INFORMATION				
	Appellant's name (print): PAUL J RHEE				
	Company:				
	Mailing Address: 5050 W MAPLEWOOD AVENUE #205				
	City: LOS ANGELES State: CA Zip: 90004				
	Telephone: (213) 703-7914 E-mail: pauljrhee@hotmail.com				
	■ Is the appeal being filed on your behalf or on behalf of another party, organization or company? ☑ Self □ Other:				
	● Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No				
3.	REPRESENTATIVE/AGENT INFORMATION				
	Representative/Agent name (if applicable):				
	Company:				
	Mailing Address:				
	City: State: Zip:				
	Tolophono: E moil:				

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JUSTIFICATION/REASON FOR		[7] Entire	☐ Part			
Is the entire decision, or only parts	s of it being appealed?	☑ Entire	_			
Are specific conditions of approva	l being appealed?	☐ Yes	☑ No			
If Yes, list the condition number	(s) here:					
Attach a separate sheet providing	your reasons for the appea	l. Your reason mu	st state:			
 The reason for the appeal 	 How you are agg 	rieved by the deci	sion			
 Specifically the points at issue 	Why you believe	the decision-make	er erred or ab	oused their discretion		
APPLICANT'S AFFIDAVIT						
I certify that the statements contain		omplete and true:				
Appellant Signature:	- Kh		Date:	09.12.18		
\ FILING REQUIREMENTS/ADDIT						
Eight (8) sets of the followir		or each appeal file	d (1 original a	and 7 duplicates):		
 Appeal Application 		,,				
Justification/Reason Conics of Original I						
	o Copies of Original Determination Letter					
•	A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B. On the section of the explanation of					
	 Original applicants must provide a copy of the original application receipt(s) (required to calculat their 85% appeal filing fee). 					
	 All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt. 					
12.26 K are considered Ori	 Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMO 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fee to City Planning's mailing contractor (BTC) and submit a copy of receipt. 					
 A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may onl file as an individual on behalf of self. 						
Appeals of Density Bonus of	Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).					
	 Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or Cit Planning Commission must be filed within 10 days of the <u>date of the written determination</u> of said Commission. 					
 A CEQA document can onl a determination for a project 	y be appealed if a non-elect tt that is not further appealat					
Door Foot						
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:			
Receipt No:	Deemed Complete by (Pro	ject Planner):	Date:			
Determination authority natified	T Original	vessint and DTO	aint (ifi -i	L continue N		
☐ Determination authority notified	Li Original	receipt and BTC rec	æipt (it ofigina	ı applicant)		

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

- 1. In regards to a side yard reduction of 20% to 6'5" we oppose.
- 2. In regards to an 11ft increase in height to 56ft we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: PAUL J. RHEE

ADDRESS: 5050 West Maplewood Avenue, #205

Los Angeles, CA 90004

PHONE: 213-703-7914

I purchased my property in December 2011.



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APPEAL APPLICATION

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	☐ Area Planning Commission ☐ City Pla	anning Commission	☐ City Council	☑ Director of Planning			
	Regarding Case Number: <u>DIR-2017-2437-DB</u>						
	Project Address: 5058 W MAPLEWOOD AVEN	NUE					
	Final Date to Appeal: 09/20/2018			<u> </u>			
	Type of Appeal: ☐ Appeal by Applica ☐ Appeal by a person ☐ Appeal from a det	on, other than the App					
2.	APPELLANT INFORMATION						
	Appellant's name (print): PAVITHRA PRASAD						
	Company:	Company:					
	Mailing Address: 5050 W MAPLEWOOD AVEN	Mailing Address: 5050 W MAPLEWOOD AVENUE #301					
	City: LOS ANGELES	State: <u>CA</u>	\	Zip: <u>90004</u>			
	Telephone: 773 571 3206	E-mail: PAVITE	IRA. PRASAD @	GMAIL. COM			
	Is the appeal being filed on your behalf o			, -			
	 Is the appeal being filed to support the or 	original applicant's po	sition? \square Ye	s 🗹 No			
3.	REPRESENTATIVE/AGENT INFORMATION						
	Representative/Agent name (if applicable):						
	Company:						
	Mailing Address:						
	City:	State:		Zip:			
	Telephone:	E-mail:					

