

KHG Board Position  
Regarding  
Planned 12 unit residential development located at 6575 W. Manchester Ave.  
dated April 16, 2014

The KHG Board of Directors, following the reports from its Architectural Committee and following Board review of the proposed development during an Executive Committee Meeting on March 31, 2014, have agreed and voted on the following:

1. The plans submitted by the developer (Jim Dreyfuss & David Reddy) dated March 26 & March 28, 2014 to the KHG office and to the Architectural Committee now sufficiently comply with the KHG DPR's regarding acceptable compliance with roof pitch.
2. An improved external articulation of the separate homes incorporating both vertical wood and glass building panels improves the external appearance of the project and is acceptable project design.
3. KHG legal counsel has informed the Board that upon careful and reasonable consideration the Board may make an exception, on a project by project basis, regarding certain specific building requirements stated in its DPR's.

In light of: A) the commercial use zoning of the subject parcel as (C2); B) the existing construction of multistory apartment complexes directly across from the subject development on the southeast and also on the northwest corner of Emerson and Manchester; and C) prior existing approval of this site as either a 15 unit single family development or in the alternative up to a 28 unit apartment complex (if designated affordable units were included), .... the Board has elected to waive the maximum 2 story requirement for residential development as stated in the DPR's, for this specific parcel. The potential for an increased resident density on the subject site, should the builder opt to develop what has already been approved for the property, is a risk the Board does not think is either reasonable nor beneficial to the residents of adjacent neighborhoods.

Within the KHG DPR's for the subject parcel, Lot 48 of Tract 13639, there is some legal uncertainty as to whether this lot may actually qualify for a 1-2 story height exemption without the need for further justification. This issue has not been resolved but the Board believes that the evaluation one or all of the items discussed in paragraph 3A-C is reasonable support for the Board's position.

### **General Comments:**

KHG has specific enforceable powers as stated in its governing documentation recorded on the title of each parcel. KHG does not however have the enforcing authority to specifically approve or disapprove such issues as traffic flow, sanitation collection, resident density or even lot overbuilding. These are all issues that do however significantly affect our Membership and our neighborhoods. Such issues must be addressed to the administrative and permitting agencies of the City of Los Angeles that do have enforcement ability. Residents of the affected neighborhoods individually and collectively have the power and can influence the enforcement of sound and legal development activity within our neighborhoods.

KHG can provide information to residents thru its committees, as it has done during the current Board term. It can organize forums for Member comment and interaction. It can facilitate Member contact with agencies and elected representative that will be able to provide support for violations that occur within the boundaries of our association. The Board has succeeded in providing just this type of vital support to a number of residents during this and during past terms.

The Board would like to make very clear that the specific issues consistently addressed regarding this project by the Architectural Committee and by the Board in its March 3, 2014 letter to the Neighborhood Council are of great concern to the Board and must be addressed prior to building permit approval. The Board's intervention has in fact resulted in significant improvement to the subject development. However, creating liability to the Board is not something the Board can sanction in this instance when it does not have specific power of enforcement over specific Member concerns that have not been adopted by the KHG operating rules.

KHG Board of Directors