

IN OPPOSITION to the PROPOSED DEVELOPMENT

Located at

1338 ELECTRIC AVENUE, VENICE, CA 90291

A. Because of numerous measurement inaccuracies in the plans I am requesting the applicant obtain a certified property survey and plot plan showing the Property Lines and the exact location of the existing SFR in relation to the Property Lines. Please Note: The measurement inaccuracies were verified on-site with Mehrnoosh Mojallali.

The measurement inaccuracies* in the plans include:

1. The depth of the front yard setback in relation to the existing SFR and PL.
2. The depth of the northerly side yard in relation to the existing SFR and PL.
3. The location of the northerly wall of the existing SFR in relation to the PL.
4. The length of the northerly wall of the existing SFR.
5. The height of the existing SFR's floor in relation to the sidewalk elevation.

B. In consideration of the close proximity of the existing structures located at 1336 and 1338 Electric Avenue, I am requesting the side yards of the proposed development be limited per Zoning Code Section 12.09.1 to 10% of the width of the lot (35') or 3'-6". Code also requires one foot shall be added to the width of the side yards for each additional story above the second story, or in this case a 4'-6" setback for the third story.

C. Per the Venice Specific Plan, I am requesting the height of the proposed development not exceed 25' this including any roof top railings exceeding 36" in height.

D. In consideration of the close proximity of the adjoining residences located at 1336 Electric Avenue, 1337 6th Avenue and 599 California Avenue, and concerns regarding privacy and noise transmission, I am requesting the proposed project not include a roof top deck.

E. I am requesting the applicant provide a full set of plans and a complete list of the deviations from the code the applicant is asking for.

* Please refer to the accompanying PDFs pages 1 – 4 containing photographs documenting the plan's measurement inaccuracies.

**PLANS FOR 1338 ELECTRIC AVE. INCORRECTLY SHOW FRONT YARD SETBACK AS 12"+
ACTUAL FRONT YARD SETBACK IS 30.5"**



Front Yard 1338 Electric Avenue



Front Yard setback of 1338 Electric Avenue is 30.5"

**PLANS INCORRECTLY SHOW NORTH WALL OF 1338 ELECTRIC AVE. AT AN ANGLE TO AND OVER THE PL
NORTH SIDE YARD WALL OF 1338 ELECTRIC AVE. IS PARALLEL TO THE PROPERTY LINE**



North wall at front yard looking East North wall to rear yard looking East



North wall looking West From Rear Corner of 1336 Electric Avenue

**PLANS INCORRECTLY SHOW NORTH WALL OF 1338 ELECTRIC AVE. AT AN ANGLE TO AND OVER THE PL
NORTH WALL OF 1338 ELECTRIC AVENUE IS PARALLEL TO AND 13.5" FROM THE PROPERTY LINE**



North wall from front yard of 1338 Electric Ave. looking East



North wall rear yard corner of 1338 Electric Ave. looking East



North wall of 1338 Electric Ave. looking West from the rear corner of 1336 Electric Ave.

**PANS INCORRECTLY SHOW NORTH WALL OF 1338 ELECTRIC AVE. IS 29' 3 3/4" LONG
NORTH WALL OF 1338 ELECTRIC AVENUE IS 28' 1/4" IN LENGTH CORNER TO CORNER**



**OVERAL HEIGHT OF EXISTING FLOOR OF 1338 ELECTRIC AVE. FROM SIDEWALK IS APPROXIMATELY 31.5"
Will new construction be from the sidewalk level or from the height of the existing floor?**



Front porch height is 27.5" front sidewalk



Front door threshold height is 4"