

APPEAL APPLICATION

1.	APPELLANT BODY/CASE INFORMATI	ON				
	Appellant Body:					
	☐ Area Planning Commission ☐	City Planning Commission	☐ City Council	☑ Director of Planning		
	Regarding Case Number: <u>DIR-2017-24</u>	37-DB				
	Project Address: 5058 W MAPLEWOOI	D AVENUE				
	Final Date to Appeal: 09/20/2018			_		
	☑ Appeal by	Applicant/Owner a person, other than the App m a determination made by	_			
2.	APPELLANT INFORMATION					
	Appellant's name (print):JOOYE	ON KIM				
	Company:					
	Mailing Address: 5050 W MAPLEWOO	Mailing Address: 5050 W MAPLEWOOD AVENUE #201				
	City: LOS ANGELES	State: <u>C</u>	Α	Zip: 90004		
	Telephone: 323 423 7277	E-mail: JOCY	EONKIM 213 CC	MAIL COM		
	Is the appeal being filed on your ☑ Self ☐ Other:	behalf or on behalf of anoth				
	 Is the appeal being filed to support 	ort the original applicant's po	osition?	es 🗹 No		
3.	REPRESENTATIVE/AGENT INFORMA	TION				
	Representative/Agent name (if applicable):					
	Company:					
	Mailing Address:					
	City:	State:		Zip:		
	Telephone:	E-mail:				

JUS	TIFICATION/REASON FOR APP	PEAL			
Is the	e entire decision, or only parts of	it being appealed?	☑ Entire	☐ Part	
Ares	specific conditions of approval be	ing appealed?	☐ Yes	☑ No	
lf \	Yes, list the condition number(s) h	nere:			
Attac	ch a separate sheet providing you	r 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 abused th	eir discretion
APP	LICANT'S AFFIDAVIT				
	tify that the statements contained		omplete and true:		
App	ellant Signature:		· · · · · · · · · · · · · · · · · · ·	Date:9/1	1/2018
	NG REQUIREMENTS/ADDITION				
			or oach annoal filo	d (1 original and 7 du	inlicatos):
•	Eight (8) sets of the following do		or <u>each</u> appearmed	a (i original and 7 di	ipiicates).
	 Justification/Reason for 				
	 Copies of Original Dete 	• •			
•	A Filing Fee must be paid at the	e time of filing the appea	l per LAMC Sectio	n 19.01 B.	
	 Original applicants mu their 85% appeal filing t 		e original applicat	ion receipt(s) (requi	red to calculate
•	All appeals require noticing per the LAMC, pay mailing fees to 0	the applicable LAMC s City Planning's mailing o	ection(s). Original a contractor (BTC) ar	Applicants must provided submit a copy of the	vide noticing pe he receipt.
•	 Appellants filing an appeal from a determination made by the Department of Building and Safety per LA 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing for to City Planning's mailing contractor (BTC) and submit a copy of receipt. 				afety per LAMO pay mailing fee
•	A Certified Neighborhood Coun CNC may <u>not</u> file an appeal or file as an <u>individual on behalf of</u>	behalf of the Neighbo			
 Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must h 				enants (must have d	ocumentation).
•	Appeals to the City Council fr Planning Commission must be Commission.				
•	A CEQA document can only be a determination for a project that				
		This Section for City Plann			
Base Fe	ee:	Reviewed & Accepted by		Date:	
Receipt	: No:	Deemed Complete by (Pro	oject Planner):	Date:	
□ Deta	ermination authority notified	☐ Origina	receipt and BTC rec	eipt (if original applica	nt)
		— V9"14			· - /

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.

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.

Kim

Thank you for your time.

NAME: Jooyeon

ADDRESS: 5050 West Maplewood Avenue, #201

Los Angeles, CA 90004

PHONE: 323- 423- 7277

I purchased my property in December 2001.



APPEAL APPLICATION

1.	APPELLANT BODY/CASE INFORMATION				
	Appellant Body:				
	☐ 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			_	
	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): MARIA GAO				
	Company:				
	Mailing Address: 5050 W MAPLEWOOD AVENUE #202				
	City: LOS ANGELES	State: <u>C/</u>	Α	Zip: <u>90004</u>	
	Telephone: <u>626 · 715 · 1639</u>	E-mail: MARI	AGAO @ GMAIL	. CoM	
	Is the appeal being filed on your behalf ☑ Self □ Other:				
	Is the appeal being filed to support the contact the contact the contact that the contact the contact that the contact t	original applicant's po	sition?	es 🗹 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?			
	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			
	• Eight (8) sets of the following documents are required for <u>each</u> appeal filed (1 original and 7 duplicates):			
	o 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 application receipt(s) (required to calculate 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. 			
	 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 <u>not</u> file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an <u>individual on behalf of self</u>. 			
	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 <u>date of the written determination</u> 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:
☐ Determination authority notified	☐ Original receipt and BTC rece	eipt (if original applicant)

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:

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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^{th} story.

