

www.babcnc.org

SPECIAL MEETING **PLANNING AND LAND USE** **COMMITTEE AGENDA**

Tuesday, May 14, 2013
7:30-9:00pm

Les & Dorothy River Community Center
10409 Scenario Lane
Los Angeles, CA 90077

The public is welcome to speak. Meeting is being audio taped.

*We request that you fill out a **Speaker Card** to address the Council on any item on the Agenda. Comments from the public on other matters not appearing on the Agenda will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer of the Council. (As a covered entity under TITLE of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at 213 485-1360.)*

CASES TO BE CONSIDERED:

1. Call to order – Committee Member Roll Call

Name	P	A	Name	P	A
Ramin Kolahi, Chair			Done Loze		
Michael Chasteen			Gary Plotkin		
Carolyn Carradine			Carol Sidlow		
Robin Greenburg			Stephen Twining		

2. Approval of Minutes (if available)

3. Approval of Agenda, as presented or amended

4. Public Comments – On non-agenized items related to Land Use and Planning only

5. Chair Report – Ramin Kolahi

- a. Permanent Date, Time and Location of PLU Meetings
- b. Procedural Changes
 - Case Assignment
 - Case Reporting
- c. Draft Notification Policy for Applicants
- d. Ad-Hoc Standing Rules Committee Recommendations

6. New Project Review and Staff Assignments and Coding of De Minimis Cases

a. CNC Reporting – As of 5/4/13

CASE NO.	ADDRESS	DESCRIPTION	CASE TYPE
DIR-2013-1238-	9621 W ARBY	EXISTING STORY SINGLE FAMILY DWELLING WITH	DRB-DESIGN REVIEW
DRB-SPP-MSP	DR 90210	ATTACHED TWO CAR GARAGE AND NEW GUEST HOUSE	BOARD
ENV-2013-	9621 W ARBY	EXISTING STORY SINGLE FAMILY DWELLING WITH	CE-CATEGORICAL

1237-CE	DR 90210	ATTACHED TWO CAR GARAGE AND NEW GUEST HOUSE	EXEMPTION
ENV-2012-1222-MND	9643 W LAWLEN WAY 90210 10453 W	TO ALLOW TWO DWELLING UNITS WITH KITCHENS ON ONE LOT (TIED TOGETHER)	MND-MITIGATED NEGATIVE DECLARATION
ENV-2013-1201-EAF	SANDAL LANE 90077 10453 W	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND DECK	EAF-ENVIRONMENTAL ASSESSMENT ZAD-ZA
ZA-2013-1202-ZAD-ZAA	SANDAL LANE 90077	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND DECK	DETERMINATION (PER LAMC 12.27)

7. Current Case Updates

- a. Review of March 2013 Agenda – Review of all cases to categorize

8. Upcoming Hearings

CASE NO.	ADDRESS	HEARING TYPE	HEARING DATE
ZA-2012-1395-ZV-ZAA-1A	360 NORTH STONE CANYON ROAD	WEST LA PLANNING COMMISSION APPEAL	WEDNESDAY JUNE 5, 2013
ZA 2012-3559(F)			THURSDAY, MAY 30, 2013
ENV 2012-3557-CE	1553 NORTH TOWER GROVE	ZONING ADMINSTRATOR	
ZA 2012-3525 AV	76 BEVERLY PARK LANE	ZONING ADMINISTRATOR	FRIDAY, MAY 31, 2013
	1553 NORTH TOWER GROVE DRIVE	ZONING ADMINISTRATOR	THURSDAY, MAY 30, 2013
ZA 2012-3559 F			
DIR 2013-1238 DRB SPP MSP	9621 ARBY DRIVE	MULHOLLAND SCENIC PARKWAY DRB	THURSDAY, MAY 16, 2013

9. Packages Received

CASE NO.	ADDRESS
2013-41-PMEX	9100 Crescent Drive & 2460 Sunset Plaza Dr.
AA-2012-2846-WTM	9712 W. Oak Pass Road
CPC 1998-194	10701 W. Sunset Blvd
DIR 2013 291 DRB SPP MSP	8114 W. Elrita Dr.
ZA 2013 78 ZV ZAD ZAA	1423 Oriole Dr
ZA 2013-32-ZAA	901 N. Airole Way
ZA 2013-87-F	1521 N Doheny Dr
EL0455-11	1405 Meadow Drive (Wireless Antennae in Public ROW)
ZA 2013 1202 ZAD ZAA	10453 Sandal Lane

10. Proactive Projects

11. Adjournment

NEXT BABCNC PLU MEETING
June 18, 2013

Dated 4-25-19-2013

DRAFT-4-19-2013

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BABCNC STANDING RULES

Effective January 22, 2013-Except Par. 18 which is still pending and proposed additions of 4-2-2013 and changes to Par. 4 and 6. Also new par. 21 and 22

1. Roles of Governing Board Members within the Community

- a. Board Members need to be cognizant of the role they have within the community. In neighborhood and City meetings, they may acknowledge that they are BABCNC Board members; however, they must be clear when putting forth opinions or statements of fact that they are not speaking on behalf of the Governing Board, unless having been expressly designated to do so. A designated speaker shall limit oneself to policies and actions approved by the Board.
- b. Any written material (flyers, letters, etc.) as a communication from a Board Member as a designated representative of BABCNC must be approved by the board before it is sent out.
- c. Bylaws shall always take precedence over Standing Rules.
- ~~b.~~d. _____

2. Stakeholders

Shall be defined to include factual stakeholders established by the Neighborhood Council Commission, Empowerment, or the BABCNC bi-laws.

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3. Establishment of Committees

The President, or any Board member may call for the formation of a new Standing Committee or an Ad Hoc Committee at any time and nominate its members for election by a majority of the BABCNC representatives present.

4. Report by Committees

The Committee Chair or Secretary* shall file with both the office and Board Secretary, minutes of each meeting within 10 days following such committee meetings.

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5. Membership on Committees

Membership on any committee shall be voluntary. Standing and Ad Hoc Committee meetings will be open to all stakeholders. All Committees may invite others to attend as may be required to assist in the work of the Committee. Members of the public will be given an opportunity to speak at these meetings. The optimum number of members on a Committee is 5-7, but may be adjusted by the Chair.

Dated 4-25-19-2013

6. Operation of Standing Committees

The President or any member of the Board shall nominate the Chair Person and The Board shall elect the Chairperson to serve in that capacity. ~~Each Standing Committee shall elect a Chairperson from among its members.~~ The Chairperson shall serve for a term of one (1) year, unless removed earlier by a majority of the Board for cause, including illness or inability to serve, is no longer a member of the board, or until a successor is chosen. Committees shall determine how they will conduct their business. They shall report on their activities in writing at each meeting of the BABCNC. Notice will be posted 72 hours in advance of a regular meeting and 24 hours in advance of a special meeting. ~~When possible, The Chairperson or Co-chairs shall be a member of the Board. Every Board member should serve on at least one committee.~~

The President or the Board shall nominate members of the Committees, which nominations shall be ratified by the Board consistent the Bi-laws and these rules. ~~The President or the Board shall nominate members of the Standing Committees and their appointments shall be ratified by the Board.~~

The Committee Chair shall be responsible to the Board for the operation of the of the Committee consistent with the Bylaws and Standing Rules. If an Administrator is engaged for the Council, the Chair shall have the benefit of the Administrator's services to fulfill the work of the Committee.

The Standing Committee shall have ongoing jurisdiction over a specific matter. ~~The standing Committee shall not act without affirmative action of the full Board.~~

7. How Standing Committees Work:

- a. Standing Committees shall work on issues and projects raised by its members, stakeholders, referred by the Executive Committee or Governing Board, or special projects that the committee identifies as falling under its mission.
- b. Each Standing Committee shall meet monthly in a public place, in accordance with the Brown Act, within the territorial boundaries of the BABCNC ~~on a regular standing meeting night~~
- c. Each Standing Committee shall draw up a Mission Statement to be approved by the Governing Board
- d. Standing Committees shall prepare and submit agendas to the Secretary of the Board and the Council office ~~Executive Committee~~ by a prearranged schedule so that the agenda can be posted at least 72 hours in advance of meetings

8. Standing Committee Chairperson

- a. All Committee Chair ~~persons~~ agree to agendize their meetings and supply the Council office and the Executive Committee with a copy of the agenda the week before the date of the meeting so that the agenda can be noticed in the community.

[Dated 4-25~~19~~-2013](#)

- b. All Committee Chairpersons agree to supply the Executive Committee with updates on contact information of their committee members and participants in committee activities for BABNC outreach purposes.
- c. Committee chairpersons shall keep records of sign-in sheets, agendas and minutes
- d. Any committee correspondence, flyers, any written materials, etc., shall be approved by the board [before deceminated-](#)
- e. Chairpersons shall do due diligence in outreaching for committee members [and file records with the Council office.](#)
- f. Chairpersons shall promote contact-building for BABNC email list
- g. Committee chairpersons shall prepare agendas for meetings in a timely manner so that it can be posted at our posting locations and sent out by email

9. Ad Hoc Committee

Each Ad Hoc Committee will be established as a temporary committee to review and make recommendations on specific issues as directed by the Council. Its reports and recommendations will be given to the BABNC. It will comprise less than a quorum of the governing body as a whole.

10. Executive Committee

The Executive Committee is comprised of officers of the BABNC in their respective positions and the Chairpersons of the Standing Committees. The Executive Committee will meet to plan the agendas for future Council meetings and as they may be required in urgent situations. A quorum of 5 present will be sufficient to conduct business of the Executive Committee. All actions taken by the Executive Committee will be reported to the Council at its next meeting. The President shall act as Executive Committee Secretary assembling and distributing the Agenda. All matters will be decided by a majority vote of the Executive committee members present.

11. Traffic Committee

The Traffic Committee covers those issues pertaining to traffic including the flow of traffic, safety, enforcement, congestion, parking, traffic lights and related street signs within the BABNC geographic area.

12. Planning and Land Use Committee

The Planning and Land Use Committee covers those issues pertaining to hillside and land development.

13. Public Safety Committee

The Public Safety Committee covers those issues pertaining to police, fire and emergency medical services.

14. Utility Transmission, and Roads Committee

Dated 4-25~~19~~-2013

The Utility Transmission, and Roads Committee covers those issues pertaining to water, gas, electric and sewage lines; telecommunication infrastructure; and roads.

15. Parks and Open Space Committee

The Parks and Open Space Committee covers those issues pertaining to parks and open space.

16. Outreach and Education Committee

The Outreach Committee covers those issues pertaining to outreach to our communities, educational institutions and faith based organizations.

17. Parliamentary

The Parliamentary shall be, but not limited to, attending Governing Board and Executive Committee meetings, keeping adherence to time for speakers and agenda items, helping ensure that meetingS do not get bogged down, that meetings end as close to their scheduled time, is familiar with and carries a copy of the BABCNC~~UNNC~~ Bylaws and Standing Rules in order to help BABNC ~~UNNC~~ proceed accordingly, keeps meeting from straying away from the agenda, is in compliance with BABCNC Code of Civility, and is familiar with and helps keep meetings in adherence to Roberts Rules of Order.

18. Interrelationship Between Committees and Office

a. Land Use Committee—PENDING AND NOT PASSED

To coordinate the flow of the material to meet the Land Use Committee's obligation mandated by the Planning Department:

Planning Department Mandate requires all not by right applications to be first reviewed by the Neighborhood Council of the applicant's property.

1. When BABCNC (Council) receives CNC report, the CD4 and CD5 listings should be segregated from the CNC Report and distributed to all members of the Land Use Committee.
2. Shortly thereafter, if the individual files regarding the matters reported on the CNC Report have not been received, the Administrator should contact Planning and obtain a copy of the file which should contain both the Application, rationale for the request and any plans, drawings or studies.
3. When the foregoing are obtained, they should be distributed to the nearest stake holder group in whose area the property application is situated. Receipt of the underlying material of the application material by Council should be registered in a log and dated. When it is distributed to the relevant stake holder group, the outgoing date and recipient should be logged in. The stakeholder group should then report its position regarding the matter to the

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Dated 4-25~~19~~-2013

Land Use Committee. If the property is in an area of the Neighborhood Council that has no Representation, an effort should be made by Council to notify the individual stakeholders in the area of the application.

3 (a) If there is a hearing noticed, the date of the hearing should be placed on the Council calendar and both the individual stake holder group and the Land Use Committee should be notified.

3 (b) The Land Use Committee should agenzized public hearing in sufficient time for the stake holder group to conclude a position and to organize appearances of the applicants and their representatives.

4. The land Use Committee, at its meeting, should determine what action, if any, it should take and to what extent the entire Board should weigh in on the issue, and vote on any matter requiring communication with the City- All votes should be recorded by the committee and reflected in any report of the committee and sent to planning.

If a letter from the Council or Land use Committee is to be sent to Planning that initial draft of the letter needs to be prepared by Chair of the committee based on disposition made at the Land Use Committee. That Draft, and review by the President must be completed in a timely manner for the letter to appear in the file for Planning's review prior to and hearing date. A copy of the letter shall be sent to the Council Office of CD 4 and CD 5 contemporaneously with being sent to Planning.

If a request regarding a land use issue is presented to the Council, other than through application to Planning, both the Executive Committee and the Land Use Chairs should consult and coordinate a process for making a determination of whether the items should be on the Agenda of the Council or the Land Use Committee. If necessary, the Council Office and the City Attorney should be consulted.

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19. Censure

The Council can take action to publically reprimand a Board member for actions conducted in the course of Council business by censuring the Board member at a Board meeting. Censure shall be placed on the agenda for discussion and action. At the next scheduled meeting, after the request of a Board member.

20. Removal of Board Members

The Council shall consult with the Office of the City Attorney throughout and Board removal process. Board members may be removed in the following ways:

a. Petition by Stakeholders

A Board member may be removed from office by the submission of a written petition to the Secretary, which includes: i) the identity of the Board member to be removed, ii) a description, in detail, the reason for removal, and iii) the valid signatures of greater than ten percent (10%) of the Board, total number of ballots cast in the last Council election or not less than 100 Stakeholders.

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Dated 4-25-19-2013

1. Upon receipt of a written petition for removal, the Secretary shall cause the matter to be placed on the agenda for a vote of the Board at the next regular Council meeting.
2. Removal of the identified Board member requires a two-thirds (2/3) majority of the attending Board members.
3. The Board member who is the subject of the removal action shall have the right to deliver to Board members a written statement about the matter and/or speak at the Board meeting prior to the vote, but shall not be counted as part of the quorum, nor allowed to vote on the matter.

If the vote for removal is affirmative, the position shall be deemed vacant and filled via the Council's vacancy clause.

21. Attendance requirement.

Board members are required to attend at least fifty percent of all meetings, save and accept for excused absences. Attendance at committee meetings shall not be counted for this purpose.

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22. Administration by Council of requests for compliance with the California Public Records Act.

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- a. Whenever such a request is received by the Council office or any Officer or other member of the Board, the full Executive Committee should be notified so that the request will be acknowledged as an obligation requiring prompt attention.
- b. The Executive Committee will designate a person responsible to deal with the request, keeping the Executive Committee informed.
- c. When the materials requested are assembled, they should be reviewed by the member of the Board in charge of the request and reported to the Executive Committee.
- d. The Executive Committee should then determine whether this is a matter to be submitted to the City Attorney.
- e. Good management procedure then should follow up with the City Attorney so that a response can be made, to the extent required within the ten day period.
- f. A response by the Council should be made in a timely manner.
- g. All action pursuant to this paragraph shall be in compliance with the Public Records Act and Neighborhood Councils, Congress of Neighborhoods currently in effect and provided by the Office of the City Attorney—Neighborhood Council Advice Division.

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22. Conflict of Interest by Board Members

Dated 4-25~~19~~-2013

- (a) At the commencement of each Board Meeting, immediately following the vote to approve the Meeting agenda, the President (or other Officer presiding over the Meeting), shall ask each Board Member, collectively or individually, whether he or she has a potential conflict of interest with respect to any item on the approved agenda;
- (b) The President shall first ask for a show of hands of all Members present who have a good faith belief to not have a conflict with any item on the agenda;
- (c) The President shall then ask for a show of hands of all Members present who have good faith belief to potentially have a conflict with one or more items on the agenda;
- (d) If any Member affirmatively indicates by show of hand that he or she may have a potential conflict, the President shall for ask of each indicating Member the agenda item of potential conflict, and shall request that such Member recuse his or her self from the Meeting at the time the item comes before the Board;
- (e) For purposes of this Standing Rule, recusal shall mean to remove oneself from participation in the discussion, and if applicable, voting, on the matter covered by the agenda item.
- (f) Based upon the foregoing, as each agenda items comes before the Board, the President shall specifically remind each Member indicating a potential conflict with the agenda item that he or she is recused from the matter and may not participate in the discussion or vote on the matter.

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PLANNING & LAND USE COMMITTEE MEETING

Wednesday, March 20, 2013

6:00pm - 7:00 pm

Bel Air Foods Shopping Center

2323 Roscomare Road

Los Angeles, CA 90077

CO-CHAIRS CAROLYN CARRADINE AND CAROL SIDLOW

**ALL STAKEHOLDERS IN THE BEL AIR BEVERLY CREST
NEIGHBORHOOD COUNCIL AREA ARE WELCOME!**

*ALL ITEMS ON THE PLANNING AND LAND USE COMMITTEE AGENDA MAY
RECEIVE A MOTION TO SUPPORT, OPPOSE, OR TAKE NO POSITION AT
THIS TIME BY THE PLANNING AND LAND USE COMMITTEE AND BROUGHT
TO THE FULL BOARD OF THE BABCNC FOR APPROVAL BY THE BOARD.*

Speakers:

1500 Gilcrest - ZA - 2007 -5365 ZAA - ZAD - PA1, ENV -2004-4856-MND-
REC 2 - Crests Neighborhood Association representatives and stakeholders
and Applicant's reps scheduled to present.

**Certified Neighborhood Council items as provided to the BABCNC by
the Department of City Planning as of March 14, 2013 including
previous CNC properties as per the Planning and Land Use Agenda**

of February 27, 2013 and January 23, 2013

**DIR-2013-410-DRB-SPP-MSP 2671 N BOWMONT DR - 90210 -
CONSTRUCTION OF A NEW 10,984.01 SF SFD ON PARCEL C IN
CONJUNCTION WITH AA-2010-3251-PMLA DRB-DESIGN REVIEW -**

642 CLOUD Road - AA-2013-98-PMEX - LOT LINE ADJUSTMENT - PARCEL
MAP EXEMPTION

8114 Elrita Drive - DIR-2013-291-DRB - SPP- MSP - RETAINING WALLS AND
GRADING

11715 BELLAGIO - ENV-2013-CE

8500 FRANKLIN AVENUE - ZA-2011 -2784(ZAD)(ZAA) A ZONING
AMINISTRATORS' DETERMINATION TO PERMIT A ZERO-FOOT FRONT YARD
SETBACK FOR A LINEAR DISTANCE OF 2 FEET IN LIEU OF THE MINIMUM 5
FT SETBACK OTHERWISE REQUIRED. TO PERMIT A 4339 SQ FT SFD IN
LIEU OF MAX 4258 SQ FT OTHERWISE PERMITD ON A 8692 SQ FT
LOT. **(Hearing Date: Tuesday, January 15, 2013 - Up-date: ZA
Granted exemptions**

2770 ROSCOMARE ROAD- DIR-2012-3572-DRB-SPP-MSP 5,485 SQUARE
FOOT Housse WITH 704 SQUARE FOOT GARAGE AND 638 SQ FT
ACCESSORY LIVING QUARTERS. Plans Submitted.

9814 W. HYTHE CT. - DIR-2012-3516-DRB-SPP-MSP - NEW 4856 SQ FT SFD
WITH 425 SQ FT ATTACHED GARAGE ON A 16,478 SQ FT LOT. Plans
Submitted.

76 S. BEVERLY PARK LANE - ZA-2012-3525-ZV -CONVERT AN (E) KITCHEN
INTO A SERVICE/CATERERS KITCHEN AND AN (E) MAIDS LOUNGE INTO A
FAMILY KITCHEN, CREATING (2) KITCHENS IN 1 (E) SFD - ZV

1513 N FOREST KNOLL DRIVE- CHC-2012-3499-HCM(Historic Cultural
monument)

1553 N TOWER GROVE DRIVE-ENV-2012-3557-CE -
ZA-2012-3559 FENCE UNDER 8'O' IN THE FRONT YARD.

9712 W. OAK PASS ROAD - AA-2012 -2846 - WTM - WAIVER OF TRACT MAP

- CONSTRUCTION AND GRADING FOR A NEW SINGLE FAMILY HOME IN A 252,686 SQ FT LOT -ENV-2012-2847 - CE.

8940 THRASHER- ENV-2012-2788-EAF - ENVIRONMENTAL ASSESSMENT FORM

1575 HASLAM TERRACE - ZAA (OVER-IN-HEIGHT FENCE) WITHIN THE FRONT YARD SETBACK AREA IN CONJUNCTION WITH AN EXISTING TWO-(2) STORY SINGLE-FAMILY DWELLING

8283 W. SKYLINE DR - ENV-2012-2695-CE & ZA-2012-2696-CONSTRUCTION OF A FRONT WALL-FENCE AND GATE UP TO 8 FEET IN HEIGHT ALONG THE FRONT YARD

9322 W HAZEN DR - DIR-2012-2559-DRB-SPP-MSP CONSTRUCTION OF A PROPOSED 7,046-SQUARE-FOOT, 2-STORY OVER BASEMENT SINGLE-FAMILY DWELLING WITH ATTACHED SWIMMING POOL AND SPA AND 3-CAR GARAGE.

9326 W HAZEN DR - DIR-2012-2556-DRB-SPP-MSP 6530-SQUARE-FOOT, 2-STORY OVER BASEMENT WITH ATTACHED POOL AND SPACE AND 3-CAR GARAGE AND A 680 SQUARE-FOOT 2-STORY GUEST HOUSE -

9550 W. HEATHER ROAD - AA-2012-2472-WTM - GRADING & NEW RETAINING WALL IN CONJUNCTION WITH DEMOLITION OF EXISTING POOL HOUSE & CONSTRUCT NEW 2 STORY POOL HOUSE -- WTM-WAIVER OF TRACT MAP -

901 N. AIROLE WAY - ZA-2013 -32 - ZAA - CONSTRUCTION, USE AND MAINTNEANCE OF AN 170 SQ FT ACCESSORY BUILDING AND A FENCE AND HEDGE WITH A HEIGHT RANGING FROM 6-14'

1521 N. DOHENY DRIVE - ZA-2013-87-F CONSTRUCTION OF AN OVER-IN-HEIGHT FENCE IN THE FRONT AND SIDE YARD SET BACK

1423 N. ORIOLE DRIVE - ZA-2013-78-ZV-ZAD-ZAA - GUARD HOUSE/TRASH ENCLOSURE AND TWO ELEVATED WOOD DECKS

2460 SUNSET PLAZA DRIVE - AA-2013-41 - PMEX AND CE -LOT LINE ADJUSTMENT

2590 WALLINGFORD DRIVE -AA-2013-91-PMLA - PRELIMINARY PARCEL MAP

1400 N VISTA MORAGA - AA-2012-2521-WTM - VARIOUS ADDITIONS TO 1ST. FL. AND 2ND. FL. AT POOL HOUSE, ADDITION TO 1ST. AND 2ND. FL AT MAIN RESIDENCE, CONVERSION OF ATTIC SPACE TO HABITABLE SPACE, ADDITION TO GARAGE AND ADDITION OF COVERED PORCH WTM-WAIVER OF TRACT MAP

2047 DESFORD DR. - ZA-2012-2853 - LOT LINE ADJUSTMENT RESULTING IN REDUCED LOT AREA OF 12,577.47 SQUARE FEET IN LIEU OF EQUIRED 15,000 SQUARE FOOT FOR PARCEL 7 OF AA-2012-304-PMEX.

