



Public Comment Received for:
Item A: 1413 Gillespie
(PLN2022-00272)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Alison Commenter	x	

From: [Alison Commenter](#)
To: [Community Development ABRsecretary](#)
Subject: 1413 Gillespie ADU hearing
Date: Saturday, November 12, 2022 7:34:39 AM

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EXTERNAL

Dear ABR,

The plans for the proposed ADU at 1413/1419 Gillespie have the compass directions mismarked. This could be significant because there may be issues of solar access: the location and orientation to the sun matter when considering the plans and the proposed roofline that encroaches on the setback.

Note the compass rose on the plot plan. It says North but is actually pointing to the West. This is easy to verify by looking at a parcel map. Odd-numbered properties (e.g., 1413 and 1419 Gillespie) are on the southwest side of Gillespie; the fronts of the buildings face to the northeast. Look at where the plot plan's compass rose points: it is actually pointing West, roughly toward the intersection of Kowalski and Micheltorena.

Please also note that the photographs are mislabeled as to direction. For example, photo #07 says "Looking South @ rear of house." In fact, the photographer is looking northeast.

Photo #11 says "Looking North at 1413 Gillespie." The photographer is looking southwest. Even if simplified to south or west, he is not looking north.

The elevations are also mislabeled. I realize that for simplicity, when labeling elevations architects will write, for example, North rather than Northeast. But it is not acceptable to write South in lieu of Northeast.

In addition, the vicinity map is wrong: it shows the narrow bit of the flag-shaped property on Gillespie, but in fact the wide part of the lot touches Gillespie and the narrow "flag pole" touches Kowalski. It appears they have drawn the property between Chino and Gillespie, instead of between Gillespie and Kowalski. The street labels are in ambiguous positions, but the vicinity map shows 1413 Gillespie facing the intersection of Western Avenue, which is a short street off Chino Street, not Gillespie.

The alternate version of plans shown on pages S101, S102 and S103 appear to have the compass rose pointing the right way.

I am not directly affected by this ADU proposal, but I noticed the significant discrepancies in the proposal and thought you should be made aware.

Thank you.