



October 27, 2021

Lawrence Lantero
3220 thatcher ave
marina del rey, CA 90292

Re: 1857/1859 Unattached Garage (TB-21-835) at 1857 RIVER QUEEN LN

Dear Lawrence Lantero,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project.

Your proposal has generated comments that need resolution prior to November 1, 2021.

Please address each comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

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

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

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.

Please feel free to contact me at (970) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Kelly Douglas)



1. Informational: Only the proposed accessory detached garage is being reviewed with this application, PL20210083.
2. Informational: A trash storage facility is shown on the site plan. It is located in an easement and setback. This structure is not being reviewed with this application, PL20210083.
3. Section 718: While the narrative provided is a good start, additional information is needed in order to determine staff support of the requested adjustment. A separate detailed response to each individual criteria in Section 718.D is required. Please provide additional detail for the following criteria:
 - #3
 - #4
 - #6
 - #8

Consider providing additional details related to:

- Grade change within the building envelope
- Driveway slope
- Other alternatives considered
- Access
- Other dimensional standards that could be impacted such as height

Final Project Manager Review (Reviewed By: Kelly Douglas)

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas". The signature is fluid and cursive, with the first and last names clearly distinguishable.

Kelly Douglas
Senior Planner