2153 GROVELAND DR. - ZA-2012-2822 - ZAD - ZAA EXEMPTION TO NOT TO IMPROVE ROADWAY, ADJUSTMENT TO USE 10% TO INCREASE SQUARE FOOTAGE BEYOND MAXIMUM BUT NOT TO EXCEED 2,400 Sq. ft.

1805 N. FRANKLIN CANYON DRIVE - ENV-2012-1348-CE, ZA-2012-1347-F - EXEMPTION FOR ADDITION OF STEEL AND WOOD FENCE WITH A LINEAL DISTANCE OF 110 FT. ON EXISTING BLOCK WALL

2600 N. SUMMITRIDGE DRIVE - DIR-2012-1433-DRB-SPP-MSP, ENV-2012-1439-CE - EXEMPTION FOR CONSTRUCTION OF 5,989 SQ. FT. GUEST HOUSE ADDITION WITH BASEMENT

1330 Davies Drive and 1328 Davies Drive - AA-2013-624- PMEX
Lot line adjustment at common side yard

11475 Thurston Circle - ZA-2013-628-ZAD - 775 sq ft adition to a one family dwelling, 160 lineal feet of yard retaining walls varying from 0'-6' in height; 220 cubic yards of balanced out and fill for site leveling.

Notice of Hearings:

April 4, 2013 - 1458 North Blue Jay Way - ZA-2012-3125-F
9:00 am - Los Angeles City Hall, Room 1020

April 4, 2013 - 2153 Groveland - ZA-2012-2822 (ZAA) (ZAD)
9:30 am - Los Angeles City Hall, Room 1020

April 1, 2013 - 2301 Kimridge - ZA-2012-1758(ZAA) (ZAD) (SPP)(MSP)
1:00 pm Marvin Braude San Fernando Valley - Constiuent Services Center

**UP-DATE/Notice received regarding previously agendized property-
Status report**

1400 LINDA FLORA- AA-2012-WTM - APPROVAL OF GRADING PLANS -
WAIVER OF TENTATIVE TRACT MAP - STEVE TWINING

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2013-42-CE</u>		Existing Zone <u>R1-1/RE15-1-H</u>		District Map <u>50B169</u>
APC <u>CENTRAL</u>		Community Plan <u>HOLLYWOOD</u>		Council District <u>4</u>
Census Tract <u>1943.00</u>	APN <u>5563031009</u>	Case Filed With [DSC Staff] <u>JMA</u>	Date <u>1/7/13</u>	

CASE NO. 2013-41 - PMEX

APPLICATION TYPE Lot Line Adjustment
(zone change, variance, conditional use, tract/percol map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 9100 Crescent Drive & 2460 Sunset Plaza Dr. Zip Code 90046
 Legal Description: Lot D (portion of) Block _____ Tract Lookout Mountain Park
 Lot Dimensions Various Lot Area (sq. ft.) Various Total Project Size (sq. ft.) 201,119

2. PROJECT DESCRIPTION

Describe what is to be done: Lot Line Adjustment between properties located at 9100 Crescent Dr. (APN: 5563-032-006) and 2460 Sunset Plaza Dr. (APN: 5563-031-006 & -009).

Present Use: Vacant - Single Family Residence Proposed Use: Vacant - Single Family Residence
 Plan Check No. (if available) _____ Date Filed: _____
 Check all that apply: ☐ New Construction ☐ Change of Use ☐ Alterations ☐ Demolition
☐ Commercial ☐ Industrial ☐ Residential ☐ Tier 1 LA Green Code
 Additions to the building: ☐ Rear ☐ Front ☐ Height ☐ Side Yard
 No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>	
ENV No. <u>2013-42-CE</u>	Existing Zone <u>R1-1/RE1S-1-H</u>
APC <u>CENTRAL</u>	Community Plan <u>HOLLYWOOD</u>
Census Tract <u>1943.00</u>	APN <u>5563031009</u>
Case Filed With [DSC Staff] <u>JPM</u>	Date <u>1/7/13</u>
District Map <u>150B169</u>	
Council District <u>4</u>	

CASE NO. 2013-41 - PMEX

APPLICATION TYPE Lot Line Adjustment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 9100 Crescent Drive & 2460 Sunset Plaza Dr. Zip Code 90046
 Legal Description: Lot D (portion of) Block _____ Tract Lookout Mountain Park
 Lot Dimensions Various Lot Area (sq. ft.) Various Total Project Size (sq. ft.) 201,119

2. PROJECT DESCRIPTION

Describe what is to be done: Lot Line Adjustment between properties located at 9100 Crescent Dr. (APN: 5563-032-008) and 2460 Sunset Plaza Dr. (APN: 5563-031-008 & -009).

Present Use: Vacant - Single Family Residence Proposed Use: Vacant - Single Family Residence
 Plan Check No. (if available) _____ Date Filed: _____
 Check all that apply:
☐ New Construction ☐ Change of Use ☐ Alterations ☐ Demolition
☐ Commercial ☐ Industrial ☐ Residential ☐ Tier 1 LA Green Code
 Additions to the building:
☐ Rear ☐ Front ☐ Height ☐ Side Yard
 No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Alan Field Company Gunston Partners, LLC
 Address: 361 N. Gunston Dr. (APN: 5563-032-008) Telephone: (310) 480-7575 Fax: (315) 703-7918
Los Angeles Zip: 90049 E-mail: alanfield@verizon.net

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information Robert R. Sims, P.E. Company Land Design Consultants, Inc.
 Address: 2700 E. Foothill Blvd., #200 Telephone: (626) 578-7000 Fax: (626) 578-7373
Pasadena Zip: 91107 E-mail: rsims@ldcla.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attach, set aside, void or annul any approval given as a result of this Application.

Signature: _____

Print: ALAN FIELD

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

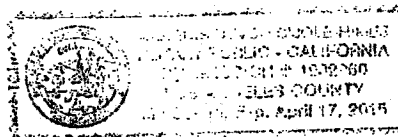
On January 3, 2013 before me, Margaret Decker Byrne-Hinos Notary Public

(Insert Name of Notary Public and Title)
 personally appeared Alan Field, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature (Seal)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>3507 -</u>	Reviewed and Accepted by <u>[Signature]</u> [Project Planner]	Date <u>1/7/13</u>
Receipt No. <u>9903</u>	Deemed Complete by _____	Date _____

4. OWNER/APPLICANT INFORMATION

Applicant's name Paul & Gigi Shepherd Company _____
 Address: 2460 Sunset Plaza Dr. (APN:5563-031-008,009) Telephone: (323) 650-1200 Fax: () _____
Los Angeles Zip: 90069 E-mail: successnow@roadrunner.com

Property owner's name (if different from applicant) same as applicant
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information Robert R. Sims, P.E. Company Land Design Consultants, Inc.
 Address: 2700 E. Foothill Blvd., #200 Telephone: (626) 578-7000 Fax: (626) 578-7373
Pasadena Zip: 91107 E-mail: rsims@ldcla.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signatures:

Print:

PAUL SHEPHERD

ALL-PURPOSE ACKNOWLEDGMENT

Gigi Shepherd

State of California

County of LOS ANGELESOn 01.03.13

before me,

JASON MIRZA NOTARY PUBLIC

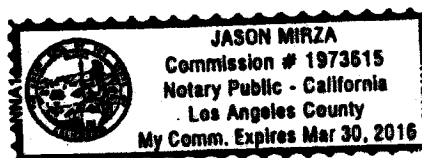
(Insert Name of Notary Public and Title)
 personally appeared PAUL SHEPHERD & GIGI SHEPHERD who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

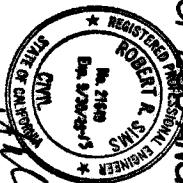
Planning Staff Use Only

Base Fee <u>3507 -</u>	Reviewed and Accepted by [Project Planner] <u>JAV.</u>	Date <u>1/7/13</u>
Receipt No. <u>9903</u>	Deemed Complete by	Date

SCALE 1"=80'

LOT LINE ADJUSTMENT

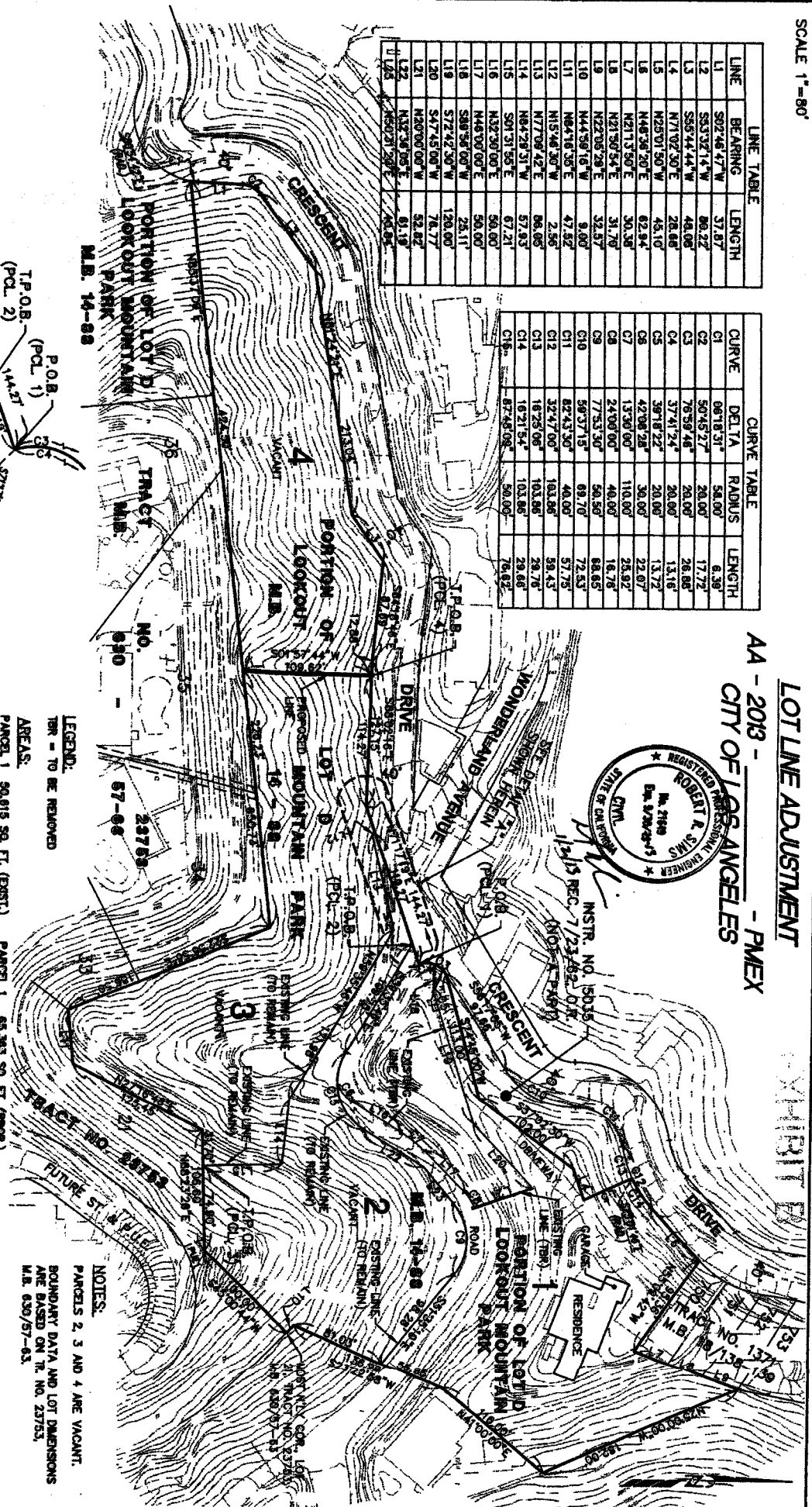
AA - 203 - PMEX
CITY OF LOS ANGELES



INSTR. NO. 15015
7/23/62, 10/17/62, 1/23/63, 4/19/63
(NOS. 1-497)

LINE	BEARING	LENGTH
L1	S82°46'47"W	37.87
L2	S53°32'14"W	80.22
L3	S85°44'44"W	48.08
L4	N71°02'30"E	28.68
L5	N25°01'50"W	45.10
L6	N48°36'20"E	62.94
L7	N21°13'50"E	30.38
L8	N21°30'54"E	31.78
L9	N22°08'28"E	32.57
L10	N44°38'16"W	9.80
L11	N64°16'35"E	47.82
L12	N15°48'30"W	2.56
L13	N77°08'42"E	86.05
L14	N64°29'31"W	57.85
L15	S01°31'55"E	67.21
L16	N32°30'00"E	50.00
L17	N44°00'00"E	50.00
L18	S88°56'00"W	28.11
L19	S72°42'30"W	120.00
L20	S47°45'00"W	78.77
L21	N20°00'00"W	52.82
L22	N32°36'05"E	61.19
L23	N60°31'20"E	40.85

CURVE	DELTA	RADIUS	LENGTH
C1	68°18'31"	54.00'	6.39'
C2	50°45'27"	20.00'	17.72'
C3	76°59'48"	20.00'	26.88'
C4	37°41'24"	20.00'	13.16'
C5	39°18'22"	20.00'	13.72'
C6	42°08'28"	30.00'	22.67'
C7	13°30'00"	110.00'	25.82'
C8	24°09'00"	40.00'	16.76'
C9	77°53'30"	50.00'	68.05'
C10	59°37'15"	69.70'	72.53'
C11	82°43'30"	40.00'	57.75'
C12	32°47'00"	103.86'	58.43'
C13	16°25'00"	103.86'	28.76'
C14	16°21'54"	103.86'	29.68'
C15	87°45'00"	50.00'	76.02'



M.B. 14-88

LEGEND:
TBR - TO BE REMOVED

NOTES:
PARCELS 2, 3 AND 4 ARE VACANT.
BOUNDARY DATA AND LOT DIMENSIONS ARE BASED ON T.R. NO. 23763, M.B. 630/57-63.

AREAS:
PARCEL 1 50,615 SQ. FT. (EXIST.)
PARCEL 2 37,361 SQ. FT. (EXIST.)
PARCEL 3 54,824 SQ. FT. (EXIST.)
PARCEL 4 14,748 SQ. FT. (EXIST.)
ZONING (EXIST. AND PROP.):
PARCEL 1: RE1B-1-H
PARCEL 2: RE1B-1-H
PARCEL 3: RE1B-1-H
PARCEL 4: RE1B-1-H
CITY DISTRICT MAP: 150 B 169

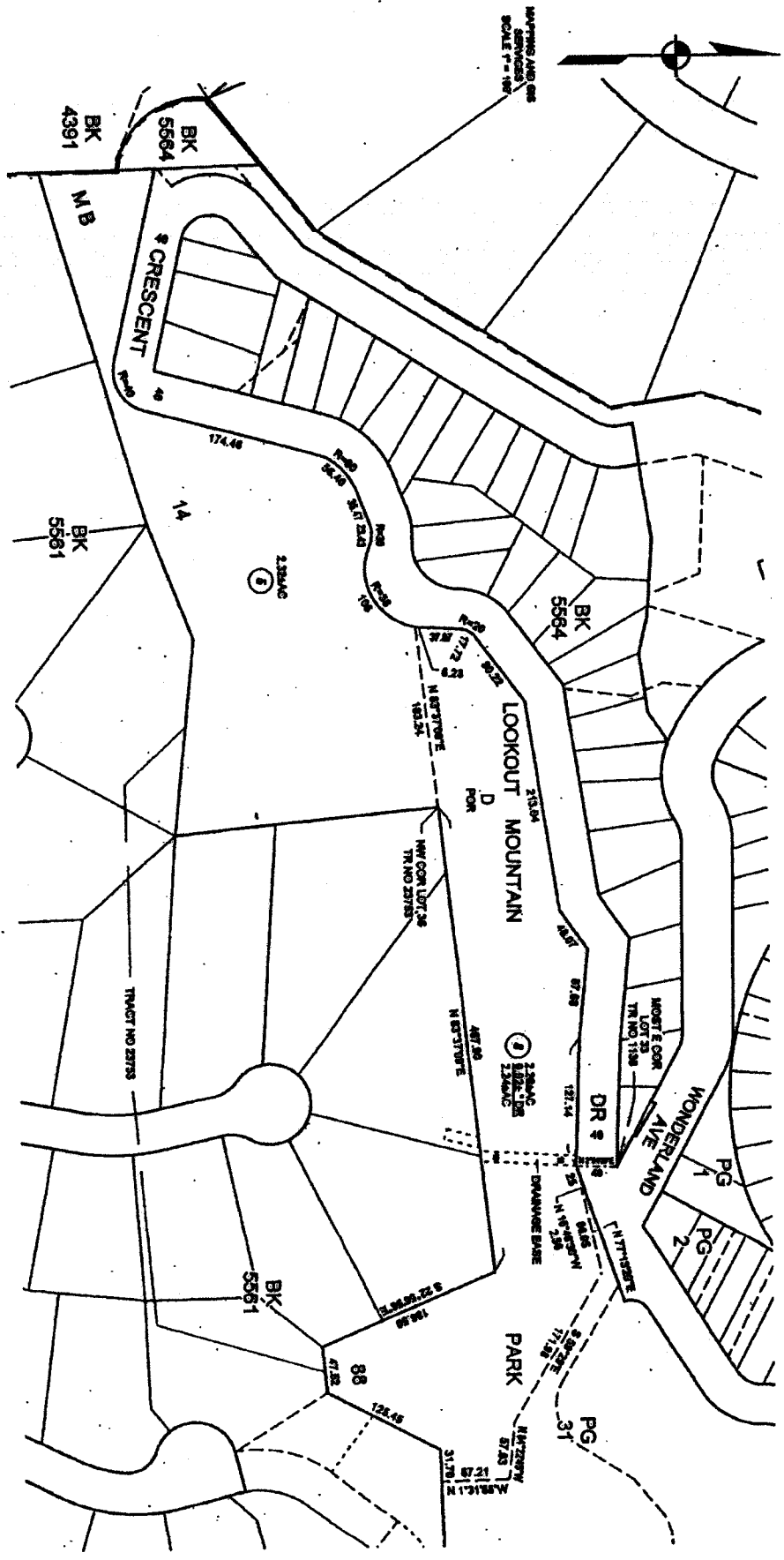
ENGINEER/SURVEYOR/AGENT:
LAND DESIGN CONSULTANTS, INC.
SUITE 200
PASADENA, CA. 91107
TEL: 628 578

OWNERS AND ADDRESSES:
PARCELS 1-2 PAUL & GIG SHEPHERD
2460 SENECA PLAZA DR.
LOS ANGELES, CA 90046
APN: 5583-03-008 & 5583-03-009
PARCELS 3-4 GUNSTON PARTNERS LLC
381 N. GUNSTON DRIVE
LOS ANGELES, CA 90046
APN: 5583-032-008

DETAIL "A"
NOT TO SCALE

AA 203-61

2007



AA 2013-41 - PMEX

**CITY OF LOS ANGELES - DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION**

PUBLIC HEARING

ASSOCIATE ZONING ADMINISTRATOR

THURSDAY, MAY 30, 2013

WEST LA MUNICIPAL BUILDING, 1645 CORINTH AVENUE, SECOND FLOOR

9:30 A.M.

**ZA 2013-0659(CUW)
ENV 2013-660-CE**

JoJo Pewsawang

**Sprint
10250 Santa Monica Boulevard
West Los Angeles Planning Area
Conditional Use**

10:00 A.M.

**ZA 2012-3559(F)
ENV 2012-3557-CE**

Kinikia Gardner

**Peter Micelli
1553 North Tower Grove Drive
Bel Air-Beverly Crest Planning Area
Fence Height**

10:30 A.M.

**ZA 2013-0778(CUB)
ENV 2013-779-CE**

Heather Bleemers

**Candrew, LLC
22 East Washington Boulevard
West Los Angeles Planning Area
Conditional Use**

11:00 A.M.

**ZA 2012-3431(ZAA)(SPP)
ENV 2012-3432-CE**

Antonio Isaia

**Lot 13, Block 17, LLC
127 Via Marina
Venice Planning Area
Zoning Administrator's Adjustment and
Specific Plan Project Permit**

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
GEORGE HOVACQUIMIAN
ROBERT LESSIN
DANA M. PERLMAN
BARBARA ROMERO
VACANT
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YLIAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

February 15, 2013

Gary Safady (A)(O)
9663 Santa Monica Boulevard, Suite 406
Beverly Hills, CA 90210

Leonard Listen (R)
889 Pierce Court, Suite 101
Thousand Oaks, CA 91360

Department of Building and Safety

Case No. AA-2012-2846-WTM
**APPROVAL OF GRADING PLANS -
WAIVER OF TENTATIVE MAP**
CEQA: ENV-2012-2847-CE
Location: 9712 W. Oak Pass Road
Council District: 5
Plan Area: Bel Air - Beverly Crest
Neighborhood Council: Bel Air-Beverly Crest
Plan Land Use: Minimum Residential
Zone(s): RE40-1-H
District Map: 153B157

Pursuant to Los Angeles Municipal Code Section 91.7006.8.2, I hereby WAIVE:

the filing of a tentative tract map for grading on a lot in a hillside area having in excess of 60,000 square feet of lot area.

This determination is based on the following findings:

1. **The Subdivision Map Act does not otherwise require a tentative or parcel map for the project.**

The subject property is comprised of an approximately 28 acre site developed with a single family residence. The proposed project will consist of the demolition of the existing two-story single family residence and adjacent ancillary improvements. The existing residence was severely damaged by a fire to the extent it cannot be repaired. A new single family residence and ancillary improvements will eventually be constructed on the near level pad area currently occupied by existing structures and improvements. Associated with grading will be construction of retaining walls to accommodate the pad area, provide for the appropriate and required Fire Department access, and proper site drainage.

Grading on site will require the cut of approximately 18,464 cubic yards of earth, and fill of 19,355 cubic yards of earth. In order to accomplish the final grading, 890 cubic yards of earth will be imported to the site. At the present time there is no request before the City to subdivide the current property or adjustments to property lot lines which is otherwise the primary reason that a tentative tract or parcel maps is required. The purpose of the grading is to allow site preparation for future construction of a single family dwelling to replace the existing damaged home.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff] Date

CPC 1998-194

CASE No. _____

APPLICATION TYPE Plan Approval for CPC-98-0194 CUC

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project	<u>10701 W. Sunset Blvd.</u>	Zip Code	<u>90077</u>
Legal Description: Lot	<u>FR 23</u>	Block	<u>NONE</u>
		Tract	<u>Rancho San Jose de Buenos</u>
Lot Dimensions		Lot Area (sq. ft.)	
		Total Project Size (sq. ft.)	<u>537 SF</u>

2. PROJECT DESCRIPTION

Describe what is to be done: Construct a new 537 SF golf teaching facility on an existing golf course

Present Use:	<u>Golf course/ recreational open space</u>	Proposed Use:	<u>Golf course/ recreational open space</u>
Plan Check No. (if available)		Date Filed:	
Check all that apply:	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
No. of residential units:	Existing _____	To be demolished _____	Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 M
Plan Approval for a previously approved Conditional Use Permit to allow the construction of a one-story, 537 SF, new golf teaching facility within an existing golf course on property zoned A1-1XL

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

CPC-98-0194 CUC; MND-98-0206 CUZ; approved pursuant to LAMC 12.24.N.26 (a)&(b)

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2013-290 CE</u>	Existing Zone <u>RE 15-1</u>	District Map <u>156B173</u>
APC <u>South Valley</u>	Community Plan <u>Bel-Air- Beverly Crest</u>	Council District <u>4</u>
Census Tract <u>2611.01</u>	APN <u>5565-003-028</u>	Case Filed With [DSC Staff] <u>AK CHEN</u>
		Date <u>2/1/13</u>

CASE NO. DIR 2013 291 DRB app prep

APPLICATION TYPE Mulholland Scenic Parkway Specific Plan

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8114 W. Elrita Dr. Zip Code 90046
Legal Description: Lot _____ Block _____ Tract SEE ATTACHED LEGAL
Lot Dimensions Irregular Lot Area (sq. ft.) 32,610 Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: The proposed project consists of (2) stepped retaining walls 10' high offset by a minimum of 3 feet, having a total length of approximately 153 lineal feet. New 12' wide driveway. Grading of site to consist of 800 cubic yards of cut and 100 cubic yards of fill. Total export of 700 cubic yards of dirt.