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 CAGO

ADDRESS: 5050 West Maplewood Avenue, #202

Los Angeles, CA 90004

PHONE: (\$26) 715-1639

I purchased my property in March 2018.



APPEAL APPLICATION

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				
	■ 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:				

4.	JUSTIFICATION/REASON FOR AF	PEAL			
	Is the entire decision, or only parts of	f it being appealed?	☑ Entire □] Part	
	Are specific conditions of approval b	eing appealed?	☐ Yes 🖟	☑ No	
	If Yes, list the condition number(s)	here:			
	Attach a separate sheet providing ye	our reasons for the appeal. Y	our reason must st	ate:	
	The reason for the appeal	 How you are aggrie 	ved by the decision		
	Specifically the points at issue	 Why you believe the 	e decision-maker er	ed or abused their discretion	
5.	APPLICANT'S AFFIDAVIT				
	I certify that the statements contain	ed in this application are com	plete and true:	4	
	Appellant Signature:	e Surge		Date: 9/12/14	
6.	FILING REQUIREMENTS/ADDITION	NAL INFORMATION		<i>,</i>	
0.	• Eight (8) sets of the following		each anneal filed (1	original and 7 duplicates):	
	Appeal Application (for		appeal med (1)	ongmarana / dapmaasas/.	
	 Justification/Reason f 	or Appeal			
	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. Original applicants must provide a copy of the original application receipt(s) (required to calculate.) 				
	 Original applicants m their 85% appeal filing 		original application i	receipt(s) (required to calculate	
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	Appeals of Density Bonus car	ses can only be filed by adjac	ent owners or tenar	nts (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 <u>date of the written determination</u> 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			
	ase Fee:	Reviewed & Accepted by (DS	C Planner):	Date:	
I	eceipt No:	Deemed Complete by (Project	t Planner):	Date:	

☐ Original receipt and BTC receipt (if original applicant)

☐ Determination authority notified

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.

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SPECIFIC POINTS:

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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 5^{th} story.

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

Thank you for your time.

NAME: SUB, H. JANG

ADDRESS: 5050 West Maplewood Avenue, #203

Los Angeles, CA 90004

PHONE: (2(3) 361 - 4213)

I purchased my property in January 1997.



APPEAL APPLICATION

1.	APPELLANT BODY/C/	SE INFO	RMATION		
	Appellant Body:				
	☐ Area Planning Com	mission	☐ City Planning Commission	☐ City Council	☑ Director of Planning
	Regarding Case Number	er: <u>DIR-20</u>	17-2437-DB		
	Project Address: 5058	W MAPLE	WOOD AVENUE		
	Final Date to Appeal: 0	9/20/2018			_
	Type of Appeal:	☑ App	eal by Applicant/Owner eal by a person, other than the Appeal from a determination made by		
2.	APPELLANT INFORMA	TION			
	Appellant's name (print)	<u> </u>	NA LEE		
	Company:				
	Mailing Address: 5050 W MAPLEWOOD AVENUE #204				
	City: LOS ANGELES		State: <u>C/</u>	4	Zip: <u>90004</u>
	Telephone: 213 · 82	0.5600	E-mail: GINA	LEE 121 @ GMA	IL.COM
	Is the appeal beSelf		n your behalf or on behalf of anothe	-	or company?
	 Is the appeal be 	ing filed to	support the original applicant's po	sition?	s 🗹 No
3.	REPRESENTATIVE/AG	ENT INFO	RMATION		
	Representative/Agent name (if applicable):				
	City:		State:		Zip:
	Telephone:		F-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:	_					
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	The reason for the appeal How you are agg	rieved by the decis	sion				
	Specifically the points at issue Why you believe	•		sed their discretion			
_	APPLICANTIC AFFIDANCE						
5.	APPLICANT'S AFFIDAVIT						
	I certify that the statements contained in this application are co	mplete and true:		0.1			
	Appellant Signature:		Date:	9/12/18			
6.	FILING REQUIREMENTS/ADDITIONAL INFORMATION						
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	Justification/Reason for Appeal Conice of Original Potential Letter						
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	12.26 K are considered Original Applicants and must pr	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 ide CNC may <u>not</u> file an appeal on behalf of the Neighborh file as an <u>individual on behalf of self</u>. 	entified as a memb lood Council; perso	er of a CNC o	or as representing the with a CNC may only			
	Appeals of Density Bonus cases can only be filed by adj	acent owners or te	nants (must h	ave documentation).			

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This Section for City Planning Staff Use Only				
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:		
Receipt No:	Deemed Complete by (Project Planner):	Date:		
☐ Determination authority notified	☐ Original receipt and BTC recei	pt (if original applicant)		

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

REASON FOR APPEAL:

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

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.