Is the entire decision, or only parts of	of it being appealed?	☑ Entire	☐ Part			
Are specific conditions of approval to	☐ Yes	☑ No	☑ No			
If Yes, list the condition number(s	If Yes, list the condition number(s) here:					
Attach a separate sheet providing y	Attach a separate sheet providing your reasons for the appeal. Your reason must state:					
The reason for the appeal	How you are agg	rieved by the decis	ion			
 Specifically the points at issue 	Why you believe	the decision-maker	erred or abused their o	liscretion		
APPLICANT'S AFFIDAVIT						
I certify that the statements contained	ed in this application are co	omplete and true:				
Appellant Signature:	Wa gray of		Date: 9/11/18	5		
FILING REQUIREMENTS/ADDITION	FILING REQUIREMENTS/ADDITIONAL INFORMATION					
• Eight (8) sets of the following	documents are required fo	or <u>each</u> appeal filed	(1 original and 7 duplication	ates):		
	•					
O Copies of Original Determination Letter						
	,	•				
 Original applicants m their 85% appeal filing 	just provide a copy of the graph.	e original application	n receipt(s) (required t	to calculate		
 All appeals require noticing per the LAMC, pay mailing fees to 	er the applicable LAMC se City Planning's mailing co	ection(s). Original A ontractor (BTC) and	pplicants must provide submit a copy of the re	noticing pe eceipt.		
12.26 K are considered Origin	nal Applicants and must p	rovide noticing per	of Building and Safety LAMC 12.26 K.7, pay r	per LAMC		
CNC may <u>not</u> file an appeal o	on behalf of the Neighbort	entified as a memb nood Council; perso	er of a CNC or as repre ons affiliated with a CN	senting the C may only		
Appeals of Density Bonus cas	es can only be filed by adj	acent owners or ter	nants (must have docun	nentation).		
 Appeals to the City Council Planning Commission must Commission. 	from a determination on be filed within 10 days	a Tentative Tract of the <u>date</u> of t	(TT or VTT) by the A he written determinati	rea or City <u>on</u> of said		
 A CEQA document can only be a determination for a project the 	e appealed if a non-electenat is not further appealable	ed decision-making le. [CA Public Reso	body (ZA, APC, CPC, eurces Code ' 21151 (c)	etc.) makes].		
Base Fee:	Reviewed & Accepted by (I	OSC Planner):	Date:			
Receipt No:	Deemed Complete by (Proj	ect Planner):	Date:	-		
☐ Determination authority notified	☐ Original ı	eceipt and BTC recei	pt (if original applicant)			
	Are specific conditions of approval to lif Yes, list the condition number(s) Attach a separate sheet providing you The reason for the appeal Specifically the points at issue APPLICANT'S AFFIDAVIT I certify that the statements contained Appellant Signature: FILING REQUIREMENTS/ADDITION Eight (8) sets of the following Appeal Application (for Justification/Reason for Copies of Original Decomposition of the Lamber of Copies of Original Decomposition of Copies of Original applicants of the LAMC, pay mailing fees to the LAMC, pay mailing fees to the LAMC, pay mailing contains of the LAMC of the Appeals require noticing per the LAMC, pay mailing fees to the City Planning's mailing contains of the City Planning of the Lamber of the Appeals of Density Bonus case Appeals to the City Council Planning Commission must Commission. A CEQA document can only be a determination for a project the Base Fee: Receipt No:	 ◆ The reason for the appeal ◆ Specifically the points at issue ◆ Why you believe APPLICANT'S AFFIDAVIT I certify that the statements contained in this application are contained are contained are contained in this application are contained are c	Are specific conditions of approval being appealed? If Yes, list the condition number(s) here: Attach a separate sheet providing your reasons for the appeal. Your reason mus The reason for the appeal Specifically the points at issue Why you believe the decision-maker APPLICANT'S AFFIDAVIT I certify that the statements contained in this application are complete and true: Appellant Signature: FILING REQUIREMENTS/ADDITIONAL INFORMATION Eight (8) sets of the following documents are required for each appeal filed Appeal Application (form CP-7769) Justification/Reason for Appeal Copies of Original Determination Letter A Filing Fee must be paid at the time of filing the appeal per LAMC Section Original applicants must provide a copy of the original application their 85% appeal filing fee). All appeals require noticing per the applicable LAMC section(s). Original A the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt. A Certified Neighborhood Council (CNC) or a person identified as a memb. CNC may not file an appeal on behalf of the Neighborhood Council; person file as an individual on behalf of self. Appeals of Density Bonus cases can only be filed by adjacent owners or ter Appeals to the City Council from a determination on a Tentative Tract Planning Commission must be filed within 10 days of the date of the Commission. A CEQA document can only be appealed if a non-elected decision-making a determination for a project that is not further appealable. [CA Public Reso This Section for City Planning Staff Use Only Reviewed & Accepted by (Project Planner):	Are specific conditions of approval being appealed? If Yes, list the condition number(s) here: Attach a separate sheet providing your reasons for the appeal. Your reason must state: The reason for the appeal Specifically the points at issue Why you believe the decision-maker erred or abused their of the specifically the points at issue Why you believe the decision-maker erred or abused their of the APPLICANT'S AFFIDAVIT I certify that the statements contained in this application are complete and true: Appellant Signature: Date: FILING REQUIREMENTS/ADDITIONAL INFORMATION Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplication Appeal Application (form CP-7769) Justification/Reason for Appeal Copies of Original Determination Letter A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B. Original applicants must provide a copy of the original applicants receipt(s) (required the 185% appeal filing fee). All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay reconcilered Original		

JUSTIFICATION/REASON FOR APPEAL

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

- 1. In regards to a side yard reduction of 20% to 6'5" we oppose.
- 2. In regards to an 11ft increase in height to 56ft we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: PAVITHRA PRASAD

ADDRESS: 5050 West Maplewood Avenue, #301

Los Angeles, CA 90004

PHONE: 773 57(,3206

I purchased my property in August 1991.