Present Use: SFD Proposed Use: Same

Plan Check No. (if available) N/A Date Filed: _____

Check all that apply: ☒ New Construction ☐ Change of Use ☐ Alterations ☐ Demolition
☐ Commercial ☐ Industrial ☒ Residential ☐ Tier 1 LA Green Code
Additions to the building: ☐ Rear ☐ Front ☐ Height ☐ Side Yard
No. of residential units: Existing 2 To be demolished 0 Adding 0 Total 2

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 11.57.C
Mulholland Scenic Parkway Specific Plan, to permit (2) stepped retaining walls 10' high offset by a minimum of 3 feet having a total length of approximately 153 lineal feet. New 12' wide driveway. Grading of site to consist of 800 cubic yards of cut and 100 cubic yards of fill. Total export of 700 cubic yards of dirt.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

DIR 2013 291

6. Public Hearing: Visible Cases –

A. Continued – None

B. New - None

7. Public Hearing: Non-Visible Cases –

A. Continued

DIR-2012-2903-DRB-SPP-MSP, 21327 Las Pitas Street [CD 3] – Construction of a new 1,293 square-foot single-family house (including garage) on a 2,611 square-foot lot. The proposed project's maximum height is 27 feet. The project is located in the Outer Corridor and in the Girard Tract, downslope, and not visible from Mulholland Drive. [City Planning Staff – TH]

B. New

- I. DIR-2013-291-DRB-SPP-MSP, 8114 W Elrita Drive [CD 4] – Construction of two stepped retaining walls, each up to ten feet in height and offset by at least three feet. The walls will be approximately 153 lineal feet. The walls will allow for a new driveway to provide access to an existing house on a 32,610 sq. ft. lot. The project requires 800 cubic yards of cut, 100 cubic yard of fill, and 700 cubic yards of export. The project is located in the Outer Corridor, downslope, and not visible from Mulholland Drive. [City Planning Staff – TH].**

8. Next meeting – Thursday, March 7, 2013

9. Adjourn

*** The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker.**

Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must:

- 1. Conduct all quorum meetings in public; and**
- 2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on Meeting/Hearing/Environmental.**

Department of City Planning

**Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Blvd., Suite 430
Los Angeles, CA 91401
Internet: <http://lacity.org/pln>**

MATERIALS SUBMITTED FOR THE ABOVE REFERENCED CASES ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AT THE ABOVE ADDRESS.

For additional information, please contact Tom Henry at 818-374-9904 or tom.henry@lacity.org



Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401-2709



**NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY
DESIGN REVIEW BOARD**

*Alan Kishbaugh, Chair, Joan Krieger Hoffman, Vice Chair
Gene H. Klow, Toni Lewis, Jack Dawson, Michael Kaufman*

DATE: Thursday, May 16, 2013
TIME: 6:30 PM
PLACE: MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 Van Nuys Boulevard, Van Nuys, California 91401
First Floor Public Meeting Room 1A (Corner of Van Nuys & Sylvan, see map on back page)
Parking is available after 6:00 PM at the Marvin Braude Building underground garage.

POLICY FOR PUBLIC HEARINGS.

The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE BOARD MUST COMPLETE A SPEAKER'S REQUEST FORM, WHICH IS MADE AVAILABLE AT THE HEARING, AND SUBMIT IT TO STAFF.**

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Planning Department, Mulholland Specific Plan staff, 6262 Van Nuys Blvd., Suite 351, Van Nuys, CA 91401, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at anytime during this meeting or during the next regular meeting.

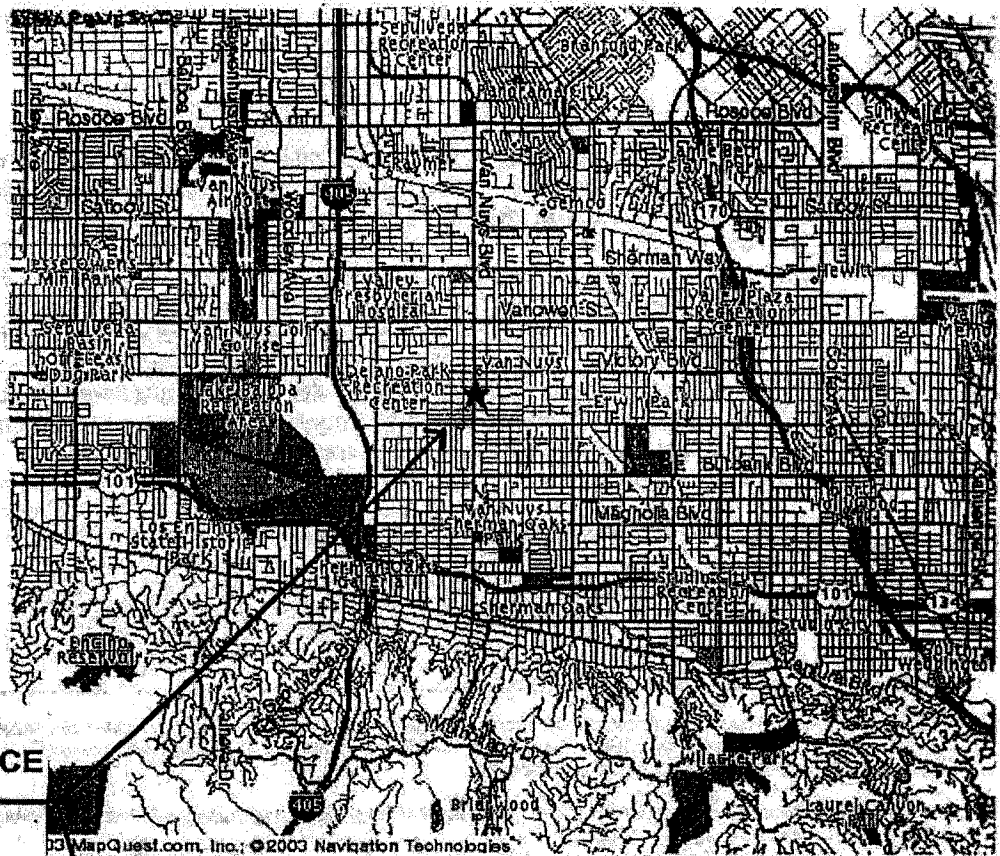
1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out of the order listed.)
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing: Preliminary Review – None
6. Public Hearing: Visible Cases –

A. Continued –

DIR-2013-554-DRB-SPP-MSP, 3650 N Sapphire Drive [CD 5] – Potential demolition of 150 square feet at the rear of an existing 2,132 square foot single-family house (excluding garage), and the construction of a 1,600 square-foot, second-story addition on a 21,697 square-foot lot. The proposed project's maximum height is 25 feet six inches. The project requires no grading. Related Environmental: ENV-2013-553-CE. The project is located in the Outer Corridor, is downslope, and is

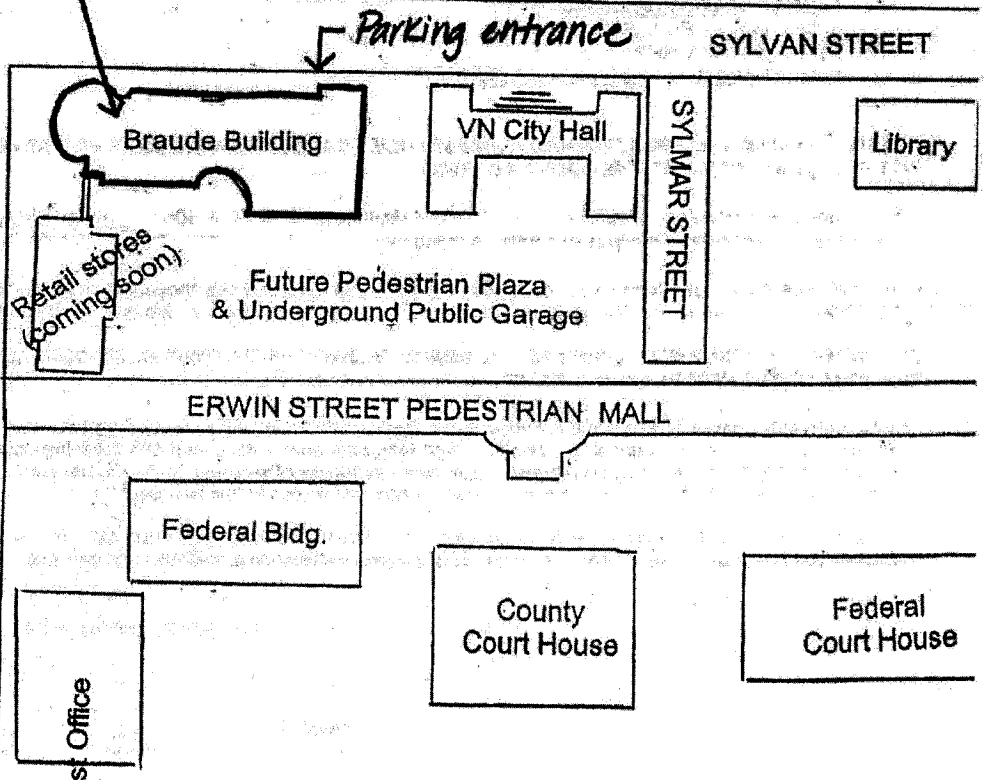
**MARVIN BRAUDE
CONSTITUENT SERVICE
CENTER**

6262 Van Nuys Blvd.
Van Nuys, CA 91401



FOOD
Le Fun Café - Chinese - Subway - Happy Dog

VAN NUYS BLVD.



visible from Mulholland Drive. [City Planning Staff – CS]

B. New – None

7. Public Hearing: Non-Visible Cases –

A. Continued- None

B. New-

DIR-2013-1238-DRB-SPP-MSP, 9621 Arby Drive [CD 5] – Construction of a new 326 square-foot addition to an existing 2,687 square-foot single-family residence and the construction of a new 759 square-foot second dwelling unit on a 21,624 square-foot lot. The proposed project's maximum height is 27 feet 10 inches. The project requires 60 cubic yards of cut, and 60 cubic yards of export. Related Environmental: ENV-2013-1237-CE. The project is located in the Outer Corridor, is downslope, and is not visible from Mulholland Drive. [City Planning Staff – CS].

8. Next meeting – Thursday, June 6, 2013

9. Adjourn

* The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker.

Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must:

1. Conduct all quorum meetings in public; and
2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on Meeting/Hearing/Environmental.

Department of City Planning

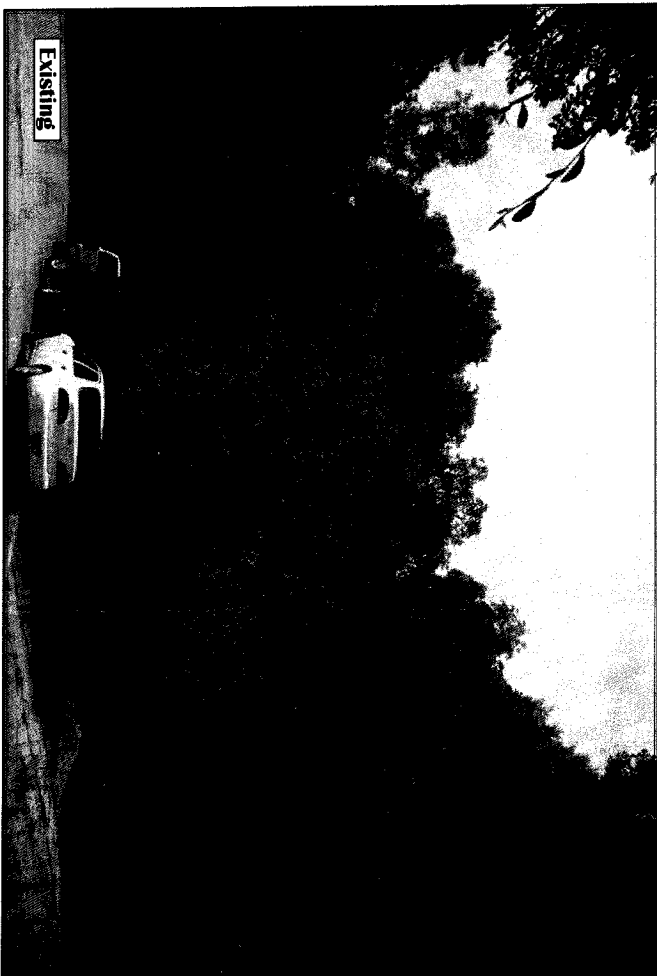
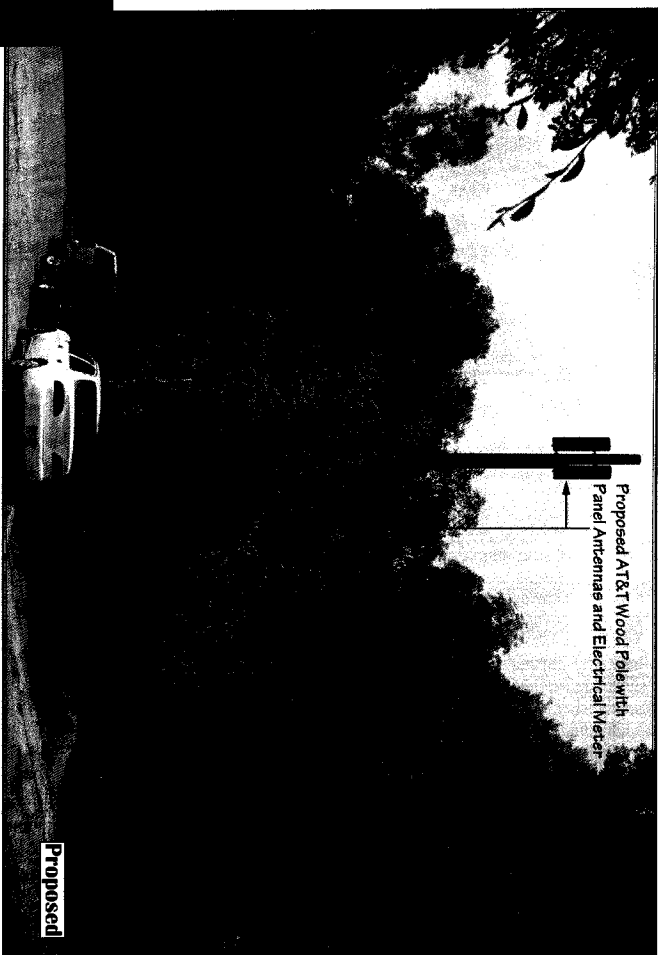
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Blvd., Suite 430
Los Angeles, CA 91401
Internet: <http://lacity.org/pln>

MATERIALS SUBMITTED FOR THE ABOVE REFERENCED CASES ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AT THE ABOVE ADDRESS.

For additional information, please contact Courtney Schoenwald at 818-374-9904 or courtney.schoenwald@lacity.org

EL0455-11

1405 Meadow Dr., Unit Cel 1 ~ Los Angeles, CA 90210



View 2

View Notes:
Looking south at proposed project



Applicant

Cgs *cable engineering services*
PRESCOTT COMMUNICATIONS INC.
10640 SEPULVEDA BLVD., SUITE 1
MISSION HILLS, CA 91345
(818) 898-2352 FAX (818) 898-9186

Contact



Prescott Communications Inc.

May 3, 2013

Bel Air – Beverly Crest Neighborhood Council
P.O. Box 252007
Los Angeles, CA 90025

**Subject: INSTALLATION OF AN ABOVE GROUND FACILITY (AGF)
AT&T Mobility “EL0455-11” located at 1405 Meadow Drive
U PERMIT LOG #2012004603**

Dear Property Owner(s)/Board Member and/or Council District Representative:

AT&T Mobility is submitting an application with the Los Angeles Bureau of Engineering staff to install new wireless installations in the public right-of-way (ROW) in your neighborhood. The intent of this letter and the materials enclosed is to provide you with information regarding the proposed wireless installation that is near your property referenced below.

The wireless facility that AT&T Mobility proposes to construct, operate, and maintain within the public ROW, as verified by County records and an engineer's field survey, includes the following equipment: a new forty-three foot above grade wood utility pole with two (2) four foot five inch (4'-5") antennas flush mounted to the pole, one Flexwave ADC microcell unit (50.2" X 12.15" X 10.125") to be mounted on the pole, and one (1) 20" X 17" X 48" ground mounted Myers electrical meter pedestal. The installation of the project is to take place entirely within the public ROW. Please find enclosed a photo rendering and a site plan of the proposed installation for your review.

The proposed facility is located within the public ROW, not on private property. Because AT&T Mobility's facility is to be located in the public ROW, AT&T Mobility has broad statewide franchise rights under Public Utilities Code sections 7901 and 7901.1. Those rights restrict local government to regulate only the time, place, and manner of ROW access so as to not unreasonably obstruct travel. AT&T Mobility will be filing a formal application with the City of Los Angeles Bureau of Engineering (BOE) under the City's Above Ground Facilities (AGF) Ordinance for the proposed facility. This application includes a request for a height variance.

AT&T EL0455-11

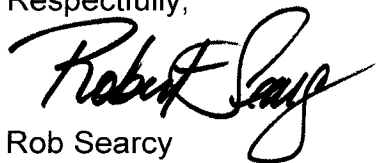
Section 704 of Title 7 of the Federal Telecommunications Act of 1996 (effective February 8, 1996), contains the following language: "IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Any concerns regarding health risks for this proposed facility should be directed to the Federal Communications Commission – Office of Engineering and Technology – 445 12th Street S.W. – Washington, DC 20554 – (202) 418-2464 – Toll free number 1-888-CALL FCC, www.fcc.gov/oet/rfsafety.

The City requires all applicants to notify the property owners of adjoining and abutting parcels to the proposed facility, as well as those parcels across the ROW from the adjoining and abutting parcels. As owner or agent for such a parcel, you are being given the opportunity to provide input on the application prior to the BOE making a determination. The BOE and AT&T Mobility are interested in receiving input on the following issues: alternative type or location of landscaping, additional or less landscaping, and alternative color usage. Please direct any comments to:

Mr. Jeff LaDou
City of Los Angeles
Bureau of Engineering – Central District
AGF Group, Central District Office
201 N. Figueroa Street, Suite 770
(213) 482-7467

In addition to contacting the BOE, you may also direct any questions or concerns you may have, prior to or during construction, to me, at (818) 898-2352, or via electronic mail to Rob.Searcy@cableeng.com.

Respectfully,



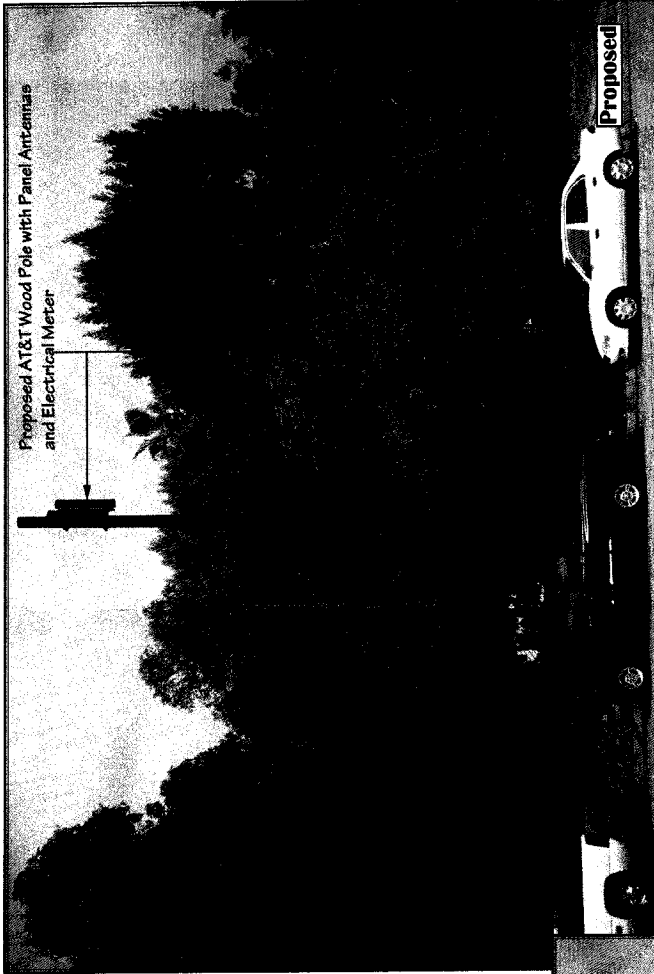
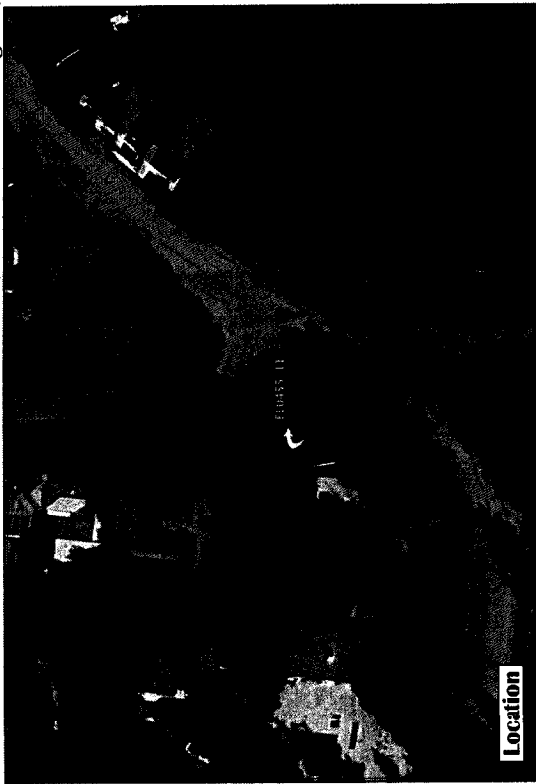
Rob Searcy

Enclosures: Photo Rendering
Site Plan

CC: City Council District 5, Paul Koretz

EL0455-11

1405 Meadow Dr., Unit Cel 1 ~ Los Angeles, CA 90210



View 1

View Notes:
Looking west at proposed project



at&t

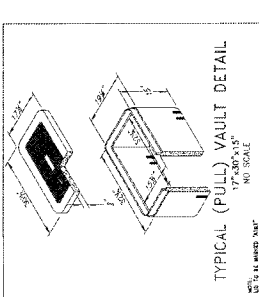
ces cable
engineering
services

PRESCOTT COMMUNICATIONS INC.

