



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): JOOYEON KIM

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #201

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 323 · 423 · 7277

E-mail: JOOYEONKIM213@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: _____

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: 9/11/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
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This Section for City Planning Staff Use Only		
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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 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: Jooyeon Kim

ADDRESS: 5050 West Maplewood Avenue, #201
Los Angeles, CA 90004

PHONE: 323- 423- 7277

I purchased my property in December 2001.



APPLICATIONS:

APPEAL APPLICATION

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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): MARIA GAO

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #202

City: LOS ANGELES State: CA Zip: 90004

Telephone: 626-715-1639 E-mail: MARIAGAO@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: _____

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: SEPT - 12 - 2018

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 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: MARZA GAO

ADDRESS: 5050 West Maplewood Avenue, #202
Los Angeles, CA 90004

PHONE: (626) 915-1639

I purchased my property in March 2018.



APPLICATIONS:

APPEAL APPLICATION

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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): SUE H JANG

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #203

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 213 · 361 · 4273

E-mail: _____

- 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): _____

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

Appellant Signature: _____

Date: 9/12/18

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Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

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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.

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

Thank you for your time.

NAME: SUE . H. JANG

ADDRESS: 5050 West Maplewood Avenue, #203
Los Angeles, CA 90004

PHONE: (213) 361-4273

I purchased my property in January 1997.



APPLICATIONS:

APPEAL APPLICATION

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1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

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2. APPELLANT INFORMATION

Appellant's name (print): GINA LEE

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #204

City: LOS ANGELES State: CA Zip: 90004

Telephone: 213-820-5600 E-mail: GINAYLEE121@GMAIL.COM

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

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Thank you for your time.

NAME: Gina Lee

ADDRESS: 5050 West Maplewood Avenue, #204
Los Angeles, CA 90004

PHONE: (213) 820-5600

I purchased my property in March 2017.