

North Westwood Village Residents' Association
476 Landfair Avenue, No.102
Los Angeles, CA 90024
wolfgangveith@verizon.net
wolfgangveith@hotmail.com
TEL: 310-208-6624
CELL: 310- 873-7928
June 21, 2017

TO: Westwood Design Review Board

RE: DIR-2017-1539-DRB-SPP (626 S.Landfair Ave.) – FINAL REVIEW

Members of the Westwood Design Review Board:

I am very sensitive to new over-sized projects planned in my neighborhood, the North Westwood Village that dramatically change its character and thereby violate the letter and the legislative intent of the North Village Specific Plan (NVSP) and the Westwood Community Plan (WCP).

This is a synopsis of reasons why this project should not be approved by the DRB:

1. **The present 1929 Spanish Revival fraternity building at the site has historic significance** and qualifies for City monument status
2. **Next door, to the north is another historically significant fraternity building** the 1930 built Milton Black/Herbert Riesenbergs Delta Sigma Phi fraternity at 620 Landfair Avenue. The proposed building does not respond to this historic site at all.
3. **Occupancy** of this extremely high density student apartment building will be a minimum of 48 residents. That **is 2.5 times the average occupancy planned by the WSP for the North Village.**
4. **The project's proposed height of 57 feet violates the North Village Specific Plan (NVSP),** Sec.5.B.3 which limits building heights to 45 feet. Exceptions allowed elsewhere in LA City do not apply here. The NVSP prevails over LA City standards: NVSP Sec.3.B
5. **In addition: Even City height determinations do not allow buildings with the 12' height to exceed 45 feet above natural grade. The proposed building is 57 feet high at the lowest point of the property! The top of the building does not follow the natural grade of the lot. Also, the claimed 20 foot lot height difference needs to be verified.**
6. NVSP Sec.8.E limits upper garage height to 7 feet above natural grade. **The proposed height of upper parking garage is more than 7 feet high above grade**

7. **Parking provided is not sufficient: 29 parking spaces are required.** (1 single unit =1.5 spaces; 4 X 2-bedroom units =10 spaces; 5 X 3-bedroom units =17.5 spaces) **Only 28 spaces are provided.**
8. **Side yards are only 6 feet wide.** LA City zoning laws for R3 require a minimum 5 foot width plus 1 foot for every story above 2. **This building has 5 stories and requires 8 foot wide sidewalks.**
9. **The garage structure extends into the side yards above ground.** That is prohibited by NVSP and LA City codes.
10. **Required front, rear and side yards are not 50% planted** as required by NVSP
11. **Submitted landscape plans do not include irrigation plans and do not post plant sizes at maturity** as required by NVSP Sec.9.2
12. **Roof top patio cannot be counted as required open space** because it is not set back from the first habitable level. NVSP Sec.8.A.4
13. **Overall the proposed project does not provide nearly enough required space as defined by the applicable sections of the NVSP.**
14. **The proposed building lacks fire escape routes and FDP access via side yards open to the street.**
15. **Exterior Metal and hard plastic panels are not used in the North Village.** They should be replaced with the traditional surface treatments like stucco.
16. **The exterior colors are much too dark and oppressive.** They make the project feel even bigger than suggested by its size.