10640 SEPULVEDA BLVD, SUITE 1
MISSION HILLS, CA 91345
(818) 898-2352 FAX (818) 898-9186

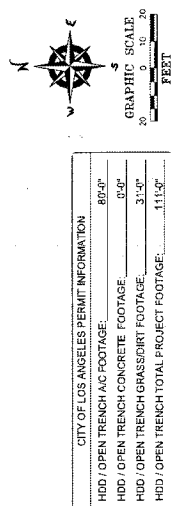
Applicant

Contact

[illegible]

UNDERGROUND UTILITIES NOTE:
THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

ITEM #	DESCRIPTION
61-00	EXIST. LADWP. 1" W/AVOULE TO WATERS ELECTRICAL METER FEEDSIAL
1-3"	SCH. 40 PVC COND. (L.A.D. WP)
1-3"	SCH. 40 PVC COND. (TO BE PERMITTED UNDER SEPARATE PERMIT)
12-0"	WATERS ELECTRICAL METER FEEDSIAL TO SITE POLE
1-2"	SCH. 40 PVC COND. (A1&T MANDRE PMP)
62-00	EXIST. A1&T W/AVOULE #117 TO (PULL) W/AVT
1-3"	SCH. 40 PVC COND. (A1&T FIBER)
16-0"	(PULL) W/AVT TO SITE POLE
1-2"	SCH. 40 PVC COND. (A1&T FIBER)



DOORS



1-800-227-2600
CALL BY TICKET AND NAME
ACTIVE FOR 90
MINUTES

—ADMISSIONS STAFF, A LOT OF THANKS CALIFORNIA

TICKET # _____

PROJECT NO.: 2830062-13



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Friday, May 31, 2013

Time: 9:30 a.m.

Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Case No.: ZA 2012-3525(ZV)
CEQA No.: ENV 2012-2115-MND
Council No.: 5
Plan Area: Bel Air-Beverly Crest
Zone: RE40-1-H

Applicant: Harrison Design Assoc.

Representative: John J. Parker

Staff Contact: Oliver Netburn
Phone No.: (818) 374-5038
Oliver.netburn@lacity.org

PROJECT LOCATION: 76 Beverly Park Lane

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.07.01-A,1 of the Los Angeles Municipal Code to permit two kitchens within a single-family dwelling on a single lot in the RE40-1-H Zone, in lieu of one kitchen per dwelling otherwise permitted.
2. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice to Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Zoning Administration Section, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: Oliver Netburn).

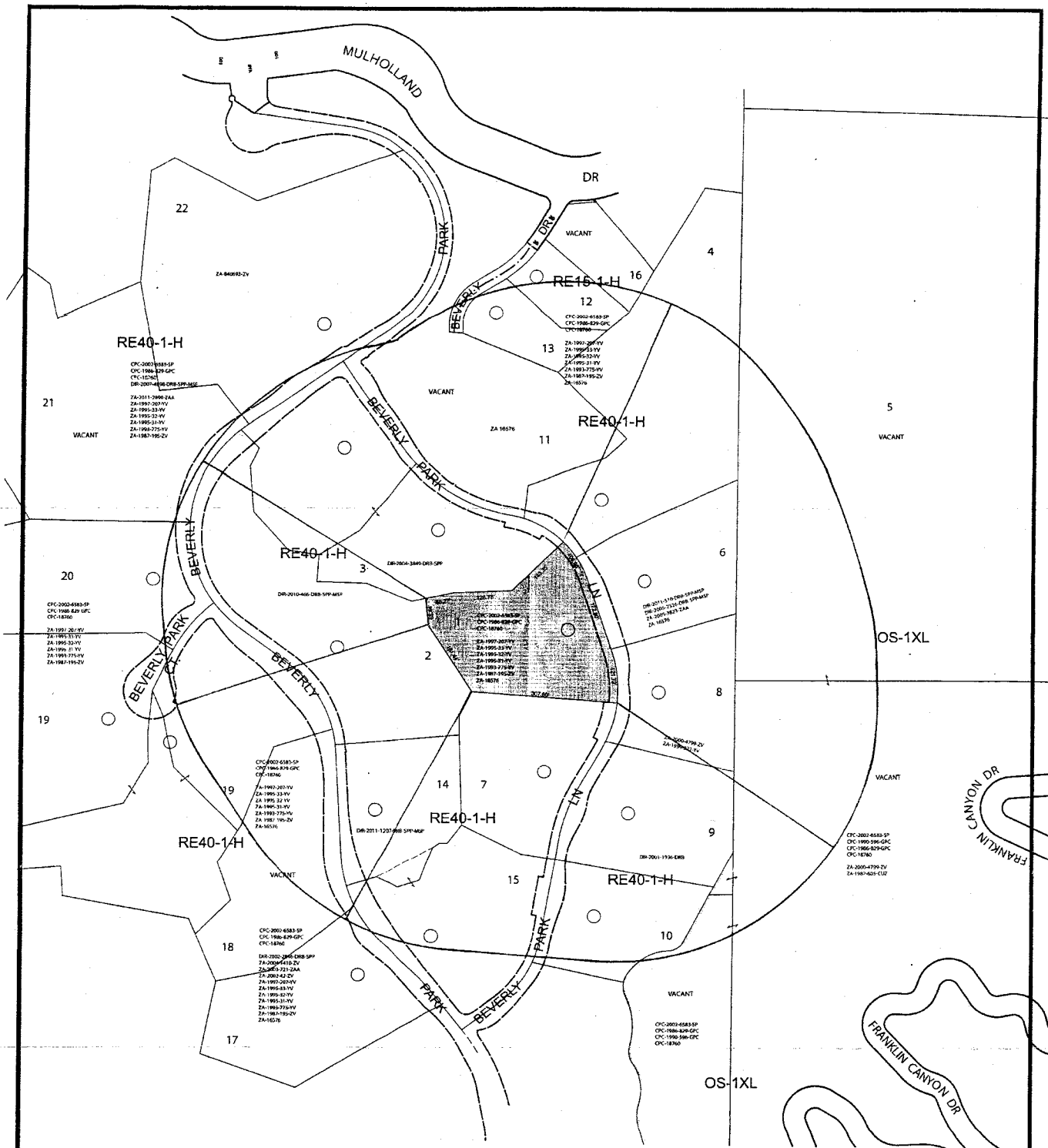
Review of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, 9:00 a.m. to 4:30 p.m. Wednesday. Please call (818) 374-5074 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.



NOTE: RADIUS EXTENDED TO 600 FT. FOR NOTIFICATION PURPOSES

ZA 2012 3525

ZONE VARIANCE



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 592 Grid: E-1

LEGAL
LOT: 59

TRACT: 38057 M.B. 1117-11/26

CONTACT: PACIFIC CREST CONSULTANTS

A.P.N.
4386-008-016

CD: 5

CT: 2611.02

PA: 332-BELAIR
BEVERLY CREST
USES: FIELD

SITE ADDRESS
76 BEVERLY PARK LANE

CASE NO:

SCALE: 1"=100'

D.M.: 156B157, 156B161

PHONE: 805-591-9309

DATE: 12-11-12
Update: 04-11-13

NET AC: 2.16

NORTH

QMS: 12-265A

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
☒ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Thursday, May 30, 2013

Time: 10:00 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Case No.: ZA 2012-3559(F)
CEQA No.: ENV 2012-3557-CE
Council No.: 5
Plan Area: Bel Air-Beverly Crest
Zone: RE15-1-H

Applicant: Peter Micelli

Representative: Jaime Massey

Staff Contact: Kinikia Gardner
Phone No.: (213) 978-1340
Kinikia.gardner@lacity.org

PROJECT LOCATION: 1553 North Tower Grove Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. A Zoning Administrator's Determination, pursuant to the provisions of Section 12.24-X,7 to allow a maximum 8-foot in height wall, pilasters and gates within the required front setback, in lieu of the maximum 3-1/2 feet otherwise permitted.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Kinikia Gardner).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

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Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

C/1 IMPRINT

ENV No. 2013-77 EAP	Existing Zone RE 15-1-H	District Map 147B169
APC CENTRAL	Community Plan HOLLYWOOD	Council District 4
Census Tract 1943.00	APN 5560006015	Date 1/14/13
Case Filed With DCHEN		

CASE NO. **ZA 2013 78 ZV ZAD ZAA**

APPLICATION TYPE **Zone Variance, Zoning Administrator's Adjustment and**
(zone change, variance, conditional use, subdivision map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE *Hillside Development Project Determination*

Street Address of Project **1423 Oriole Dr.** Zip Code **90064**
Legal Description: Lot **1423** Block **1423** Tract **PA 3042**
Lot Dimensions **41'9" x 15'** Lot Area (sq. ft.) **53,064.75** Total Project Size (sq. ft.) **56 s.f.**

2. PROJECT DESCRIPTION *single family house, detach garage and accessor living quarters on elevated deck, 2 pools and spa*
Describe what is to be done: **1 - connection Deck - increase the height**
2 - Projection of elevated deck to side yard
3 - Accessory structure Projection to front yard

Present Use: **single family house** Proposed Use: **the same existing**
Plan Check No. (if available) **1104 22000-00338** Date Filed: **2011** **no touch**

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
<input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Height	<input checked="" type="checkbox"/> Side Yard

No. of residential units: Existing **1 main** To be demolished **1 accessory + garage**
Adding **56 s.f.** Total **56**
Accessory

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: Code Section which authorizes relief: **12.27**

a **Because our Max R.F.A. is 13,479 s.f. base of Hillside slope analyzes on existing RFA is 13,399 s.f. and we add new floor area by 56 s.f. for accessory structure (Garage House).**

Code Section from which relief is requested: Code Section which authorizes relief: **12.28**

b **Accessory structure encroached to front set back of 7'-8", in lieu of required 55'-0" (Garage House).**

Code Section from which relief is requested: Code Section which authorizes relief: **12.24X11**

c **1 - Elevated deck encroached 11'-8" in lieu of 13'-0" required side yard**
2 - Transition elevated deck connecting effect the height of existing house (38'-0" height) by previous code in lieu of 30'-0" height envelope according baseline Hill side ordinance code.

ZA 2013 78

4. OWNER/APPLICANT INFORMATION

Applicant's name Jarrold Roback Company VR-1 LLC
 Address: 8281 Melrose Ave. SUITE 206 Telephone: (323) 951-1519 Fax: (323) 951-1518
Los Angeles Zip: 90046 E-mail: jarrod@vasaracapital.com

Property owner's name (if different from applicant) VR-1 LLC
 Address: 8281 Melrose Ave. SUITE 206 Telephone: (323) 951-1519 Fax: (323) 951-1518
Los Angeles Zip: 90046 E-mail: jarrod@vasaracapital.com

Contact person for project information Astra Woodcraft Company _____
 Address: 20242 Elkwood St. Telephone: (818) 701-7752 Fax: (818) 701-7625
Winnetka Zip: 91306 E-mail: a.woodcraft@gmail.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature]

Print: JARROD ROBACK FOR VR-1 LLC

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

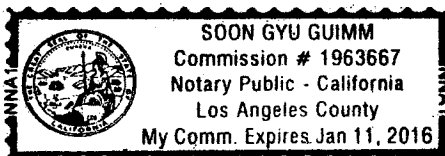
On April 16, 2013 before me, Soon Gyu Guimm, Notary public

(Insert Name of Notary Public and Title)
 personally appeared Jarrold Roback, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)
 Signature

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

3226 + 6094 + 1342.50

Planning Staff Use Only

ZA 2013 1202

Base Fee <u>9716.50</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>VN</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011) 4/23/13

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

NEW 2-STORY SINGLE FAMILY DWELLING WITH 2-CAR ATTACHED GARAGE AND RAISED DECK.

HILLSIDE DEVELOPMENT PROJECT, SUBSTANDARD HILLSIDE LIMITED STREET, SIDE YARD VARIANCE, ZONING ADMINISTRATOR'S ADJUSTMENT
FOR 10% INCREASE IN FLOOR AREA.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

NO

II. Existing Conditions:

A. Project Site Area 5397

Net and 0.12 Gross Acres 0.12

B. Existing Zoning RE-15-1

C. Existing Use of Land VACANT LOT

Existing General Plan Designation VERY LOW II RESIDENTIAL

D. Requested General Plan Designation NO CHANGE

E. Number 0 type N/A and age \pm N/A of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: 0 and average rent: N/A

Is there any similar housing at this price range available in the area? If yes, where?

F. Number 11 Trunk Diameter 4" - 19" and type Coast Live Oak, California Black Walnut
of existing trees.

G. Number 1 Trunk Diameter 19" and type Coast Live Oak
of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
31.6 Less than 10% slope 0 10-15% slope 68.4 over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.

J. Grading: (specify the total amount of dirt being moved)

10 0-500 cubic yards.

0 if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 0

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) _____
 B. Licensing Agency _____
 C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
NONE
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

Yards:

1. Explain why the reduced yard approvals will not be materially detrimental to the public welfare, or in injurious to adjacent properties or improvements.

The house has been designed with no 2nd floor windows at the reduced side yard for the purpose of maintaining the adjacent neighbors' privacy.

A minimum 6' side yard will be maintained at the west side and 13' at the east side, which is adequate for fire department access.

The required side yard for this property is 10% of the lot width of 87.53' or 8.753'. Two additional feet are added as the building height exceeds 28'. The required side yard is therefore 10.753'. We are proposing a 6' side yard on the west side of the property and a 13' side yard on the east side of the property. There are three main reasons for the requested reduced side yard:

- a. There are two protected trees, a Coast Live Oak with a trunk diameter of 11" and a California Black Walnut with a trunk diameter of 8" on the east side of the lot. The design for the location of the house was shifted toward the west portion of the lot so that these two trees can be retained. Per the protected tree report submitted with this application, these two trees can be retained with protective measures based on the proposed location of the house.
- b. At the east side of the property, the lot is only 41.99' deep. Moving the house towards the west property line helps to facilitate meeting the required rear yard setback.
- c. Existing topography and the area of the existing flat pad makes the proposed placement of the house much more feasible both in terms of foundation construction and to maintain the allowable height when the west side yard is reduced and the east side yard is increased.

Specifically there is a small retaining wall and grade change in front of 10498 Sandal Lane as seen in Google Maps Photograph #1, a property line fence and masonry pillars at 10480 Sandal Lane as seen in Google Maps Photograph #2, a utility pole at the intersection of Sandal Lane and Duluth Lane that would require relocating if the street were to be widened as seen in Google Maps Photograph #3, a tall property line wall at 10486 Sandal Lane and a property line fence and low brick wall at 10455 Sandal lane both as seen in Google Maps Photograph #4.

Dedicating a portion of the front of the property in question would render the project infeasible as it would require the house to be pushed further back on the lot. This would increase the building height over the maximum allowed, create a problem with the rear yard setback on the east side of the lot, potentially impact the protected trees on the lot and require the house to be placed over the slope of the lot instead of the flat portion of the lot. Due to the configuration, relatively small size of the lot and topography, the proposed placement is really the only feasible location. Requiring dedication could potential make the project infeasible both practically and economically as well as actually increasing the impact on the neighborhood by requiring more grading and a taller structure as well as loss of protected trees.

FINDINGS FOR APPROVAL OF BUILDING LINE ENCROACHMENTS:

Describe how the proposal meets the following objectives:

- to provide for the systematic execution of the General Plan
- to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained
- to preserve the commonly accepted characteristics of residential districts
- to protect and implement the Land Use Element of the General Plan

- to provide sufficient open spaces for public and private transportation
- to facilitate adequate street improvements; the prevent the spread of major fires and to facilitate the fighting of fires
- to promote the peace, health, safety, comfort convenience, interest and general welfare.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2013-1201 EAF</u>	Existing Zone <u>RE15-1</u>	District Map <u>147B153</u>
APC <u>WEST LOS ANGELES</u>	Community Plan <u>320 BEL AIR</u>	Council District <u>5</u>
Census Tract <u>2612.00</u>	APN <u>4371010020</u>	Case Filed With [DSC Staff] <u>DANIEL HEWITT</u> Date <u>4/23/13</u>

CASE NO. ZA 2013 1202 ZAD ZAA

APPLICATION TYPE Hillside Development Project, Zoning Administrator's Adjustment & Yard Variance
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10453 Sandal Lane Zip Code 90077
 Legal Description: Lot 25 & portion of 26 Block 161 Tract TR 1033
 Lot Dimensions Irregular Lot Area (sq. ft.) 5397 Total Project Size (sq. ft.) 2238

2. PROJECT DESCRIPTION

Describe what is to be done: Build new 2-story single family dwelling with attached garage and raised deck.

Present Use: Vacant lot Proposed Use: Single family dwelling & attached garage

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input checked="" type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	---

No. of residential units: Existing 0 To be demolished 0 Adding 1 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: 12.21 C 10 (i) (2) & (3) Code Section which authorizes relief: 12.24. x 21
1. To allow new construction of a single family dwelling on a substandard hillside street improved to less than 20' wide to the boundary of the hillside. 2. To allow new construction of a single family dwelling on a substandard hillside street with a dedication of less than 36' to the boundary of the hillside.

Code Section from which relief is requested: Table 12.21 C. 10-1 Code Section which authorizes relief: 12.24 x 28
To allow a reduced side yard of 6'-0" at the north/west side yard in lieu of the required 10'-9".
(Required side yard is 10% of lot width of 87.53' = 8'-9" + 2 additional feet for building height over 28' = 10'-9")

Code Section from which relief is requested: 12.21 C10 (b) Code Section which authorizes relief: 1
To allow for a 10% increase in allowable floor area. of 1670 SQ. FT.

List related or pending case numbers relating to this site:

ZA 2013 1202

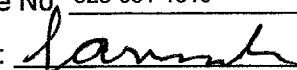
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: _____ Community Plan Area: _____
PROJECT ADDRESS: _____

Major Cross Streets: _____
Name of Applicant: VR-1 LLC, JARROD ROBACK
Address: 8281 MELROSE AVE.
Telephone No.: 323-951-1519 Fax No.: 323-951-1518 E-mail: jarrod@vaaaracapital.com

OWNER

Name: VR-1 LLC, Jarrod Roback
Address: 8281 Melrose Ave.
Telephone No: 323-951-1519
Signature: 

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: _____
(Contact Person)
Address: _____
Telephone No: _____
Signature: _____
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family 1 Apartment 0 or Condominium 0
- B. Number of Dwelling Units with:
One bedroom 0 Two bedrooms 0
Three bedrooms 1 Four or more bedrooms 0
- C. Total number of parking spaces provided 2
- D. List recreational facilities of project NONE
- E. Approximate price range of units \$ N/A to \$ N/A
- F. Number of stories 2, height 36 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) GAS, ELECTRIC
Gas heated swimming pool? NO
- H. Describe night lighting of the project MOTION SENSOR OR PHOTOVOLTAIC LANDSCAPING LIGHTING
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
- | | |
|-------------|-------------|
| Building | <u>2052</u> |
| Paving | <u>615</u> |
| Landscaping | <u>2730</u> |
- J. Total Number of square feet of floor area 1838

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
- | | |
|-------------|-------|
| Building | _____ |
| Paving | _____ |
| Landscaping | _____ |

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- ☐ National Register of Historic Places _____
- ☐ California Register of Historic Resources _____
- ☐ City of Los Angeles Cultural Historic Monument _____
- ☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, JARROD ROBACK FOIL VI-1 LLC
 Owner (Owner in escrow)*
 (Please Print)

I, _____
 Consultant*
 (Please Print)

Signed: [Signature]
 Owner

Signed: _____
 Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

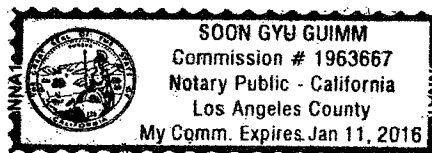
On April 16, 2013 before me, Notary public
Soon Gyu Guimm personally appeared
 (Insert Name of Notary Public and Title)
Jarrold Roback, who proved to me on the basis of satisfactory evidence to be the
 person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed
 the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or
 the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
 Signature

(Seal)



FINDINGS

General Findings:

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region:

The project will enhance the surrounding neighborhood as it will convert a currently vacant lot into a property with a traditionally designed home that is compatible with surrounding homes in size, scale and style. The project will add needed housing to the area, while providing required parking.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety:

The proposed new 2-story single family residence has 3 bedrooms and 1837 sq. ft. of floor area. It is in scale with the neighborhood which has a combination of 1 and 2-story homes of similar size and scale. The adjacent neighbors on either side of the property at 10455 Sandal Lane and 10451 Sandal Lane have floor areas of 1679 and 1892 sq. ft. respectively. The proposed project includes the required covered parking spaces so should not have an adverse impact on parking in the neighborhood.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan:

The General Plan Land Use designation is Very Low II Residential. The proposed single family dwelling conforms with this designation. There are no applicable specific plans, but that project does conform with the Baseline Hillside Ordinance in regards parking, lot coverage, height and floor area with a request for a 10% increase in floor area.

Street Access:

1. Explain why the project will not create an adverse impact on street access or circulation in the surrounding neighborhood.

As the existing street is a dead end street and sparsely populated, the addition of a new residence with the required parking spaces provided should not adversely affect circulation in the neighborhood.

2. Explain why the project will not be materially detrimental or injurious to the adjacent property or improvements:

The proposed house is in scale with the neighborhood in terms of size and mass and has been designed to respect the privacy of adjacent side neighbors with no upper level windows facing the side yards. Required parking spaces are being provided. No major grading work is being planned.

3. Explain why the project will not have a materially adverse safety impact on the surrounding neighborhood.

The proposed house will be equipped with a fire suppression sprinkler system which will increase safety in the neighborhood.

4. Explain why the project site and/or existing improvement will make strict adherence to Section 12.21 A 17 (e) impractical or infeasible.

It is not possible to increase the street dedication to 36' to the boundary of the hillside as the properties alongside the street on either side are privately owned and therefore cannot be encroached upon.

Improving the street to a minimum paved width of 20' to the boundary of the hillside is not feasible as the extensive cost of this work placed on a single property owner would render the project economically impractical.

Improving the street to a minimum paved width of 20' from the property in question to the intersection of Duluth Ave. is also infeasible as there are neighbors' fences and walls, utilities poles, etc. within the public right of way.

ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA) – LAMC 12.28

City of Los Angeles – Department of City Planning

Fences, Walls, Gates, Hedges, Light Fixtures, and other appurtenances > 8' in the Yard or Setback Area (Various Zones; 12.21 C1 (g))
Adjustments from Density (lot area per unit), Height and FAR < 20% (Various Zones; 12.21.1)
Adjustments from Yard or Setback requirements (Various Zones and Sections)
Adjustments from Space/Passageway and Location (12.21 C2 & 5)
Adjustments from Residential Floor Area \leq 10% (Various Zones)
Encroachments into Building Lines (12.32 R)

The Zoning Administrator's Adjustment Findings/Justification is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS(CP-7810).

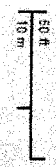
Public Noticing Requirements: Abutting Owners.

