

Eric DeSobe

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To Director of Planning:

This letter is a formal appeal of project with CASE NO: DIR 2013-2768-DB located at 11811 Culver Blvd and 11807 Culver Boulevard in Los Angeles (90066). I am a property owner and resident at 11806 Avon Way, #402 Los Angeles, CA 90066 which is the abutting property north of the proposed project.

**Points at Issue**

I argue the project can exist with affordable housing units without the incentives of extra height and reduced setbacks. During the appeal process I will be able to show the financial realities of this project and the possibility of completing it without additional incentives. Furthermore, the project is actually reducing the number of affordable housing options for Del Rey by eliminating 4 affordably priced units and 1 affordably priced home. The project will only replace the removed units with 3 of Very-Low Income Occupancy. In June, City Councilman Mike Bonin requested a city wide audit of these practices and cited growing concern with how SB1818 is implemented. I believe this project will only increase his concern.

The plan also fails to conform with the stated purpose of the many community plans, including the spirit of our own which believes that projects should enhance the future development of the area by establishing coordinated and comprehensive height, density, land use, and parking. This project is undeniably out of character with the surrounding neighborhood. Single family homes and 2 story apartment buildings should not be victim to a towering 56 feet high, 4 story building. The impact on traffic and parking will also reduce quality of life for residents in this area.

Both the setback and density "bonus" impair the habitability of my home and neighbor's homes by blocking sunlight, views, and airspace. Additionally, the failure to maintain a property similar to the dives ones currently on this stretch of Culver Blvd. reduces the vibrancy of Del Rey. Perhaps because California state law allows "bonuses" (i.e. oftentimes overriding zone regulations and preferences of a specific community), it is understandable the decision maker would allow approval of the density and height "bonuses." However, these "bonuses" violate the spirit and design of the Del Rey neighborhood and should be stopped.

Regards



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Justification/reason for appealing CASE NO: DIR 2013-2768-DB