



March 10, 2025

Lawrence Lantero  
3220 Thatcher Ave  
Marina Del Rey, CA 90292

**Re: Alpine House Townhomes Plat at 1857 RIVER QUEEN LN**

**Lawrence Lantero,**

This letter shall serve as the Development Review Team letter (DRT) for PL20250030 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

If you have questions, you can contact me at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) or 970.871.8280.



**Planning Review** (Reviewed By: Toby Stauffer, AICP)

See Document Mark Ups

1. FP, P2- label and define this area as common area or limited common area
2. FP, P2- indicate the extents of this common area with arrows or shading
3. FP, P2- if this is an easement, label it, if it's not use a different line type
4. these two line types should be the same if they are not easements.
5. remove setback references and setback lines
6. FP, P2- if this is an easement, label it, if it's not use a different line type
7. FP, P2- indicate the extents of this common area with arrows or shading
8. FP, P2- label and define this area as common area or limited common area
9. these two line types should be the same if they are not easements.
10. remove setback references and setback lines

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint, light blue circular stamp.

Toby Stauffer, AICP  
Senior Planner