FINDINGS FOR APPROVAL OF ADJUSTMENTS:

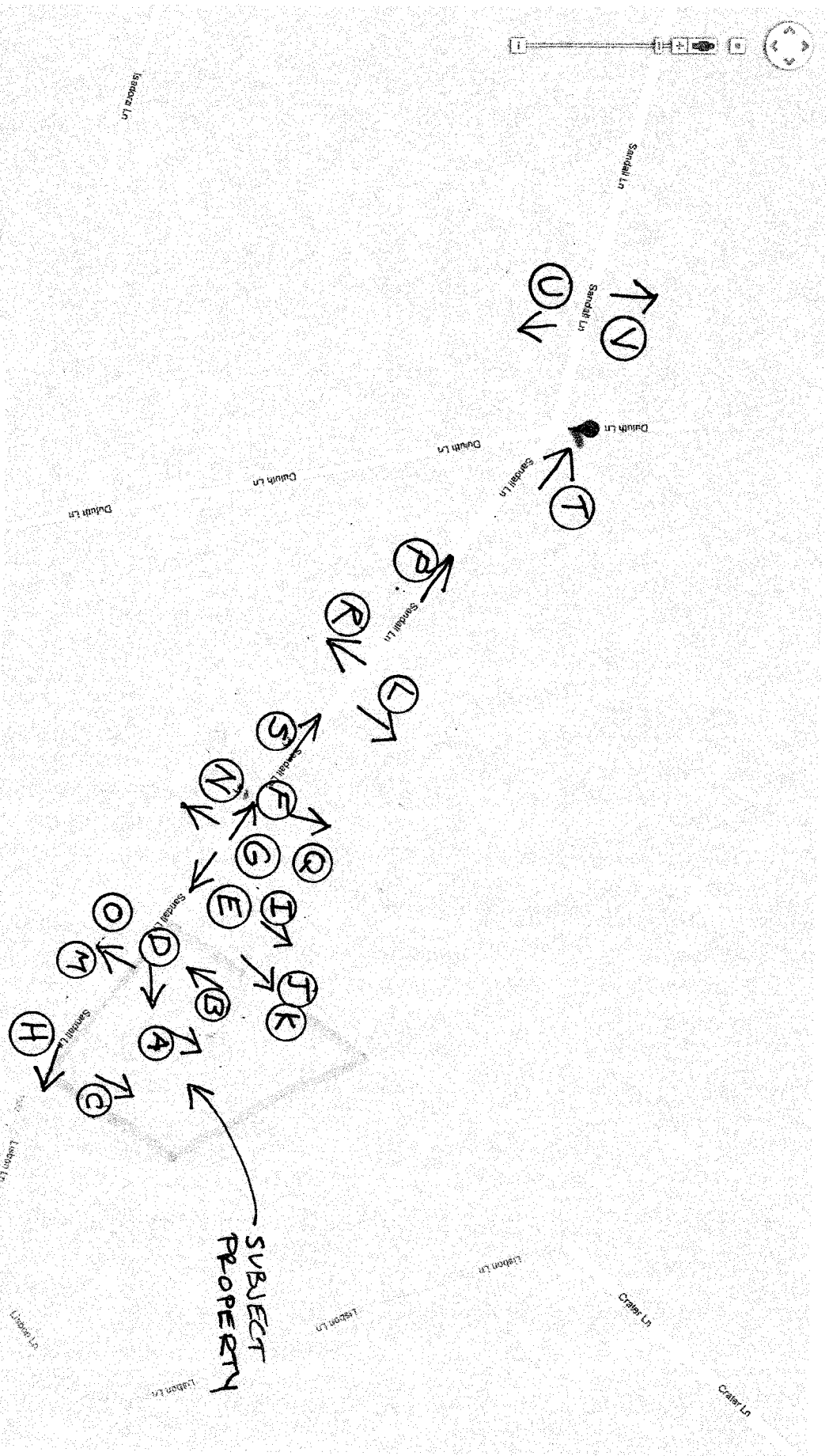
In order to grant your request, the following findings/justification must be addressed. Explain how your request conforms to the following requirements:

1. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.
THE PROPOSED HOUSE OF 1837 SQ.FT IS IN SCALE
WITH THE IMMEDIATELY ADJACENT NEIGHBORS HOUSES
AT 10455 SANDAL LANE AND 10451 SANDAL LANE
WHICH ARE 1679 SQ.FT & 1892 SQ.FT RESPECTIVELY,
THEREFORE, THE PROPOSED HOUSE CONFORMS WITH THE
INTENT OF THE FLOOR AREA REGULATIONS.
2. That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
THE PROPOSED HOUSE IS COMPATIBLE IN
SIZE AND SCALE WITH HOMES ON THE
STREET AND SURROUNDING NEIGHBORHOOD.
3. That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.
THE PROPOSED SINGLE FAMILY RESIDENCE IS
IN CONFORMANCE WITH THE GENERAL PLAN
LAND USE DESIGNATION OF VERY LOW II
RESIDENTIAL.

ZA 2013 1202



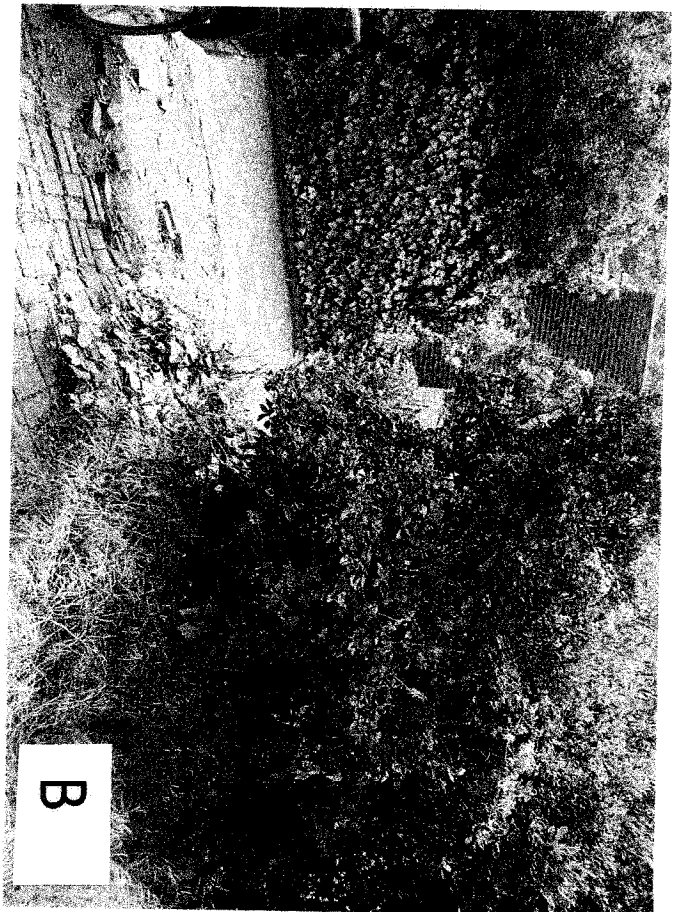
PHOTOGRAPH KEY MAP

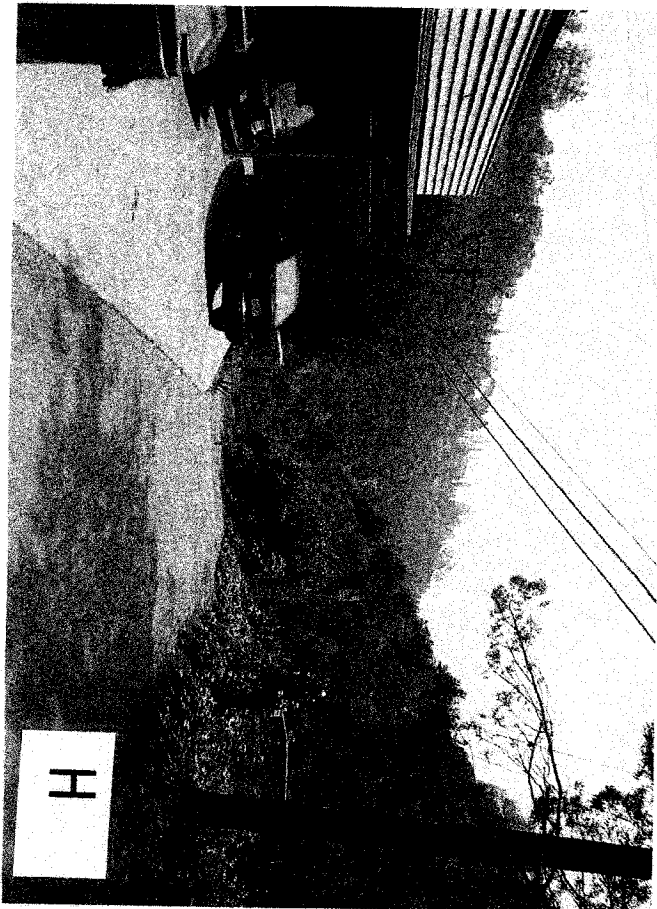
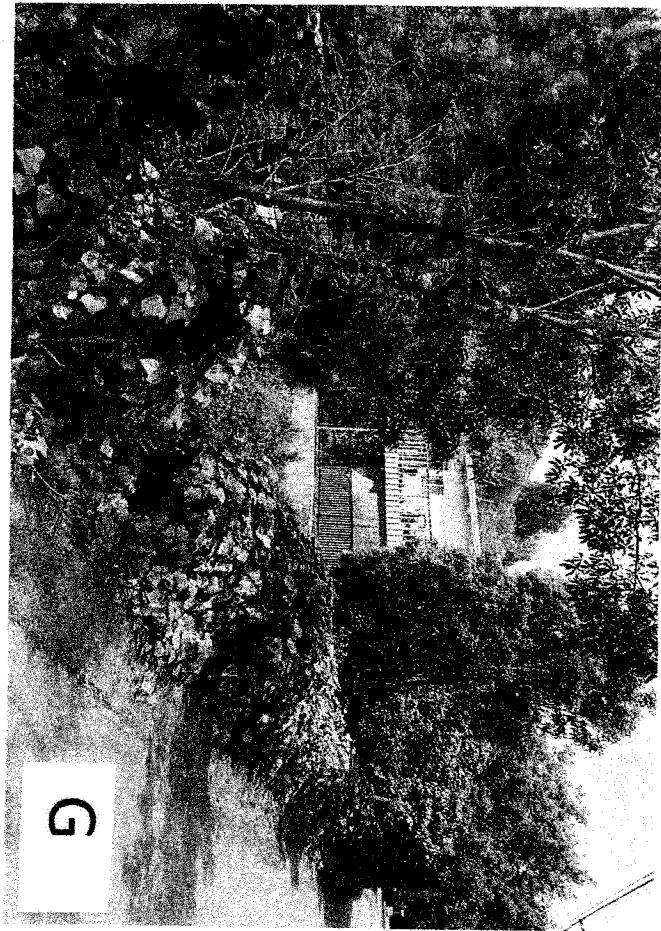
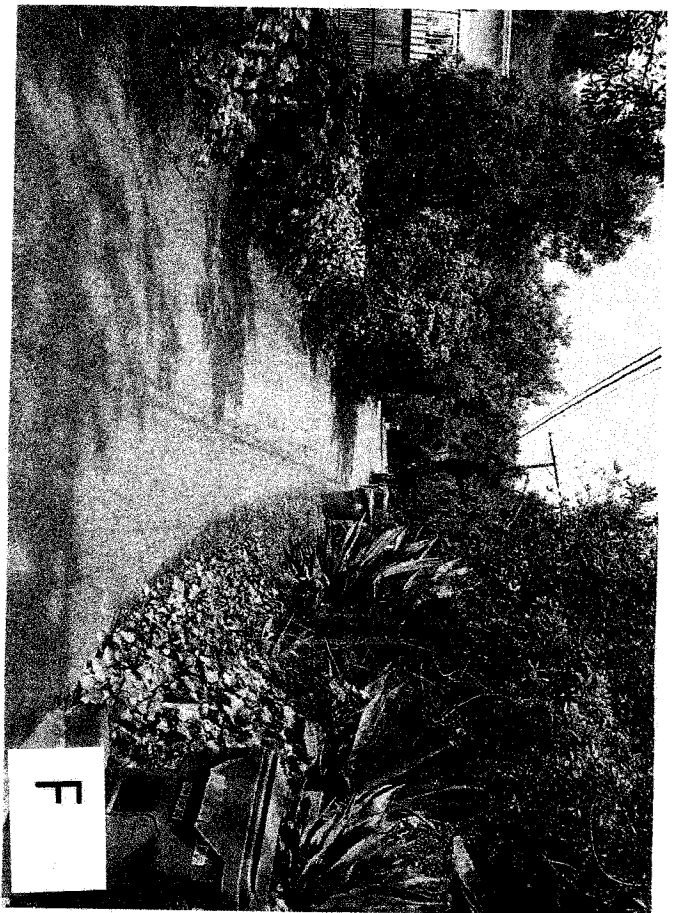
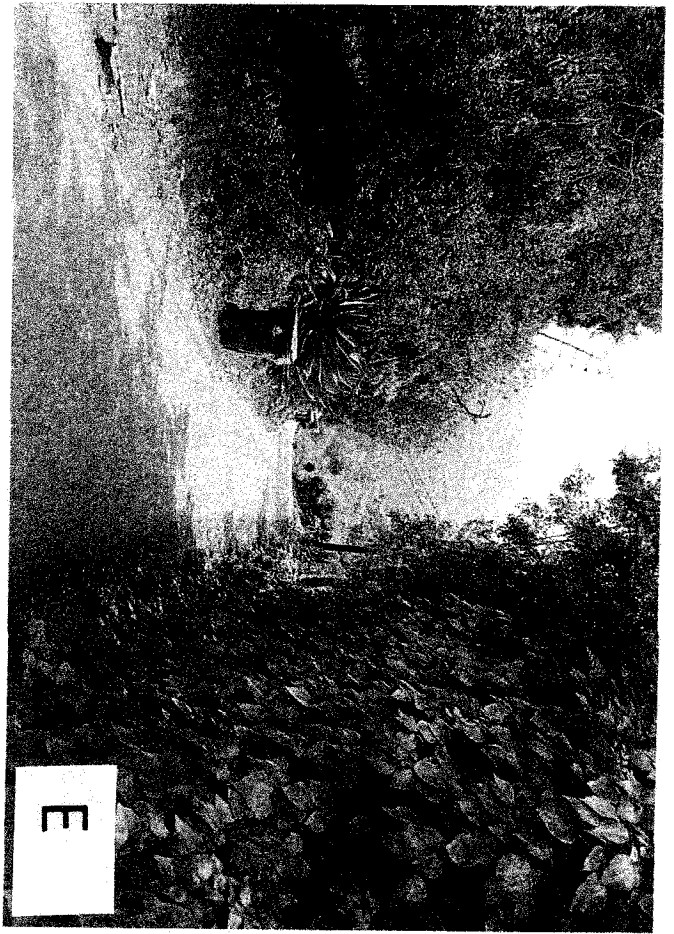


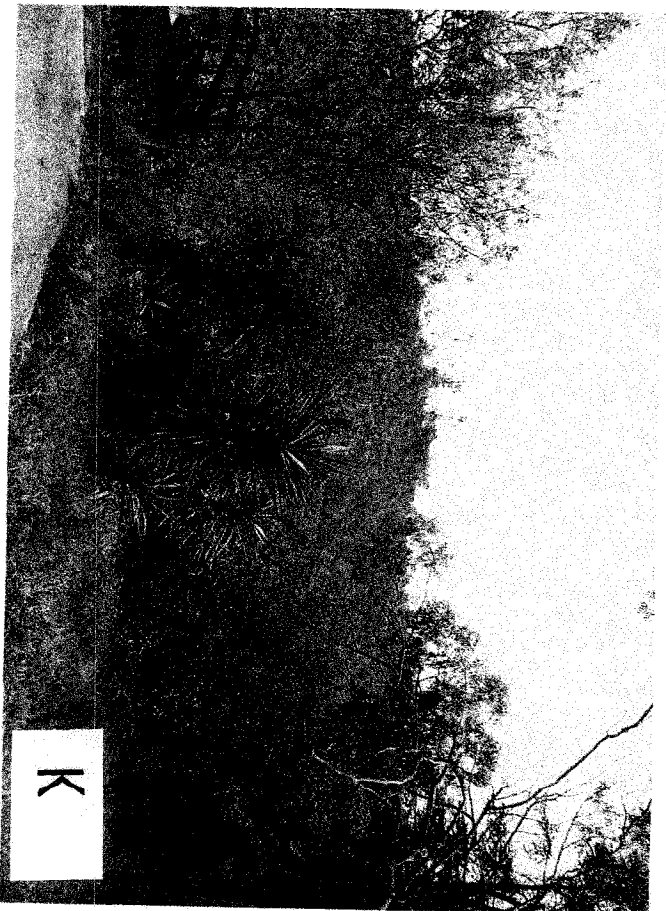
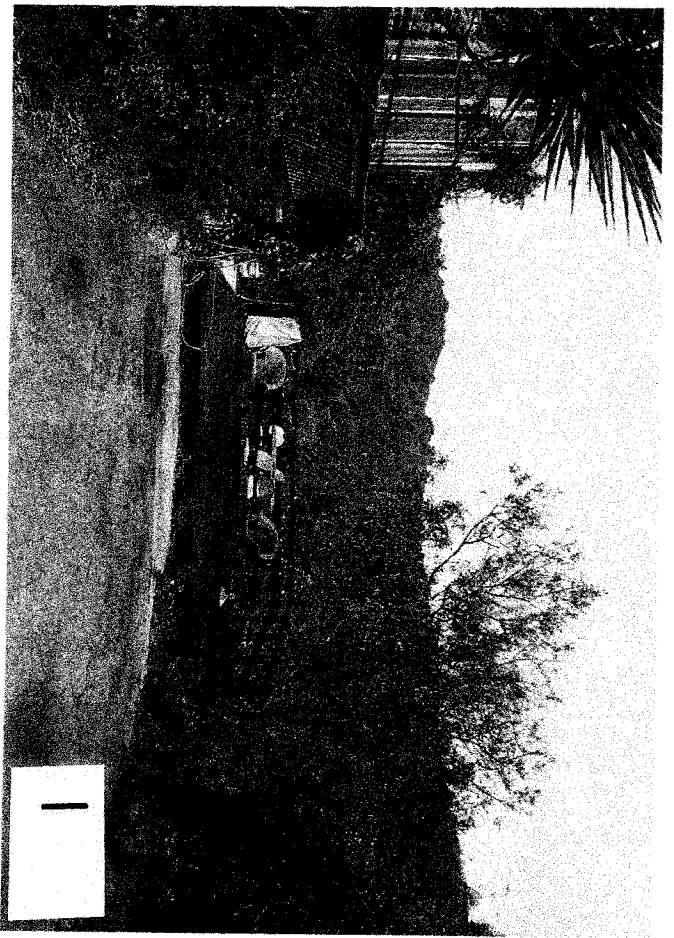
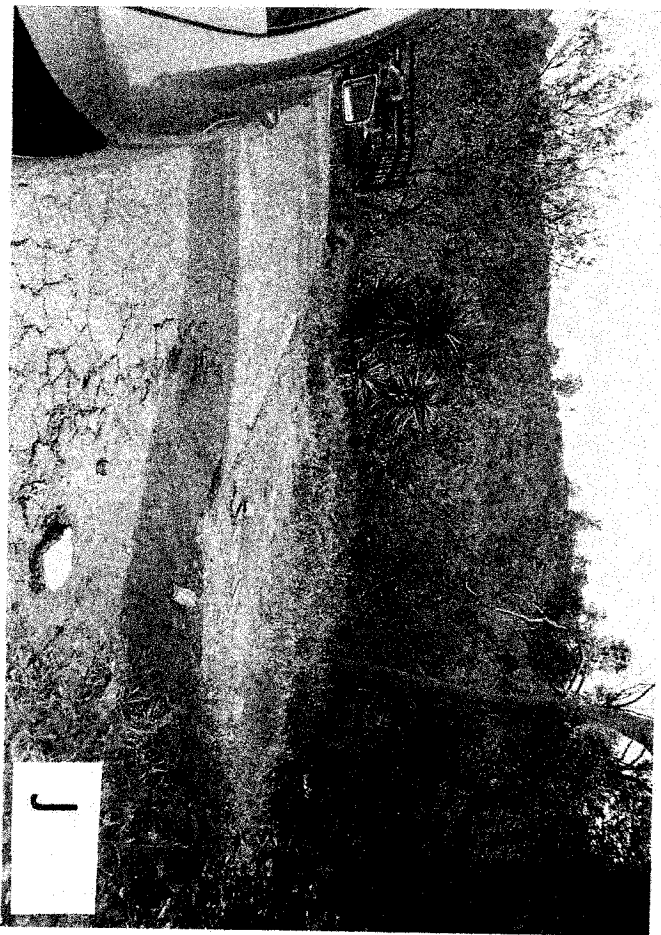


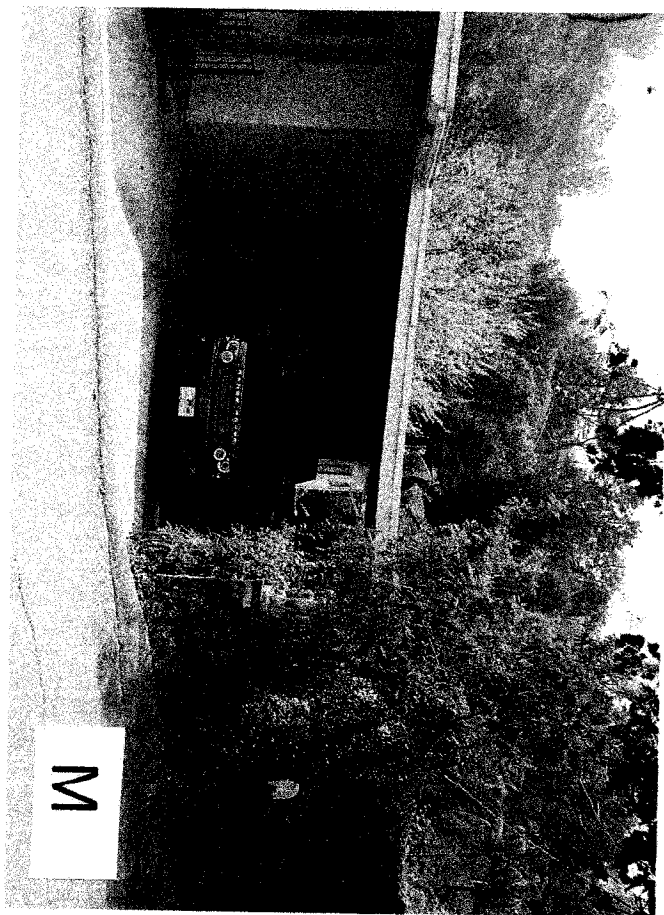
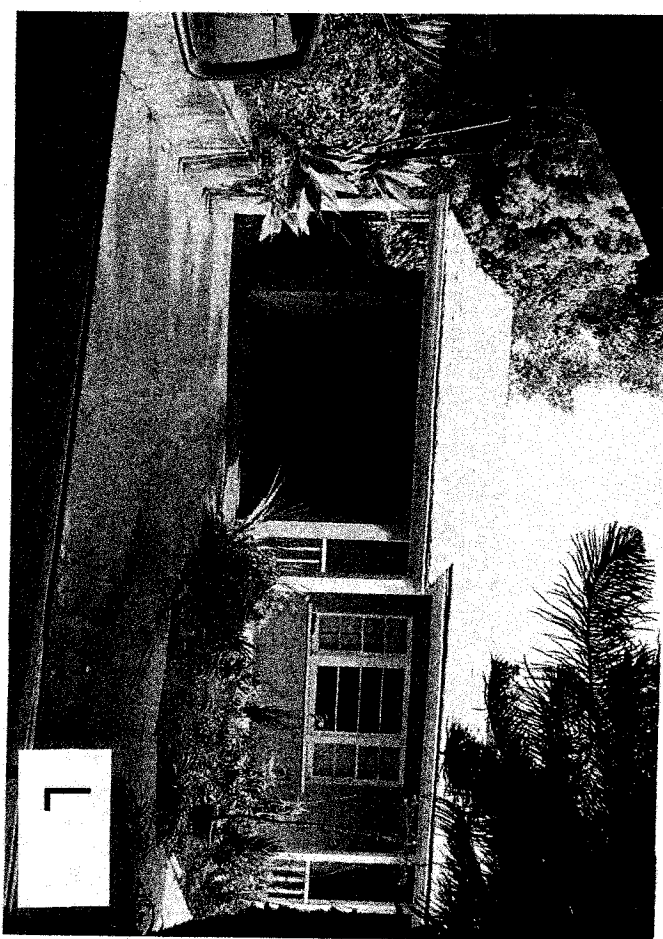
AERIAL PHOTO - 10453 SANDAL LANE

