

TERA

THE EAGLE ROCK ASSOCIATION



November 11, 2017

Jimmy Gorham
17250 W. Sunset Blvd., #316
Los Angeles, CA 90272

Re: 2337 Ridgeview Avenue (Case No. VTT-77189-SL)

Dear Mr. Gorham:

Thank you for your recent presentation before the board of The Eagle Rock Association. We appreciated hearing the details of your proposed subdivision and small lot development at 2337 Ridgeview Avenue.

Our understanding, from your presentation is that the project consists of demolishing three existing residential structures, subdividing the approximately 7,500 square foot property into five small lots each to have one single family dwelling ranging in size from 1,400 to 2,000 square feet.

The Eagle Rock Association is prepared to support your conditional use permit application subject to the following conditions:

- Plan Changes: The project as presented to the TERA Board will proceed consistent with the project plans presented to the Board on November 8th. Any significant changes will invalidate TERA's support.
- Sidewalk: The sidewalk in front of the property will be replaced as opposed to repaired.
- Landscaping: The two front residences will have landscaped front yards and 50% of that landscaping will consist of native plantings. Also, if possible, plants and/or trees should be added to the parkway.
- Screening: To provide privacy, planters with screening greenery will be placed on the decks of residences that face neighboring properties.
- Parking: Each unit will have a two-car garage. Overhead storage units should be included in the garage to provide additional residential storage without diminishing the parking capacity of each garage.

- Covenants, Conditions, and Restrictions (CC&Rs): CCRs will be put in place to establish rules regarding the following issues:
 - Maintenance of the common areas
 - Maintenance of the front yard and parkway
 - Maintain a uniform exterior color and style among the units
 - Shared dumpster and common trash pickup
 - Maintenance of the deck screening greenery
 - Garages to be kept clear and available for parking

Thank you again for presenting to the TERA board. We wish you success with your development project.

Sincerely,



Greg Merideth
President

cc: Kevin Ocubillo, Deputy, L.A. Council District 14
David Greene, Eagle Rock Neighborhood Council