Jan. 2017



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1.	APPELLANT BODY/CASE INFORMATION				
	Appellant Body:				
	☐ Area Planning Commission ☐ City Planning Commission ☐ City Council ☑ Director of Plan	ning			
	Regarding Case Number: DIR-2017-2437-DB				
	Project Address: 5058 W MAPLEWOOD AVENUE				
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	Type of Appeal: ☐ Appeal by Applicant/Owner ☐ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved ☐ Appeal from a determination made by the Department of Building and Safety				
2.	APPELLANT INFORMATION				
	Appellant's name (print):JASON PEERS				
	Company:				
	Mailing Address: 5050 W MAPLEWOOD AVENUE #303				
	City: LOS ANGELES State: CA Zip: 90004				
	Telephone: 323 868 8487 E-mail: JASON PEERS @ HOTMAIL.COM				
	 Is the appeal being filed on your behalf or on behalf of another party, organization or company? Self Other: 				
	● Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No				
3.	REPRESENTATIVE/AGENT INFORMATION				
	Representative/Agent name (if applicable):				
	Company:				
	Mailing Address:				
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4.	4. JUSTIFICATION/REASON FOR APP	EAL		
	Is the entire decision, or only parts of i	t being appealed?	☑ Entire	☐ Part
	Are specific conditions of approval being	ng appealed?	☐ Yes	☑ No
	If Yes, list the condition number(s) h	ere:		<u> </u>
	Attach a separate sheet providing your	r reasons for the appeal	Your reason mus	et state:
	 The reason for the appeal 	 How you are agg 	rieved by the decis	ion
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5.	5. APPLICANT'S AFFIDAVIT			
	I certify that the statements contained	in this application are co	mplete and true:	
	Appellant Signature:			Date: <u>09/14//8</u>
6.	6. FILING REQUIREMENTS/ADDITIONA	AL INFORMATION		7
			rooch annoal filed	//
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	 Justification/Reason for A 	Appeal		
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		his Section for City Planning		
	Pase ree.	eviewed & Accepted by (D	SC Planner):	Date:
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-	☐ Determination authority notified	☐ Original re	ceipt and BTC recei	pt (if original applicant)
	•			e- to enginal applicable

Appeal to Case DIR-2017-2437-DB Location: 5058 West Maplewood Avenue

To Whom It May Concern:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one story single family house for years.

Our neighborhood, an area between urban Koreatown and residential Larchmont, has seen substantial multi-unit development in the last two years — within a two-block radius from the corner of West Maplewood and Wilton alone, there have been at least 19 single family homes demolished in the last year to make room for 220 units. While we support development in the community, we are now failing to look at the effect these developments have on their neighboring home owners.

Case in point -- the project at 5058 West Maplewood. For years, the owner of this property, Mr. Frank Ota, has rented out his property without a gardener or landscaper. The front of the property has been in a constant state of disrepair. In September 2012, our HOA board sent him a letter offering use of our gardener at a minimal cost to trim his grass or water the yard. We received no response. The property has been an eyesore to the neighborhood as it has never been maintained.

In 2013, we were forced to a file a complaint about a fence with building and safety. Eventually Ben Seinfeld in Tom LaBonge's office informed us that the fence would be taken down. It was. But the yard was never cleaned, never trimmed and remained yellow for most of the year. I am including photos of what the house and yard looks like today — which is the same as it has looked since 2011. Now suddenly we expect this neighbor to take care of a 13-unit apartment building?

The point above may not seem to reference how I am aggrieved, but it does. In 2010, I purchased my unit at the neighboring property, 5050 West Maplewood –

it was a rather unkept building at the time, but we saw potential in the neighborhood. Upon moving in, we were able to re-organize the HOA and worked with our neighbors to save enough money to paint the exterior of the building, re-do the lighting, paint the interior halls, re-carpet, re-do the lobby, upgrade the gym, etc. Our building is now quite wonderful and most importantly, our property values have gone up as the appearance of our building is one of a kept building and an active HOA.

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Their sunshine, their views and their property values will now be diminished -- and that effects all 18 units at 5050 West Maplewood Avenue.

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I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it effects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on

the west side of 5050 West Maplewood will have their values directly diminished by 5058 Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

Jason Reers

5050 West Maplewood Avenue #303

Los Angeles, CA 90004

323-868-8487