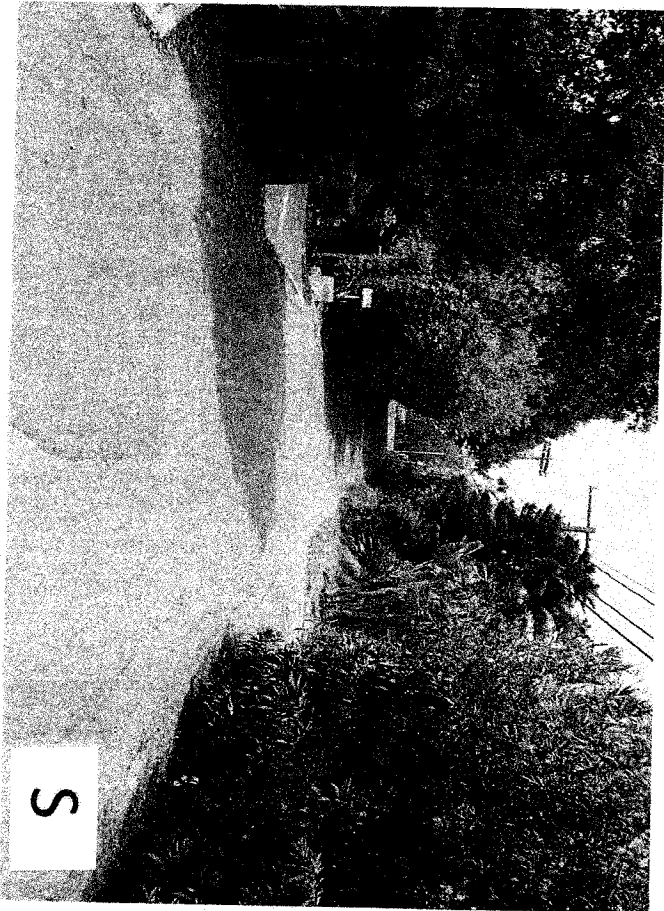
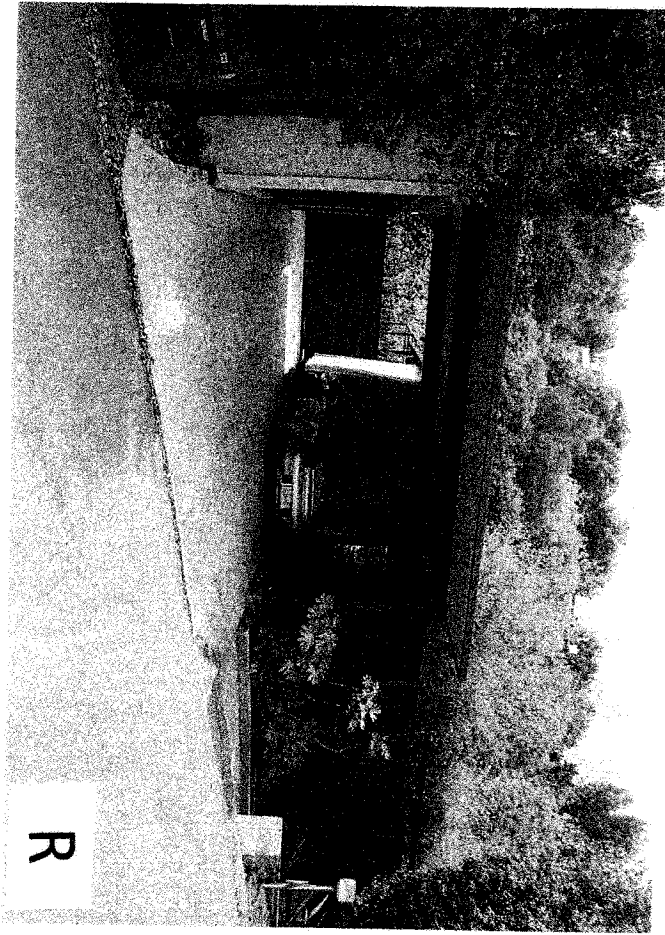
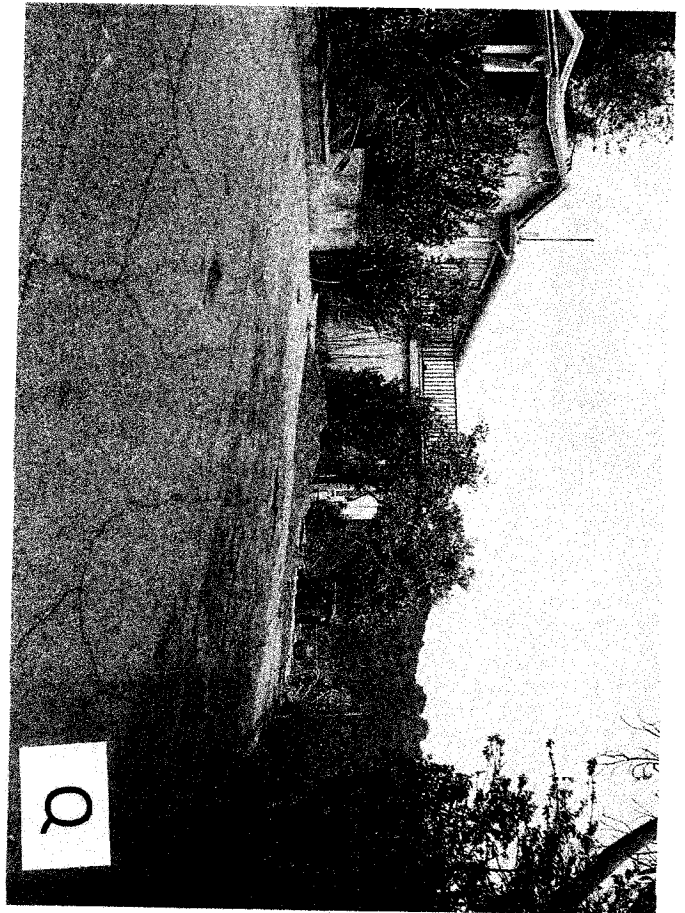
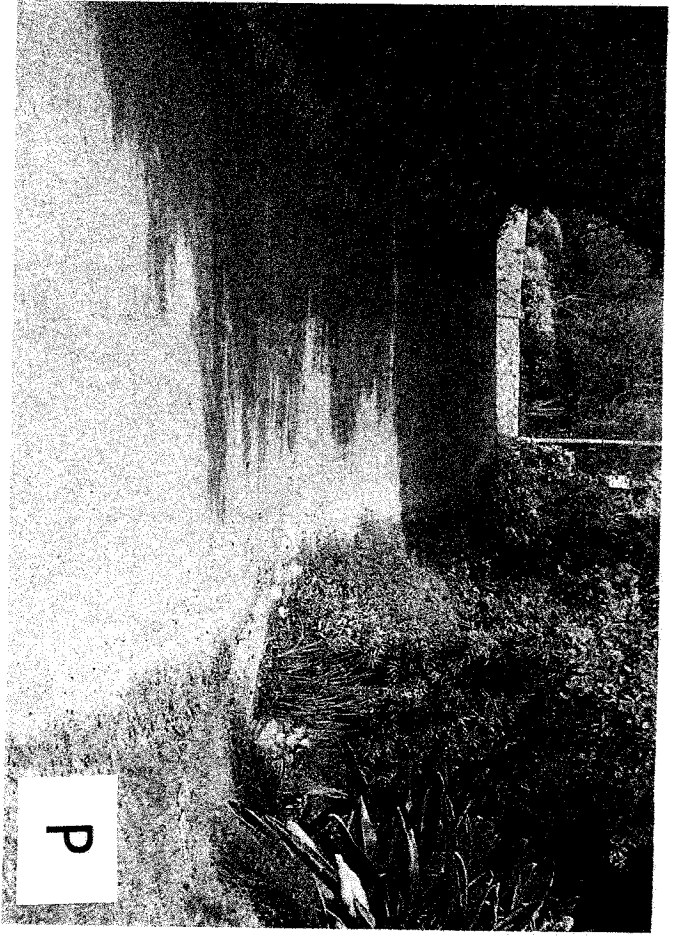
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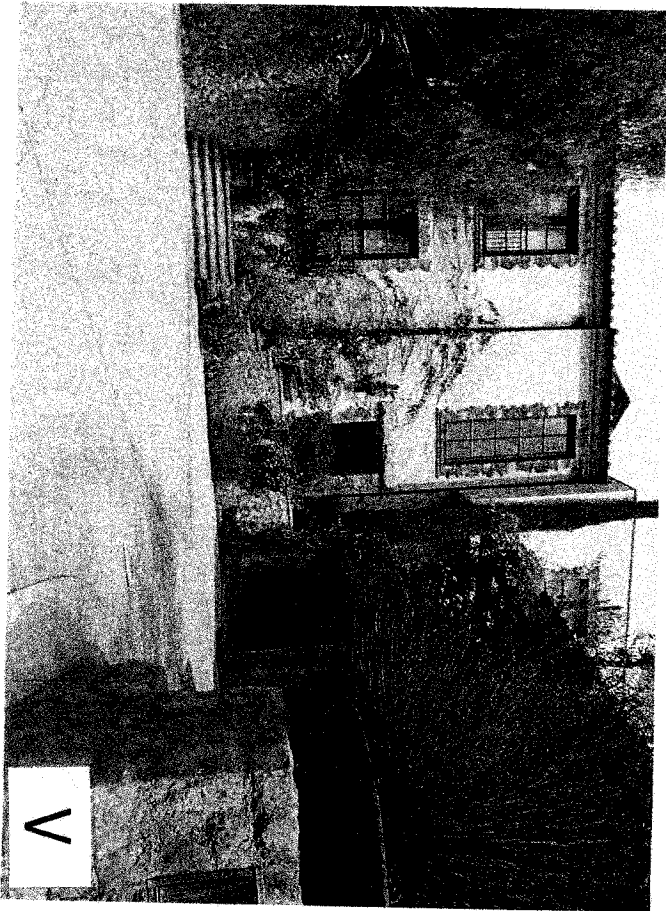
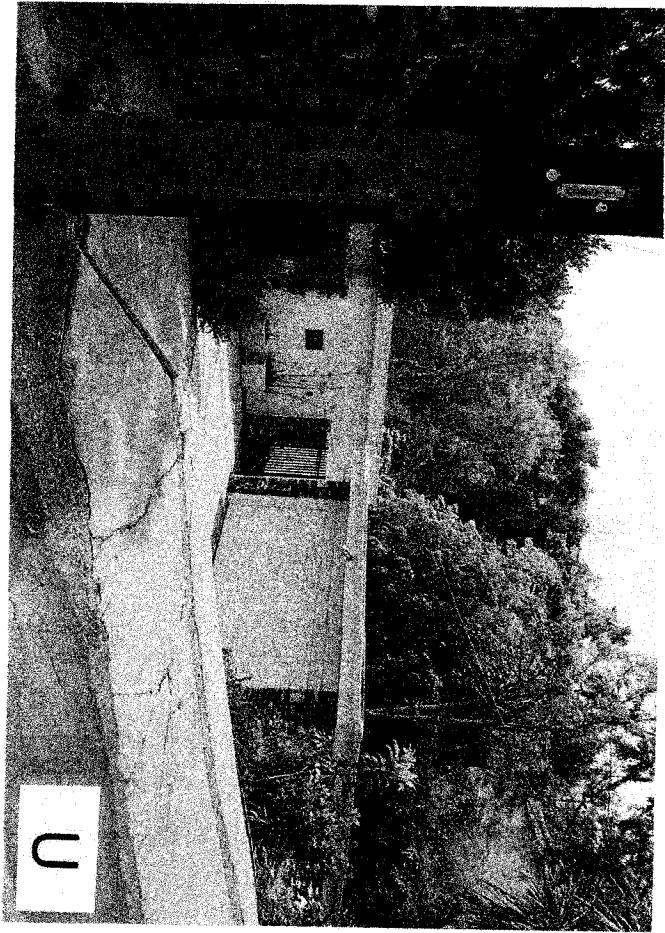
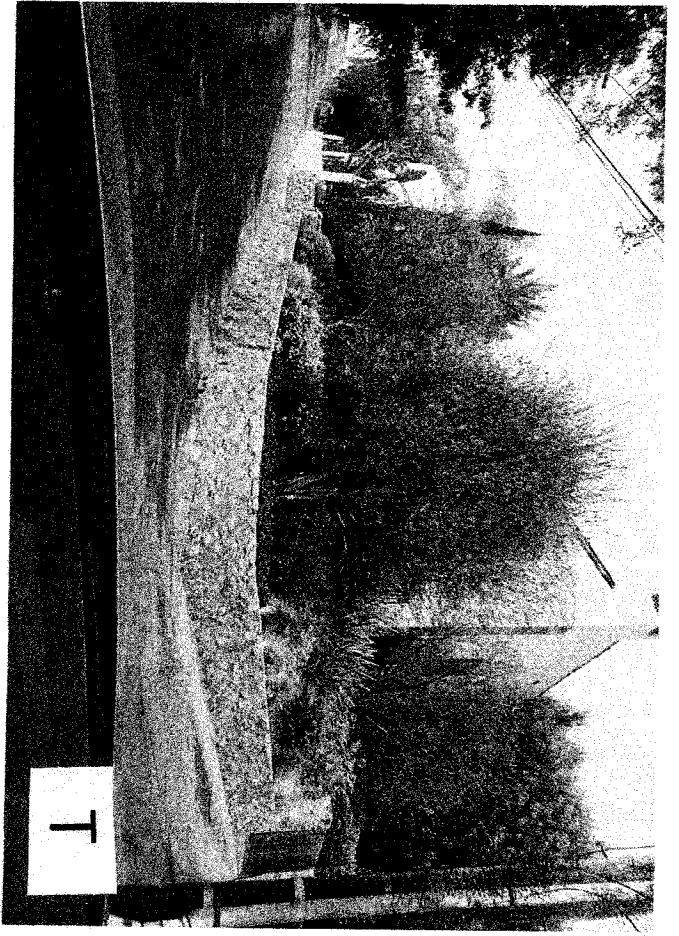




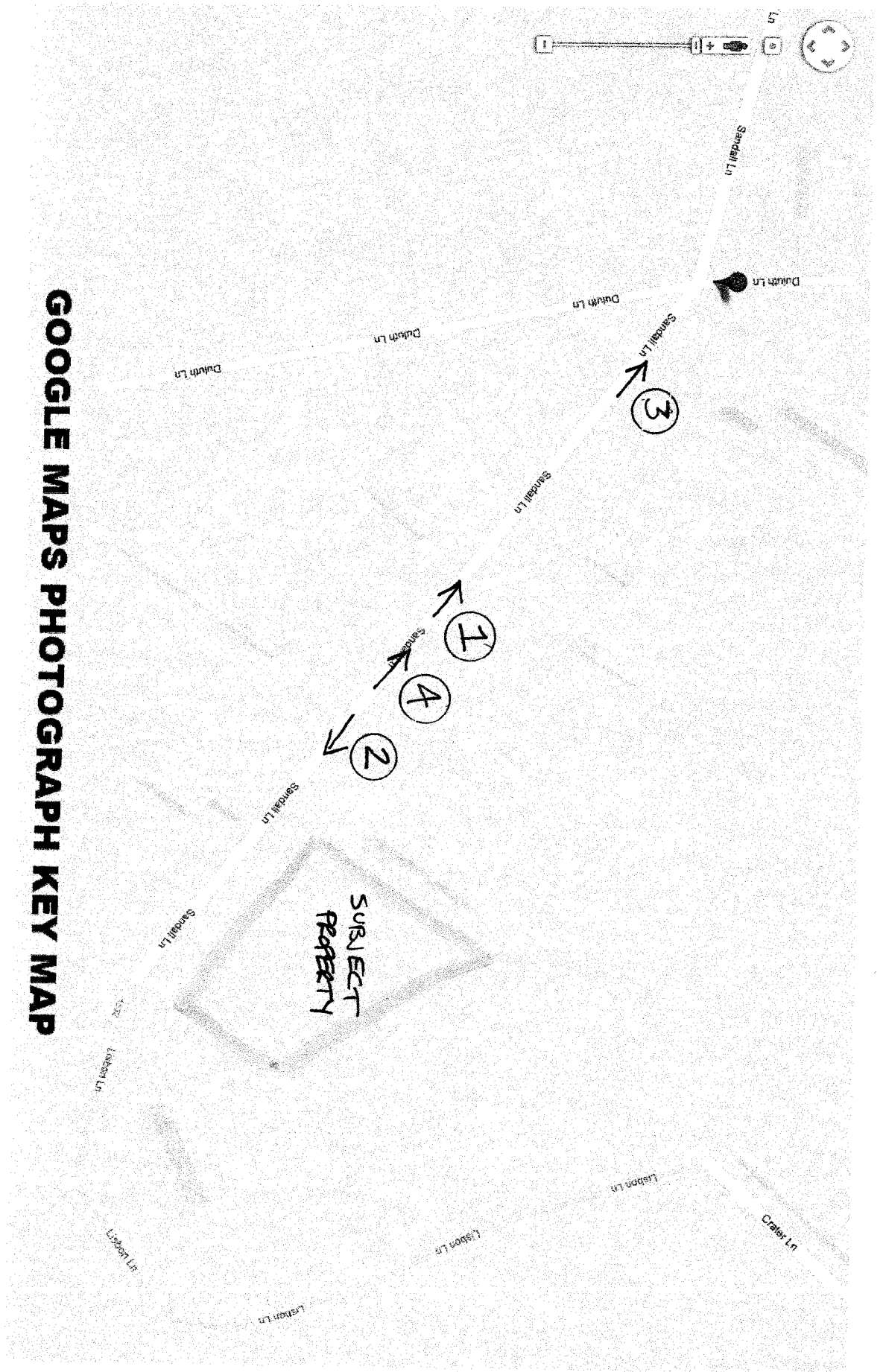


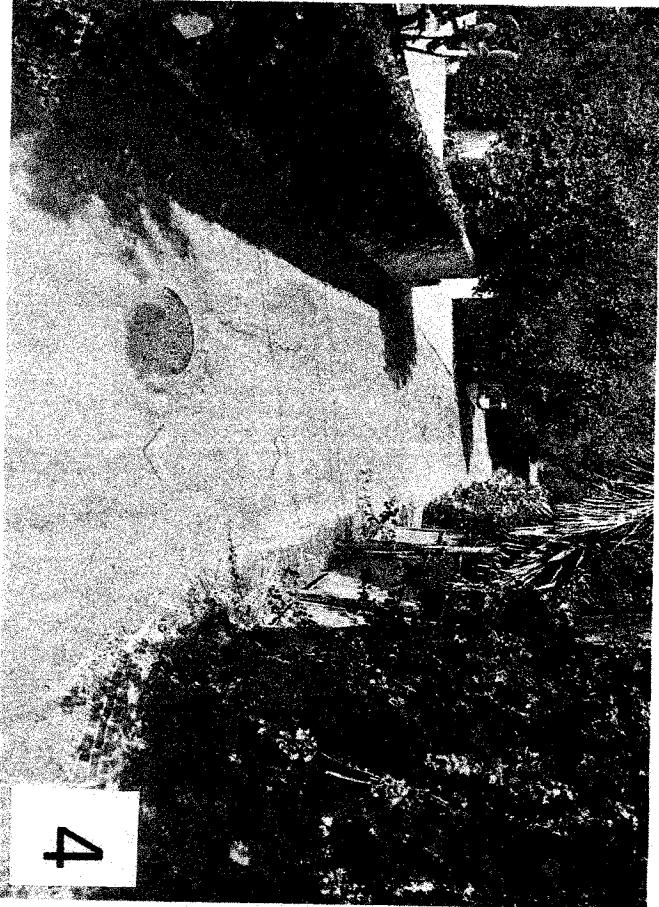
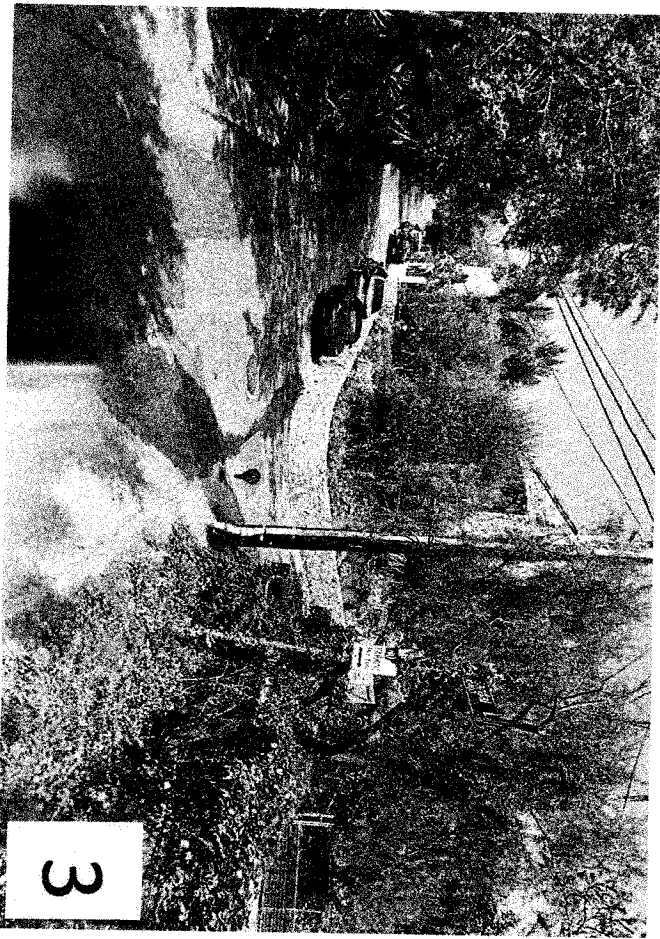
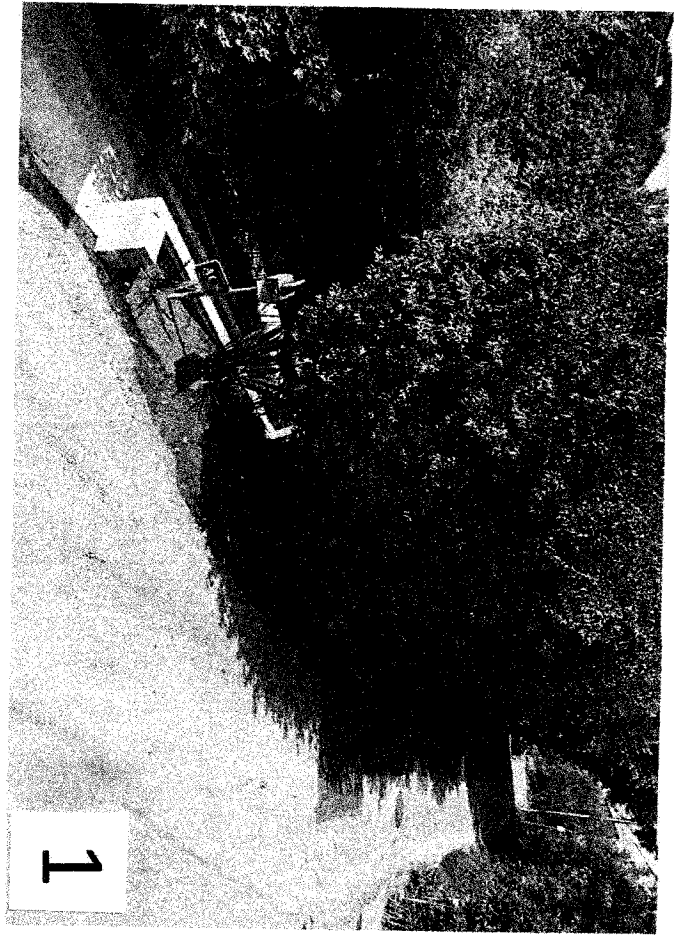






