

South Brentwood Residents Association

149 South Barrington Ave. #194

Los Angeles, California 90049

www.southbrentwood.org

July 7, 2014

Los Angeles City Planning Department

200 N. Spring Street Room 763

Los Angeles, CA 90012

Attn: Linn Wyatt, Chief Zoning Administrator

Via email: linn.wyatt@lacity.org

Re: 1022 So. Wellesley Avenue, Los Angeles 90049

Dear Ms. Wyatt:

I am writing on behalf of the board and members of the South Brentwood Residents Association. SBRA represents approximately 13,000 home-owners and renters who reside in the area south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela and west of Federal. Additionally, SBRA represents the interests of those in multi-family dwellings throughout the entire Brentwood community.

Last year, in response to a request from the CD 11 office and the applicant, SBRA board members visited the site and wrote a letter dated August 26, 2013 requesting that the City *not* grant a variance to the owner of 1022 Wellesley in response to his proposal to install a fence higher than the allowed 42" and replace much of his front lawn with cement in order to park a third vehicle in front of his home. (The property has a two car garage in the rear.) The owner requested that the required public hearing be waived.

We stated in our letter that "**SBRA endorses maintaining code requirements for setbacks, side yards, fence heights etc. and that individual exceptions to the codes can create undesirable precedents**" and **we did not support the request to waive the public hearing.**

SBRA strongly believes that replacing a lawn with a parking space in front of a home sets a terrible precedent and negatively affects the neighborhood.

SBRA was promised that the city would notify us if the project was brought to the Planning Dept. We never heard of any proposed construction, but recently noticed that the project has been built. Was there a hearing? If so, why was SBRA not informed?

If these changes were made without proper approval, we request that the City immediately take steps to require the removal of the fence, curb cut, and parking area.

We thank you for your prompt attention to this matter, and expect that in the future SBRA will be notified of all projects that are proposed for our neighborhood.

Sincerely,

Marylin Krell

Marylin Krell

President,

South Brentwood Residents Association

cc:

Debbie Dyner Harris, District Director, CD11

Norman Kulla, Senior Counsel, Council District 11

Chris Robertson, Senior Planner, CD11

Tricia Keane, Director of Planning, CD11