

WESTWOOD NEIGHBORHOOD COUNCIL
P.O. Box 24802
Los Angeles, CA 90024-9998
WWNC.ORG

February 9, 2015

VIA EMAIL sheila.gershon@lacity.org

City Planner, Department of City Planning
Office of Zoning Administration
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: DEVON/WILSHIRE PROJECT
Case Number ZA-2014-3144-DRB-SPP-SPPA
Council District Number: 5 Plan: Wilshire-Westwood Scenic Corridor Specific Plan
Applicant Info: HSR Devon, LLC
Contact Info: Neill Brower, Esq., 310-712-6833
Project Address: 888 Devon Avenue, Los Angeles, CA 90024

Greetings:

Owner Joseph Penner presented Applicant's project to the Westwood Neighborhood Council (WWNC) Land Use and Planning Committee (LUPC) at our hearing on November 12, 2014. He proposed a new 7-story (32 dwelling unit) apartment building with 3 levels of subterranean parking with the garage entrance located on Devon Avenue, and three stories and roof garden on east side of building. Applicant seeks a Project Permit Adjustment to permit seven stories and 82.4 feet in height in lieu six stories and 75 feet in height. This involves Los Angeles Municipal Code Sections: 16.50: Final review of a proposed multi-family residential building by the Westwood Design Review Board, per Wilshire-Westwood Scenic Corridor Specific Plan; 11.5.7: Project Permit Compliance for a multi-family residential development in the Wilshire-Westwood Scenic Corridor Specific Plan; and 11.5.7E(2)(a): Project Permit Adjustment to permit seven stories and 82.4 feet in height in lieu six stories and 75 feet in height. Dr. Jerry Brown recused himself from our committee and made the first comment regarding the project when the public was engaged. Stakeholders including the Holmby-Westwood Homeowners Association offered letters and comments regarding the project. Stakeholders expressed concerns regarding issues including but not limited to, living quarters on ground floor, entrance of driveway, density and height of project, and haul route.

After discussion took place, the WWNC LUPC voted unanimously to recommend that the WWNC Board of Directors support the following motion:

The WWNC adamantly opposes the height adjustment for this project and urges the City to require that Applicant:

- comply with the Wilshire-Westwood Scenic Corridor Specific Plan and limit the west side of the structure to six stories/75' height limit, limit the east side of the structure to three story/36' height (side adjacent to Chateau Colline property);
- build project with less density (decrease the number of proposed 32 units and increase units' square footage (original plan for 19 units)); and
- conduct formal study by civil/structural engineer to evaluate the impact the subterranean garage will have on the foundation and structural integrity of adjacent property, Chateau Colline.

On December 10, 2014, at the regular Board Meeting of the WWNC, the WWNC Board, with 13 of the 19 board members present and two recused, 11 members voted in favor of the following amended Motion (with two members abstaining):

The WWNC adamantly opposes the height adjustment for this project and urges the City to require that Applicant:

- comply with the Wilshire-Westwood Scenic Corridor Specific Plan and limit the west side of the structure to six stories/75' and the east side of the structure to three story/36' (side adjacent to Chateau Colline property);
- retain the ingress/egress to garage and property on Devon Avenue as currently designed;
- build project with less density (decrease the number of proposed 32 units and increase units' square footage)(original plan for 19 units);