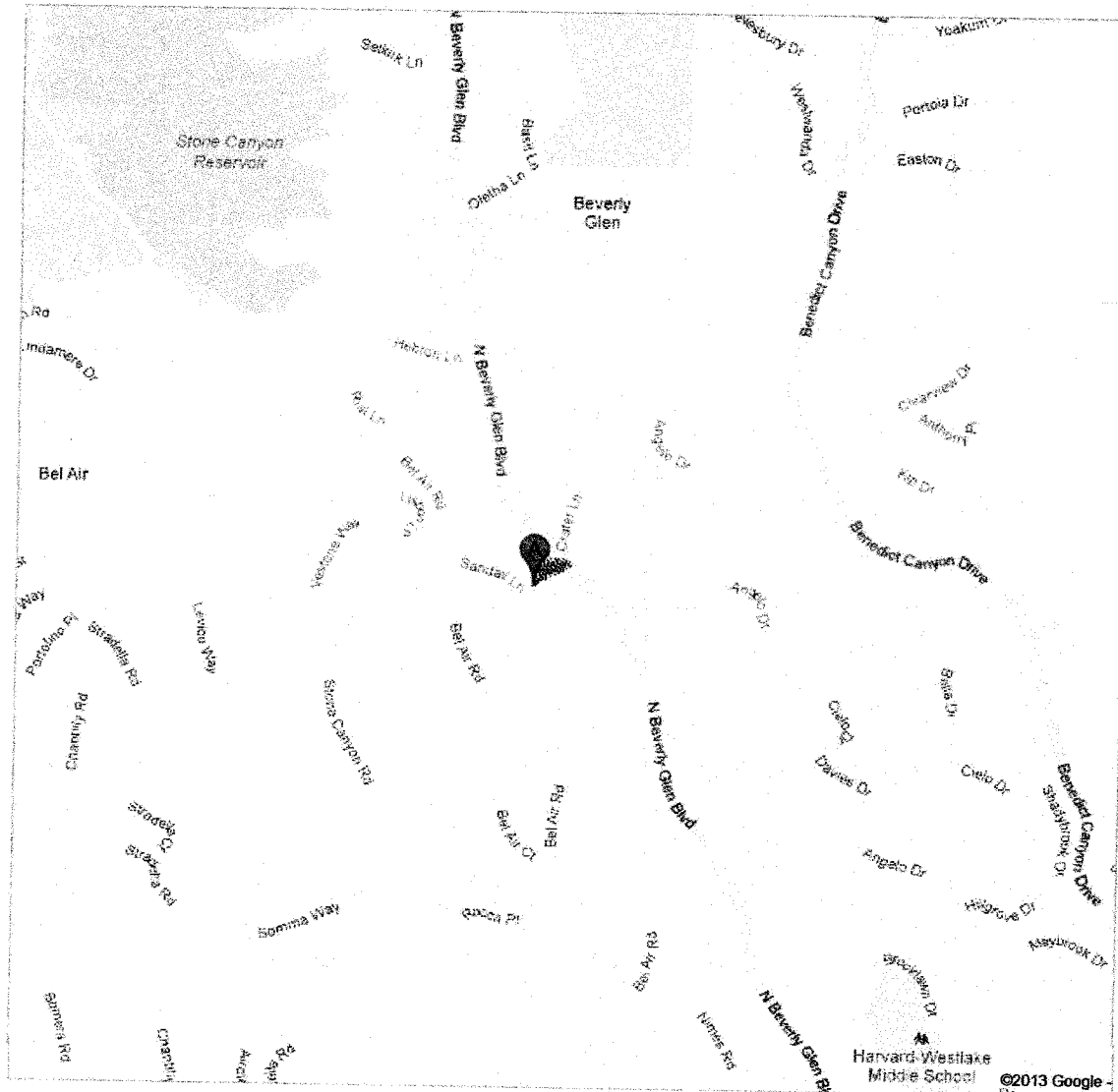
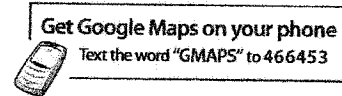
GOOGLE MAPS PHOTOGRAPH KEY MAP







Address **10453 Sandall Ln**
Los Angeles, CA 90077



VICINITY MAP

M. TER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2012-33-CE</u>		Existing Zone <u>RE 20-1 H</u>		District Map <u>141B149</u>
APC <u>WLA</u>		Community Plan <u>Bel Air Beverly Crest</u>		Council District <u>5</u>
Census Tract <u>2621</u>	APN <u>4369-025-005</u>	Case Filed With [DSC Staff] <u>MAYSIEWOPHONGSAKON</u>	Date <u>1/4/12</u>	

CASE No. ZA 2013-32 - ZAA

APPLICATION TYPE Zoning Administrator's Adjustment and Over Height Fence and Hedge
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 901 N Airole, Los Angeles Zip Code 90077
Legal Description: Lot 4, 5, & 6 Block 7 Tract 9745
Lot Dimensions irreg Lot Area (sq. ft.) ~ 142,333 sq ft Total Project Size (sq. ft.) 170 sq ft

2. PROJECT DESCRIPTION

Describe what is to be done: Construction, use and maintenance of an 170 sq ft accessory building located in the front one half of the lot in lieu of the rear one half of the lot and a 6 to 8 ft high fence and 6 to 14 ft high hedge in the side, front and rear yards in lieu of 3'6" height in the front and 6 ft height in the side and rear yard for a length of 1510 feet.

Present Use: SFD with garage Proposed Use: same

Plan Check No. (if available) n/a Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Height	<input checked="" type="checkbox"/> Side Yard
--	---	--	---

No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21 C 5 (b) Code Section which authorizes relief: 12.28
Construction use and maintenance of a 170 sq ft accessory building in the front one half of the lot in lieu of the rear one half of the lot and

Code Section from which relief is requested: 12.21 C 1 (g) Code Section which authorizes relief: 12.28
Construction use and maintenance of a 6-8 ft high fence and a 6-14 ft high hedge in the front side and rear yards in lieu of 3'6" high & 6'0 high fence & hedge in the side and rear yard for a length of 1510 feet in the RE20-1 H zone.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATIONApplicant's name The Wonder Trust c/o Bruce Lagnese Company _____Address: 5750 Wilshire Blvd Ste 580 Telephone: () _____ Fax: () _____
Los Angeles Zip: 90036 E-mail: _____

Property owner's name (if different from applicant) _____

Address: _____ Telephone: () _____ Fax: () _____
Zip: _____ E-mail: _____Contact person for project information Donnal Poppe Company PermitageAddress: 17045 Osborne St Telephone: (818) 998 5454 Fax: (818) 700 0932
Northridge Zip: 91325 E-mail: Donalpoppe@aol.com**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

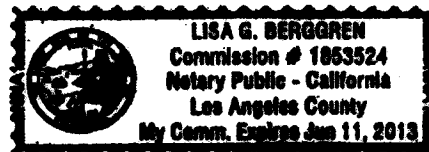
Signature: [Signature] TrusteePrint: 12/12/12**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of LOS ANGELESOn DEC. 17, 2012 before me, LISA G. BERGGREN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)personally appeared BRUCE LAGNESE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

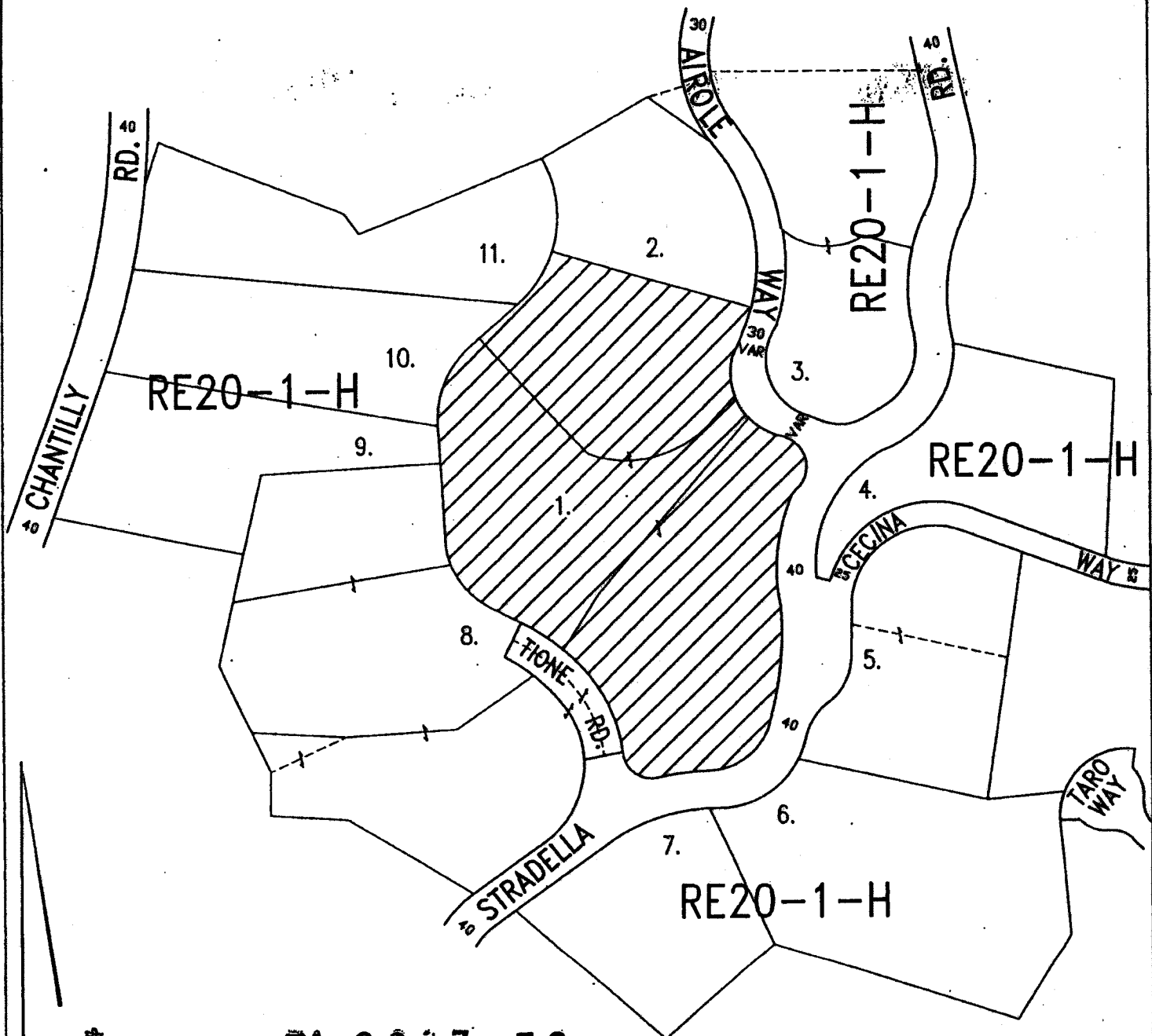
WITNESS my hand and official seal.

Signature: [Signature] (Seal)**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee <u>5,948.50</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>1-9893</u> <u>VN011 201000257</u>	Deemed Complete by [Project Planner]	Date
CP-7771 (09/09/2011)		



nth

ZA 2013 32

NET AC. = 1.94

LEGAL: LOTS 4-6, BLOCK 7, TRACT No. 9745, M.B. 141-93/96, SEE APPLICATION

ABUTTING OWNERSHIP MAP

THOMAS BROS.

PAGE: 592

GRID: A/6

C.D. 5

C.T. 2621.00

P.A. 320

CADFILE: ANSTON-ADJ
TS 12-

DONNAL POPPE
PERMITAGE

17045 OSBORNE ST.
NORTHRIDGE, CA 91325

818-998-5454

CASE NO.:

DRAWN BY: AL PRATT
818-346-4096

D.M. NO.: 141 B 149, 144 B 149

SCALE: 1" = 150'

CONTACT PERSON: DONNAL POPPE
818-998-5454

179-16 Sunset Blvd. Ste. 3
Palo Alto, CA 94302
310-858-3000 voice
310-456-3027
20040
info@hugoboss.com

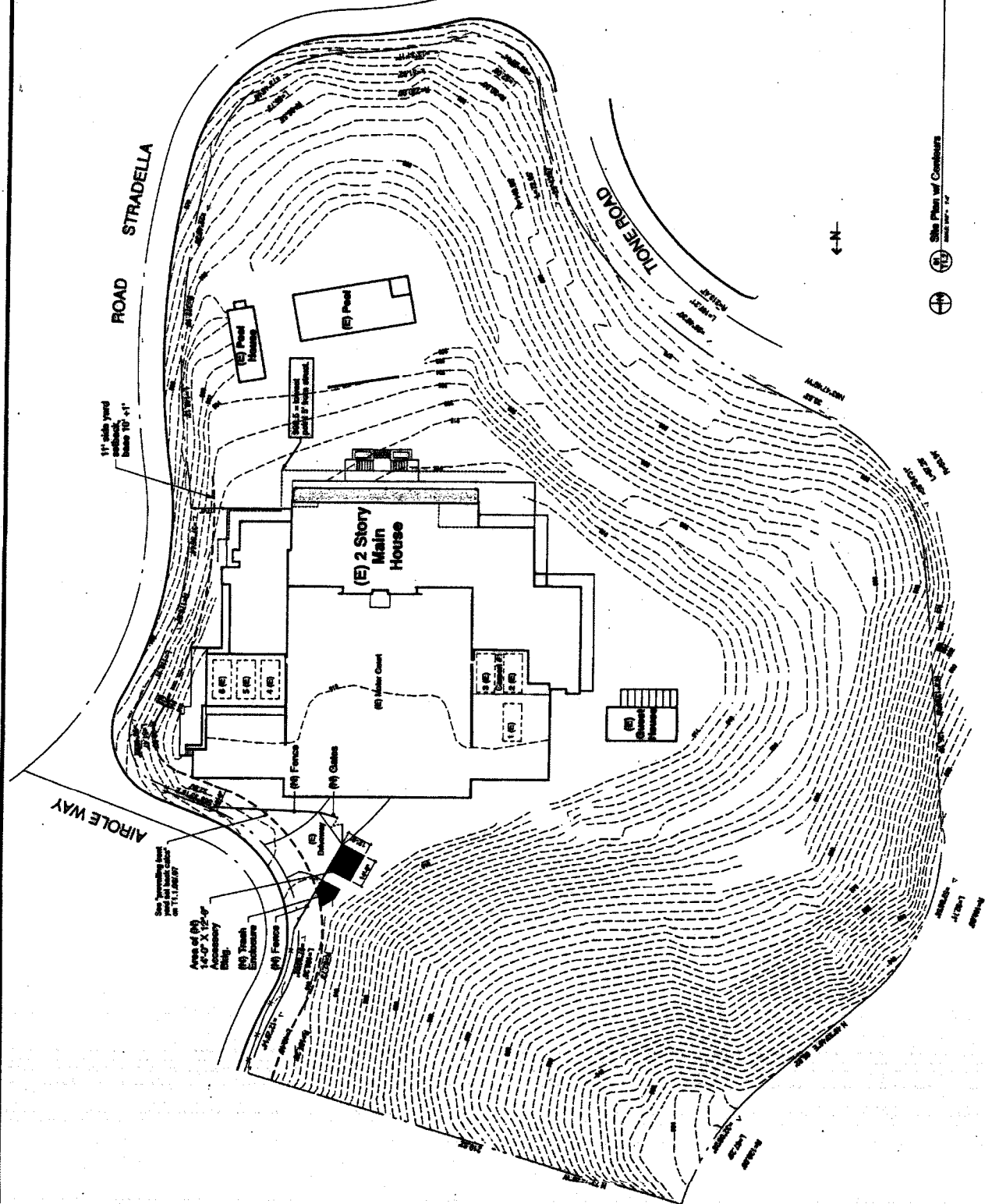
**New Guard House &
Trash Enclosure for:
901 Alcala Way
Los Angeles, CA 90077**

ISSUE LOG			DATE
NO.	SHEET NO.		
1	1		10/10/78
2	2		10/10/78
3	3		10/10/78
4	4		10/10/78
5	5		10/10/78
6	6		10/10/78
7	7		10/10/78
8	8		10/10/78
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15	15		10/10/78
16	16		10/10/78
17	17		10/10/78
18	18		10/10/78
19	19		10/10/78
20	20		10/10/78



JOE I.B.
901 Arden Way
New Guard House & Trash Enclosure
Addition
Los Angeles, CA 90077

SHEET NO.
T1.2



JOHN E. GLASGOW
ARCHITECTS

1710 W. Sunset Blvd., Ste. 5
Pasadena, CA 91104
916-799-1100
916-799-1077
john@glasgowarchitects.com

New Guard House &
Trash Enclosure for:
981 Airale Way
Los Angeles, CA 90077

NO.	SHEET NO.	DATE
1	1	10/1/01
2	2	10/1/01
3	3	10/1/01
4	4	10/1/01
5	5	10/1/01
6	6	10/1/01
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16	16	10/1/01
17	17	10/1/01
18	18	10/1/01
19	19	10/1/01
20	20	10/1/01

JOHN E. GLASGOW
ARCHITECTS
1710 W. Sunset Blvd., Ste. 5
Pasadena, CA 91104
916-799-1100
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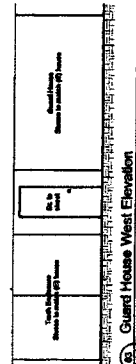


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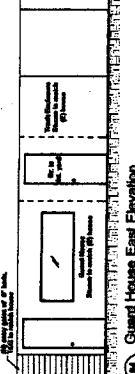
SHEET NO.
A1.1



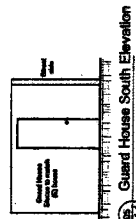
Elevation @ Entry Gates
Scale: 1/4" = 1'-0"



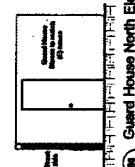
Guard House West Elevation
Scale: 1/4" = 1'-0"



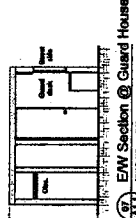
Guard House East Elevation
Scale: 1/4" = 1'-0"



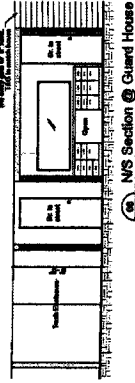
Guard House South Elevation
Scale: 1/4" = 1'-0"



Guard House North Elevation
Scale: 1/4" = 1'-0"



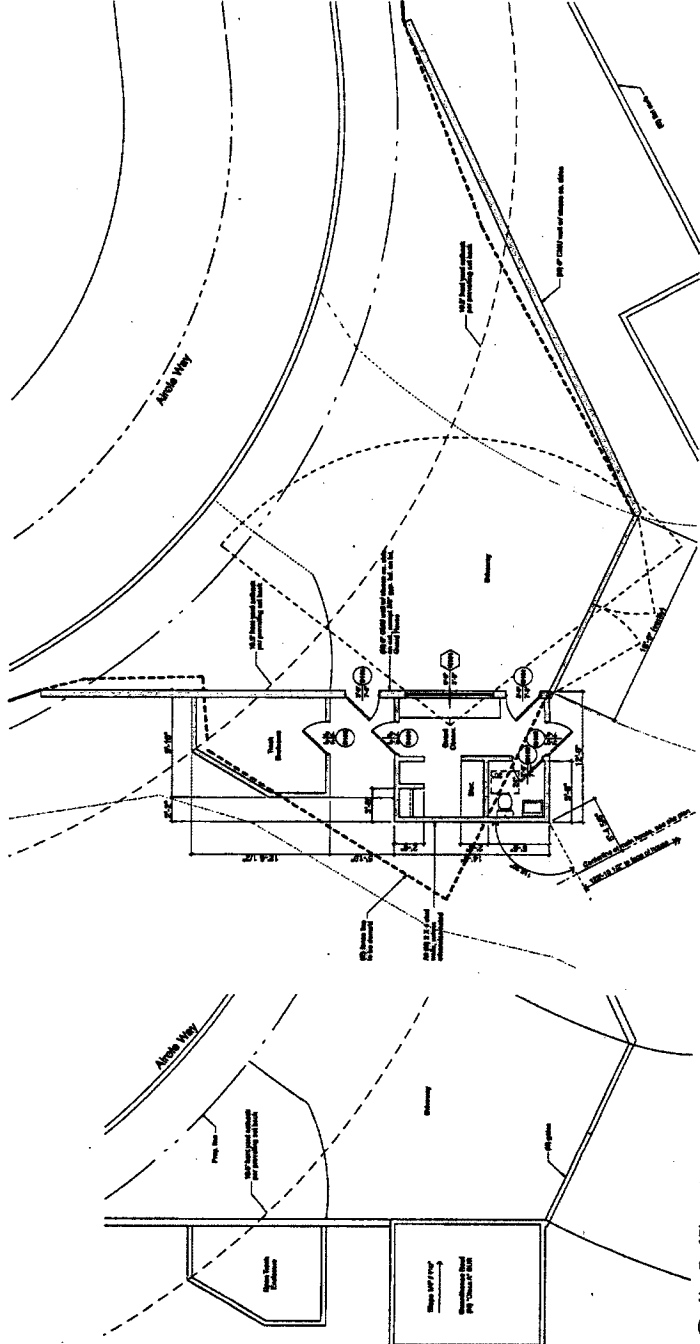
EW Section @ Guard House
Scale: 1/4" = 1'-0"



NS Section @ Guard House
Scale: 1/4" = 1'-0"



Wall Symbols
Scale: 1/4" = 1'-0"



New 1st Floor Plan
Scale: 1/4" = 1'-0"

New Roof Plan
Scale: 1/4" = 1'-0"

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2013-88-CE</u>		Existing Zone <u>RE11-1</u>		District Map <u>147B169</u>	
APC <u>Central</u>		Community Plan <u>Hollywood</u>		Council District <u>4</u>	
Census Tract <u>1943.00</u>	APN <u>5561016004</u>	Case Filed With [PSC Staff] <u>R. Avila</u>	Date <u>1-11-2013</u>		

CASE NO. ZA 2013-87-F

APPLICATION TYPE Zoning Administrator's Determination
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1521 N Doheny Dr Zip Code 90069
 Legal Description: Lot LT3 Block None Tract TR 10416
 Lot Dimensions irregular Lot Area (sq. ft.) 9488 Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: Construction of a front yard CMU block wall with smooth plaster finish, front entry gate, sideyard entry gates, driveway gate on rollers, new landscaping and front yard planter wall

Present Use: single family residence Proposed Use: single family residence

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21-C,1(g) Code Section which authorizes relief: 12.24 X 7
A Zoning Administrator's Determination to allow an over in height pilasters, block wall fence, sideyard gates, front entry gate and driveway gate in the front and side yards to be 8 feet maximum in height in lieu of the required 3 feet 6 inches permitted by the Municipal Code for RE11-1 Zones

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Robert Rubano Company _____
 Address: 1521 N Doheny Dr. Telephone: (310) 367-4596 Fax: () _____
Los Angeles, CA Zip: 90069 E-mail: RRUBANO@EASTDILSECURED.COM

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information Steve Kaali Company _____
 Address: 2465 1/2 Purdue Ave Telephone: (818) 795-7697 Fax: () _____
Los Angeles Zip: 90064 E-mail: askaaliman@gmail.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Robert Rubano

Print: 12-19-2012

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

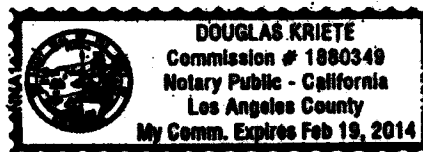
On 12.19.12 before me, Douglas Kriete, Notary Public

(Insert Name of Notary Public and Title)
 personally appeared Robert Lee Rubano, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Douglas Kriete (Seal)
 Signature

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

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Planning Staff Use Only		
Base Fee <u>\$4525</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>9974</u>	Deemed Complete by [Project Planner]	Date

ADJACENT NOTIFICATION MAP 1521 N DOHENY DR



SCALE



Quality Mapping Service
14548 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7948 - Fax (818) 997-0351
qmapping@qmsqms.com



