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March 18, 2020

The Westwood LLC (Applicant)

Alexis Golbahar Childs Trust, Amanda Golbahar Childs Trust (Owner)

2020 Cotner Ave.

Los Angeles, CA 90025

Noah Riley (Representative)

Riley Projects 8800 Venice Blvd., Suite 302

Los Angeles, CA 90034

RE: ABANDONMENT OF APPROVED ENTITLEMENTS: DIR-2018-6719-TOC-WDI-1A; ENV-2018-6720-CE

On August 1, 2019, the Director of Planning approved a Transit Oriented Communities (“TOC”) Affordable Housing Incentive Program compliance review for a project totaling 50 dwelling units, with 5 units reserved for Extremely Low Income Household occupancy, with four Base Incentives and three Additional Incentives under Tier 3 of the TOC Guidelines for an increase in building height, reductions in the required side yard setbacks, and a reduction in the open space requirement.

The project was for the construction of a new five-story with mezzanine, 50,394 square foot, mixed-use apartment building consisting of 50 units and 6,507 square feet of ground floor commercial space. The project proposed a maximum height of 67 feet and a Floor Area Ratio (FAR) of 3.75:1. Three levels of subterranean parking would be provided consisting of 71 parking spaces. Additionally, the project sought a waiver of the three-foot dedication and improvement along Tennessee Avenue.

On August 16, 2019, an abutting neighbor filed an appeal.

On October 24, 2019, the City Planning Commission, following its consideration of the materials and oral testimony, denied the Appeal, sustained the actions of the Director of Planning in determining the project exempt from CEQA, and approved the Transit Oriented Communities Incentives and Waiver of Dedication under Case No. DIR-2018-6719-TOC-WDI and ENV-2018-6720-CE.

On February 13, 2020, the Director of Planning received a letter from the applicant (Babak Golbahar, Manager, The Westwood LLC.), dated February 13, 2020, requesting abandonment of the project under Case Nos. DIR-2018-6719-TOC-WDI-1A and ENV-2018-6720-CE. The applicant requested confirmation to memorialize abandonment of the project.

The applicant will fully abandon all previous Planning approvals under Case Nos. DIR-2018-6719-TOC-WDI-1A and ENV-2018-6720-CE.

Therefore, this letter memorializes the applicants request and all previous approvals for Case Nos. DIR-2018-6719-TOC-WDI-1A and ENV-2018-6720-CE are hereby null and void.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "Faisal Roble". The signature is written in a cursive, somewhat stylized font.

Faisal Roble
Principal City Planner

VPB:FR:MS:EG:JD

c: Morgan Hector, Deputy City Attorney
Donna Wong, Deputy City Attorney
Julia Duncan, Planning Assistant