



Catherine Palmer <council@babnc.org>

Fwd:

Travis Longcore <tlongcore@babnc.org>
To: Catherine Palmer <council@babnc.org>

Tue, Dec 13, 2022 at 11:35 AM

Please add to materials for PLU meeting tonight.

Begin forwarded message:

From: "Jayyyyy@prodigy.net" <jayyyyy@prodigy.net>
Subject: Re:
Date: December 13, 2022 at 11:28:27 AM PST
To: Travis Longcore <tlongcore@babnc.org>
Cc: Robin Greenberg <rgreenberg@babnc.org>
Reply-To: "Jayyyyy@prodigy.net" <jayyyyy@prodigy.net>

Mr. Longcore Board Members and Neighborhood Residents

Regarding my application for a mere SB-9 Lot Split where you mentioned you will be discussing my eligibility, there is no question of eligibility or any other questions from the City Agencies unless your association has their own rules and standards. Your organization is concerned mostly about setbacks and height limitations as explained to me by Ms. Greenburg.

In regards to my proposal, I am very concerned about the purpose of this Association which is funded by the City of LA Does the Bel Air Bev Crest Association represent everyone who owns property in the district or just a few who are concerned about stopping real estate development especially of vacant lots to maintain high sales prices for everyone else who already have their homes in the district especially a neighbor or two of mine who would prefer to have my large vacant lot that looks like a park in front of them with a nice view instead of possibly a house in the future.

I have owned, paid taxes and maintained my property, probably the largest property in this neighborhood (87,336 sf) for 20 years, a lot that is surrounded by housing and lots that are mostly 8000-12000 square feet (this is RE-15 Zoning which allows small lots up to 15000 sf) and only 10-20 ft apart in a very dense neighborhood but your Association funded by the City of LA is concerned more about my huge vacant lot where I am only proposing a simple splitting of my lot into one 34,934 s.f. lot and one 52,402 s.f. lot.? I can fit 7 surrounding lots on my property with this zoning designation.

The SB-9 Bill was created to help relieve the housing crisis in California especially in Los Angeles but again your association seems to be more

concerned about delaying or stopping development of vacant lots to preseve real estate prices especially for a neighbor or two for when it comes time to selling their properties. Some of my neighbors talk about the environment and preservation but its only about preserving their own high prices in the neighborhood.

This is not concern for the neighborhood but something that has been instigated by a few selfish neighbors who have already threatened me in the past as I have mentioned in my earlier emails. I am still considering a police report for harrassment.

I feel this is unfair to me or any other vacant land owner but I will still hope you will provide a just and fair-minded recommendation.

Please read my email to the board members and anyone else who attends this meeting.

I would also like to obtain a recording of your meeting when finished.

Please inform.

If I can attend I will let you know.

Regards

Jay Pirincci 917 922 5460

On Monday, December 12, 2022 at 05:46:25 PM PST, Travis Longcore <tlongcore@babnc.org> wrote:

Dear Mr. Pirincci,

Please understand, I'm not saying anything one way or another about your particular situation. But if your project is an SB9 lot split, then whether it meets the criteria to be eligible is obviously going to be discussed.

Whether you attend is up to you and would not have an impact on the discussion or any actions, so long as everything you know relative to the criteria for SB9 eligibility is already in the materials available to us from the City.

Sincerely
Travis Longcore



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council | City of Los Angeles

 (310) 247-9719  babnc.org  tlongcore@babnc.org

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On Dec 12, 2022, at 4:17 PM, Jayyyyy@prodigy.net <jayyyyy@prodigy.net> wrote:

Mr. Longcore
Help me understand. Are u assuming or saying this property is not eligible according to you or your committee. ? Why. ??? Very unusual. I ve been verbally and physically threatened by a neighbor already and now you say this.

Also If I cant appear, is that a reason to not recommend this project. ...Very unusual.

Jay Pirincci

On Monday, December 12, 2022 at 03:55:20 PM PST, Travis Longcore <tlongcore@babnc.org> wrote:

Dear Mr. Pirincci,

Not all lots are eligible for SB9 splits and without reviewing the file I would assume that SB9 eligibility of your property is one of the things that will be discussed at the meeting. You have been notified of the meeting and are welcome to attend or to send a representative.

Sincerely,
Travis Longcore



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council | City of Los Angeles

 (310) 247-9719  babnc.org  tlongcore@babnc.org

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On Dec 12, 2022, at 3:36 PM, Jayyyyy@prodigy.net
<Jayyyyy@prodigy.net> wrote:

Mr. Longcore

The details of my project is a lot being divided into two lots. There is no buildings proposed. The map shows where the middle boundary line will be. Thats the only details I have. I gave u same info in my last email. Why is this so confusing. There is no other information to give you. What are u looking for I dont understand.

Arent you recommending lot splits anymore. Its a state law.

Regards

Jay Pirincci

On Monday, December 12, 2022 at 02:40:11 PM PST,
Travis Longcore <tlongcore@babnc.org> wrote:

Dear Mr. Pirincci,

As you probably know, the Neighborhood Council is part of the City of Los Angeles and we are governed by open meeting laws. That means we do our business in public meetings and a series of emails does not fulfill our objectives. We do not hold public meetings or hearings by email chain.

Your project will be considered at the December 13th meeting whether you choose to attend or not and the public will have the opportunity to give the Neighborhood Council input, if it wishes to, on your proposed lot split. The PLU committee may then make recommendations about the proposal that would be considered by the full Board and ultimately be conveyed to the City as advice regarding this proposal.

Our work will go on regardless of whether you decide you can attend or not, but we encourage you to be present as previously discussed so that the committee and eventually the Board can be informed as to the details of your project that may not be evident from documents on file.

Sincerely,
Travis Longcore



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council | City of Los Angeles

📞 (310) 247-9719 🌐 babnc.org ✉️ tlongcore@babnc.org

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On Dec 12, 2022, at 11:41 AM,
Jayyyyy@prodigy.net
<jayyyyy@prodigy.net> wrote:

**GOOD AFTERNOON MR.
LONGCORE, MS. GREENBERG, MR.
SCHLESINGER and MS PALMER**

**RE- [8875 THRASHER AVE](#) - SB-9 LOT
SPLIT PROPOSAL LAND USE
COMMITTEE MEETING ON
DECEMBER 13**

Unfortunately due to prior commitments and travel, I do not believe I will be attending the meeting on December 13. However I do want to cooperate as much as possible. Although you have all the Information and Documents from the Building Department, Please inform your committee members and any neighborhood residents who may have any questions that I would be happy to ANSWER THEM BY RESPONDING TO THEIR EMAILS. As I have mentioned before this is a simple proposal for a SB-9 Lot Split with No Buildings proposed on a Huge 2 Acre Lot (87,336 sf.) in an RE-15 zoning neighborhood where most of the lots are less than 15,000 sf. On this lot, we can fit almost 6

neighborhood lots. I am asking for only 2 Lots at a time where there is a Housing Crises or Shortage in California which is the purpose for the SB-9 Legislation.

Please convey this information to your committe members and any neighborhood residents.

Thank you for your time.

JAY PIRINCCI 917 922 5460