

### 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 ANGELESState: 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:

Telephone:

E-mail:

#### 4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

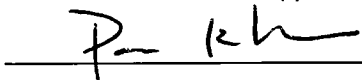
If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

#### 5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 09.12.18

#### 6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - 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.
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- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, 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 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 only file as an individual on behalf of self.
- 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 City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original 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 5<sup>th</sup> 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.**



## 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): PAVITHRA PRASAD

Company: \_\_\_\_\_

Mailing Address: 5050 W MAPLEWOOD AVENUE #301

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 773-571-3206

E-mail: PAVITHRA.PRASAD@GMAIL.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. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

#### 5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: *paritha prasad*

Date: 9/11/18

#### 6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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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 5<sup>th</sup> 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:** 773.571.3206

**I purchased my property in August 1991.**

Jan. 2017





**APPLICATIONS:**

**APPEAL APPLICATION**

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Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

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- ☐ Appeal by Applicant/Owner  
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**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: 323-868-6487

E-mail: JASONPEERS@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**

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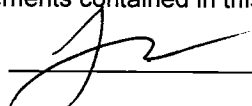
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Sept 11, 2018

**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 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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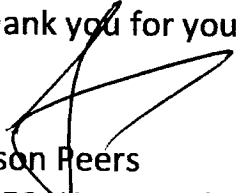
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Thank you for your time.



Jason Peers  
5050 West Maplewood Avenue #303  
Los Angeles, CA 90004  
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