DATE: 12-20-12

ZA 2013-87

QMS: 12-273

ALD
LANDSCAPE | DESIGN | BUILD
1201 MONTANA AVENUE
SUITE 201
SEASANT MONICA, CA 90404
P 310.578.8488
F 310.578.8477
www.aldeo.com

REMARKS:

DANNER
10511 North Gateway Dr.
Los Angeles, CA 90029

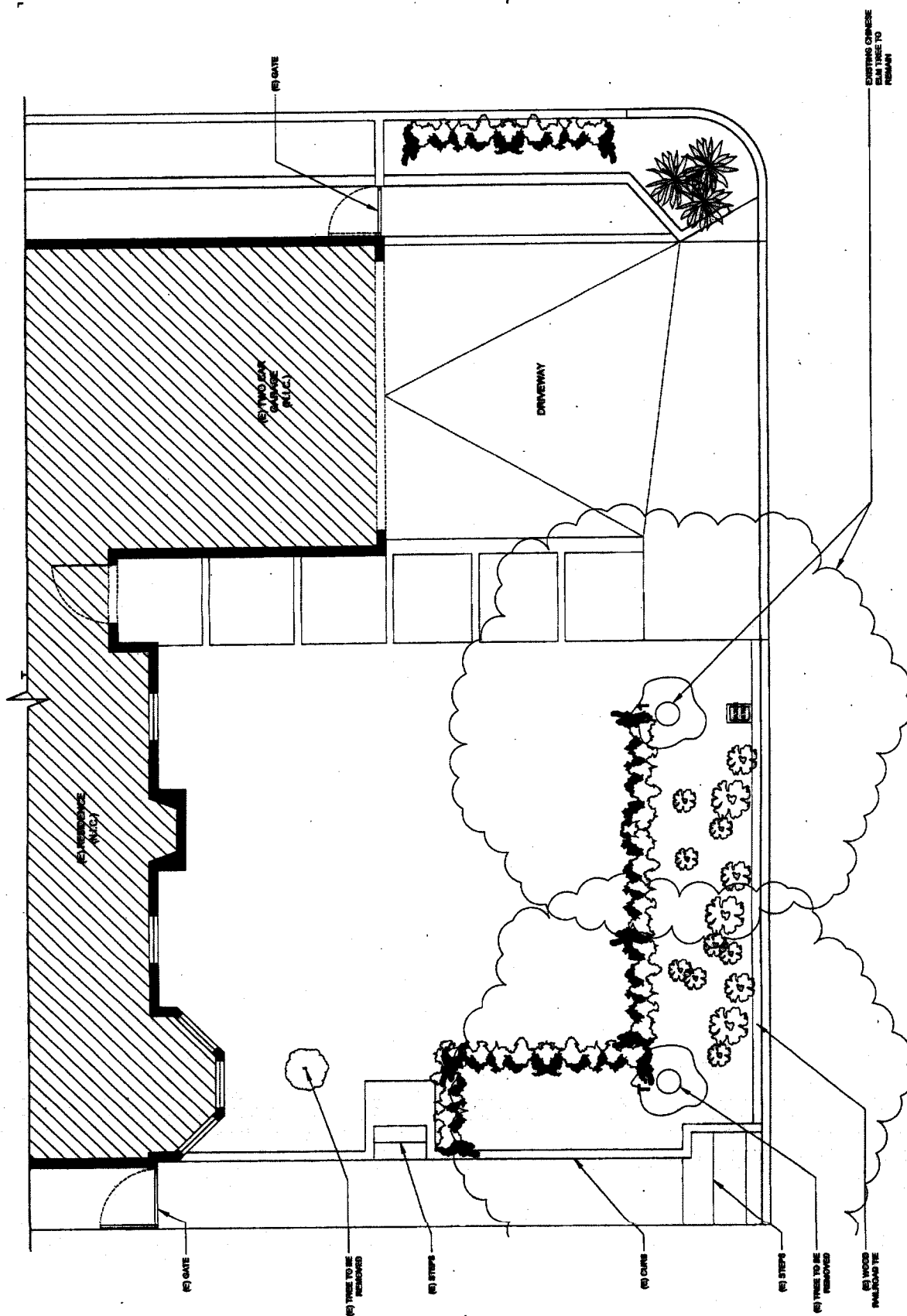
[illegible]

FIGURE ADDRESS:
1521 NORTH DOHENY
DR. LOS ANGELES, CA
90069

DRAWING TITLE:
**EXISTING FRONTYARD
LANDSCAPE PLAN**

DATE: 17 SEP 63
SCALE: 300" = 1'
DRAWN BY: JR
REVISED BY: AL
JOB NO.:
SHEET 1 OF 1 SHEETS.

0-0-7



**EXISTING CHINESE
FILM FREE TO
VIEW**

1
EXISTING FRONTYARD LANDSCAPE PLAN
SCALE: 2/16" = 1'-0"

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone RE11-1	District Map 147B169
APC Central	Community Plan Hollywood	Council District 4
Census Tract 1943.00	APN 5561016004	Case Filed With [DSC Staff]
		Date

CASE NO. **ZA 2013-87**

APPLICATION TYPE Zoning Administrator's Determination
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

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Plan Check No. (if available) _____ Date Filed: _____

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Los Angeles, CA Zip: 90064 E-mail: RRUBANO@EASTDILSECURED.COM

Property owner's name (if different from applicant) _____

Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information Steve Kaali Company _____
 Address: 2465 1/2 Purdue Ave Telephone: (818) 795-7697 Fax: () _____
Los Angeles Zip: 90064 E-mail: askaaliman@gmail.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Robert Rubano

Print: 12-19-2012

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

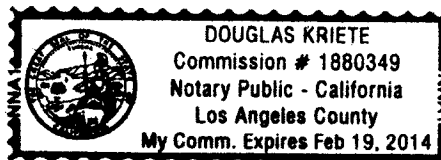
On 12.19.12 before me, Douglas Kriete, Notary Public

(Insert Name of Notary Public and Title)
 personally appeared Robert Lee Rubano, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Douglas Kriete (Seal)
 Signature

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Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

FENCES AND WALLS UP TO 8 FEET IN A AND R ZONES – LAMC 12.24 X7

- 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function of provide a service that is essential or beneficial to the community, city or region.**

The subject property is a regular shaped lot with approximately 9488 square feet with the dimensions of 65' x 146' according to the original building permit dated July 8 1941. The frontage along Doheny Dr is 65'. The property is a corner lot abutting a 20' alley to the north. The existing one story single family dwelling is approximately 2000 square feet and is setback from the street frontage approximately 21' from the attached 2 car garage to the property line. There is an improved curb but no sidewalk. The prevailing setback has been calculated at 6.4'.

The proposed project consists of the construction and maintenance of a CMU block wall with a varying height of 6.4 feet keeping a straight horizontal line at the top. Doheny Dr slopes downward from North to South but the wall will maintain an even height as the base of the wall will vary according to slope. The wall will be of a smooth plaster finish with a neutral color to match the existing colors and textures of the house. Wood planks will be added horizontally for privacy but also to break up the mass of the wall giving it a softer more natural appearance. The project will also have a 17.7' retractable driveway gate with a side gate to the right maintaining the same height as the proposed wall of 6.4'. A front entry gate is proposed adjacent to the driveway gate approximately 7' wide by 6.4' in height. The material will match the driveway gate which is to be determined.

The project is part of a landscape plan with planters, pavers, and walkways that will greatly enhance the subject property and the surrounding community. It will provide security to a home that has been burglarized twice since current owner bought the property. Copies of the reports are included in the application package.

- 2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood,, or public health, welfare, and safety.**

The project's location, size, height and operation will be compatible with the general characteristics of the surrounding neighborhood. Many of the residences adjacent, abutting and across the street have security fences, walls and bushes that provide security to those residences. Majority of the residences along Doheny Dr have walls and fences exceeding 6' in

ZA 2013-87

height. The proposed project is consistent with the other uses in the surrounding neighborhood and will adversely affect or further degrade the properties, surrounding neighborhood, or public health, safety and welfare.

3. That the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The Bel Air Beverly Crest Community Plan does not specifically address design issues related to fences and walls but below is taken from the 'Community Issues and Opportunities for Residential Development' section

Goal - Preservation and enhancement of the varied and distinctive residential Character of the community.

Issues

- Need to minimize grading, limit land use intensity, and preserve natural topography in hillside areas.
- Need to protect environmentally sensitive areas and scenic views.
- Need to preserve open space and the natural character of mountainous areas.
- Need to improve the visual environment through the development of appropriate design criteria and controls.

Opportunities

- Large amount of undeveloped land.
- Natural settings containing native plants and animals.
- Proximity of wilderness areas to the urban setting.
- Views of natural and urban scenery.

The proposed project is consistent with the goals and opportunities of the Community Plan. The project is not part of a Specific Plan and is consistent with both the Safety and Housing Elements of the General Plan.

4. Environmental effects and appropriateness of materials, design, and location of any proposed fence or wall.

The materials that are proposed are neutral in color and texture and have compatibility with the existing residence on-site and the surrounding residences. The proposed design is using earth like tones and having the wood privacy slats will even further reduce any appearance of massing block uncharacteristic walls. To soften the appearance even further the Applicant proposes to have a small planter in front of the wall with a depth of approximately 4' and 7' from the street property line. There are three proposed square shaped columns to give the wall the required structural support and to provide depth and reduce the appearance of just a blank massive wall. The proposed design will not have a significant environmental effect and

the appropriateness of the materials, design and location will provide an overall enhancement to the community.

5. Detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

Any potential detrimental effects of the proposed fence and gate have been mitigated by an appropriate choice of materials and colors, landscaping and setback to the street. No views of the mountains and other natural elements and characteristics of the neighborhood have been compromised by the proposed project.

6. The security to the subject property which the fence or wall would provide.

The security of the project is a viable justification for the use. As stated there have been two burglaries and the owner is securing the property from any potential threats to the safety and enjoyment of the owner and his property. The same enjoyment and right of peace and safety is provided to the other home owners in the neighborhood by similar fences, walls and vegetation.



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

Peter Elias
Peter Elias (mg)

12/20/12
Date

The following is a color-coded key for distribution of this material:

GREEN	CLIENT COPY
BLUE	BTC, INC
PINK	CITY OF LOS ANGELES, ORIGINAL
GOLDEN	COUNCIL DISTRICT (for 11 or 12 only)
WHITE	NEIGHBORHOOD COUNCIL COPY

Situs Address: 1521 N. Doheny Dr. Total Notification: 8

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

ZA 2013-87

QMS #12-273 PAGE 1
ADJACENT LIST DECEMBER 20, 2012

1)
RUBANO ROBERT L
1521 N DOHENY DR
LOS ANGELES CA 90069-1103

2)
INGLISH DOUGLAS D
1525 N DOHENY DR
LOS ANGELES CA 90069-1103

3)
SCHRAGER DAVID G
1526 N DOHENY DR
LOS ANGELES CA 90069-1142

4)
BOWEN MARTIN C JR
20501 VENTURA BLVD #325
WOODLAND HILLS CA 91364-6426

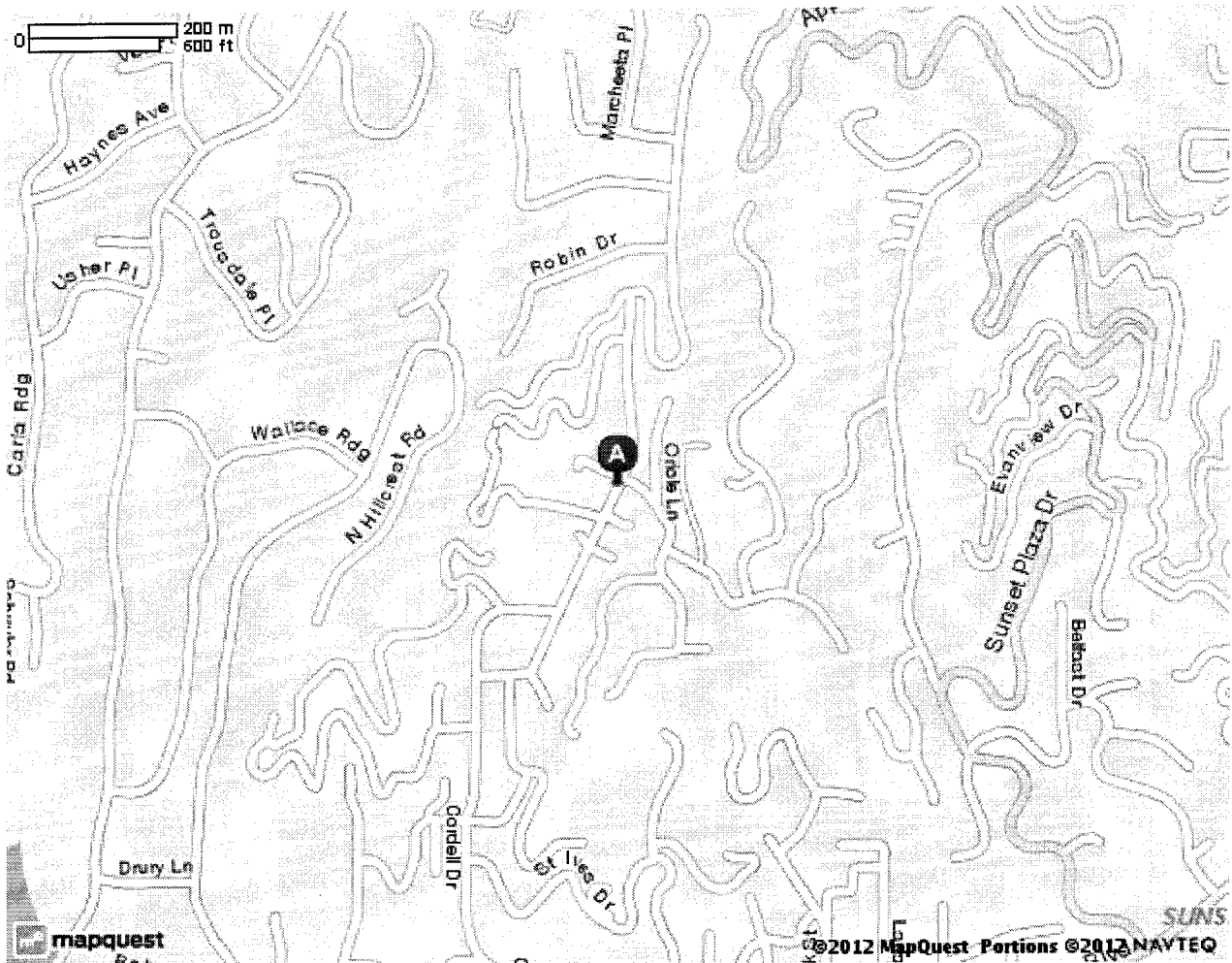
5)
RUDES JEFFREY
14431 VENTURA BLVD #570
SHERMAN OAKS CA 91423-2606

6)
FIEDLER JOHN C
PO BOX 69279
LOS ANGELES CA 90069-0279

STEVE KAALI-KAALI CONSULTING
STEVE KAALI
2465 1/2 PURDUE AVE
LOS ANGELES CA 90064

12-273
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

Vicinity Map



Address: 1521 N. Doheny Dr.



12-273

ZA 2013-87

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY **City of Los Angeles Department of City Planning** **ZA 2013-87** COUNCIL DISTRICT **4**

PROJECT TITLE *** Over-in-height fence (F)** LOG REFERENCE **ENV 2013-88-CE**

PROJECT LOCATION *** 1521 N. DOHENY DR**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: *** OVER THE HEIGHT WALL**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: *** MAALI CONSULTING**

CONTACT PERSON *** STEVE MAALI** AREA CODE *** 818** TELEPHONE NUMBER *** 795-7697** EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

- | | | |
|---|----------------------|----------------------------|
| <input type="checkbox"/> MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| <input type="checkbox"/> DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| <input type="checkbox"/> EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 et seq. | Art. III, Sec. 1 |

Class 3 Category 6 (City CEQA Guidelines)

- ☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Accessory (appurtenant) structures including garages, carports, patios, swimming pools, fences, game courts (including tennis courts accessory to residential developments), play areas and retaining walls.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
FEE: # 91-	RECEIPT NO. 9976	REC'D. BY R. Avila
		DATE 1-11-2013

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

*** Steve Bacali**
NAME (PRINTED)

*** 1-11-13**
DATE

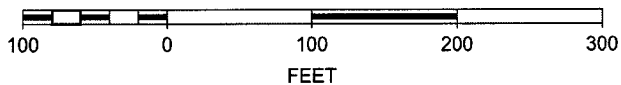
*** [Signature]**
SIGNATURE

ADJACENT NOTIFICATION MAP

1521 N DOHENY DR



SCALE



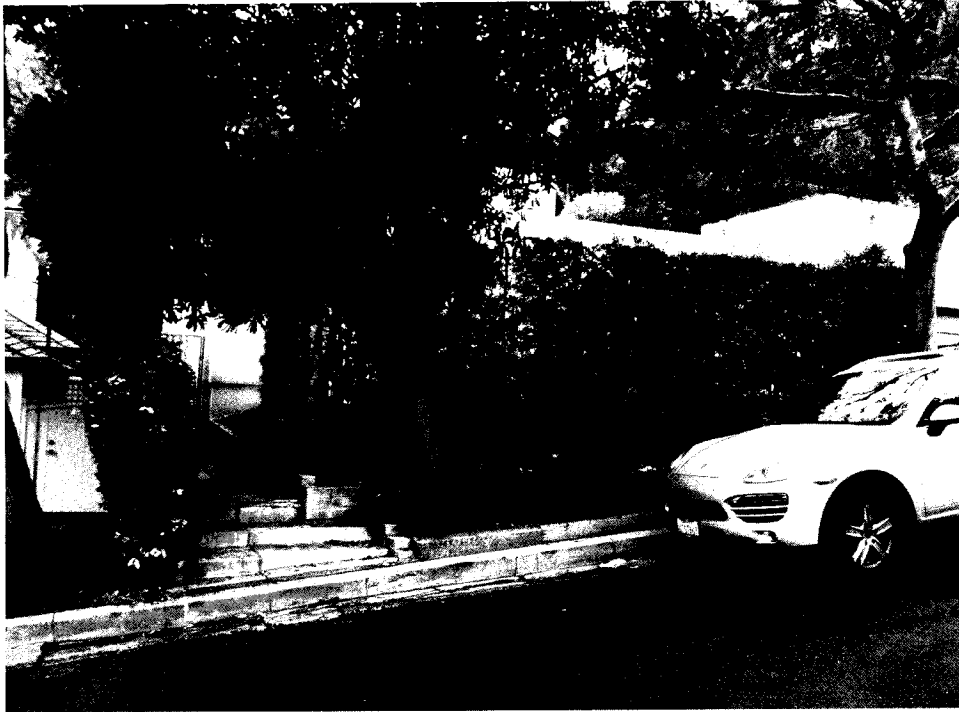
Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

ZA 2013-87 DATE: 12-20-12

QMS: 12-273

1521 DOHENY DR



VIEW OF PROPERTY FROM DOHENY DR, FRONT LANDSCAPING IS BEING REPLACED WITH WALL AND ENTRY GATE

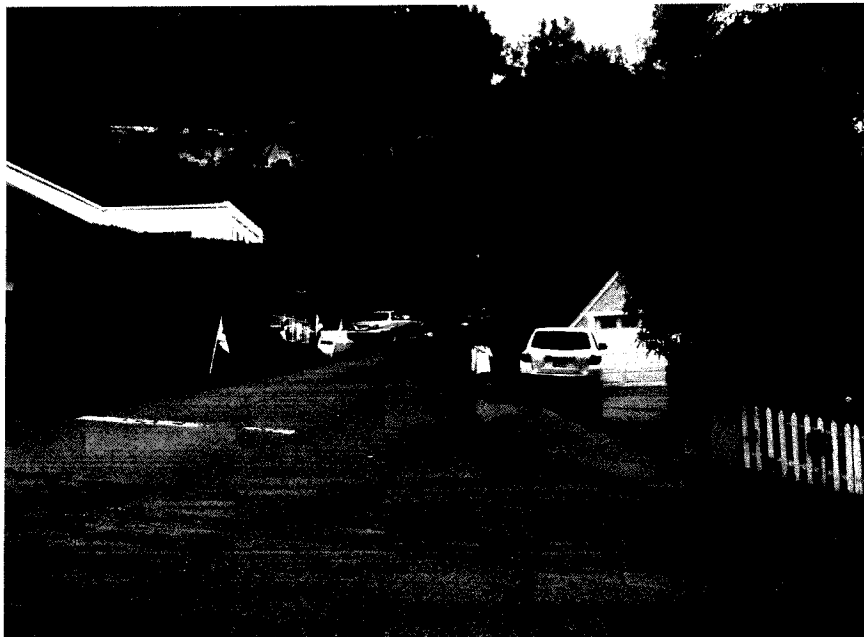


VIEW LOOKING NORTH FROM SUBJECT PROPERTY

ZA 2013-87



VIEW LOOKING SOUTH FROM SUBJECT PROPERTY



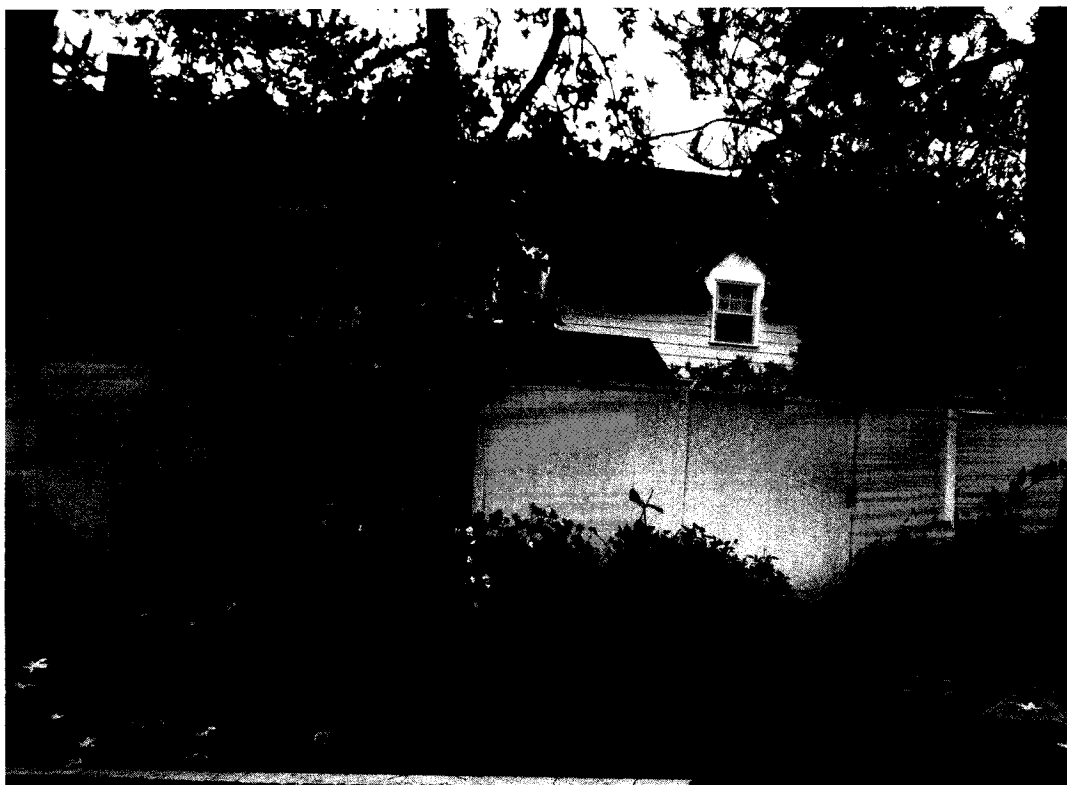
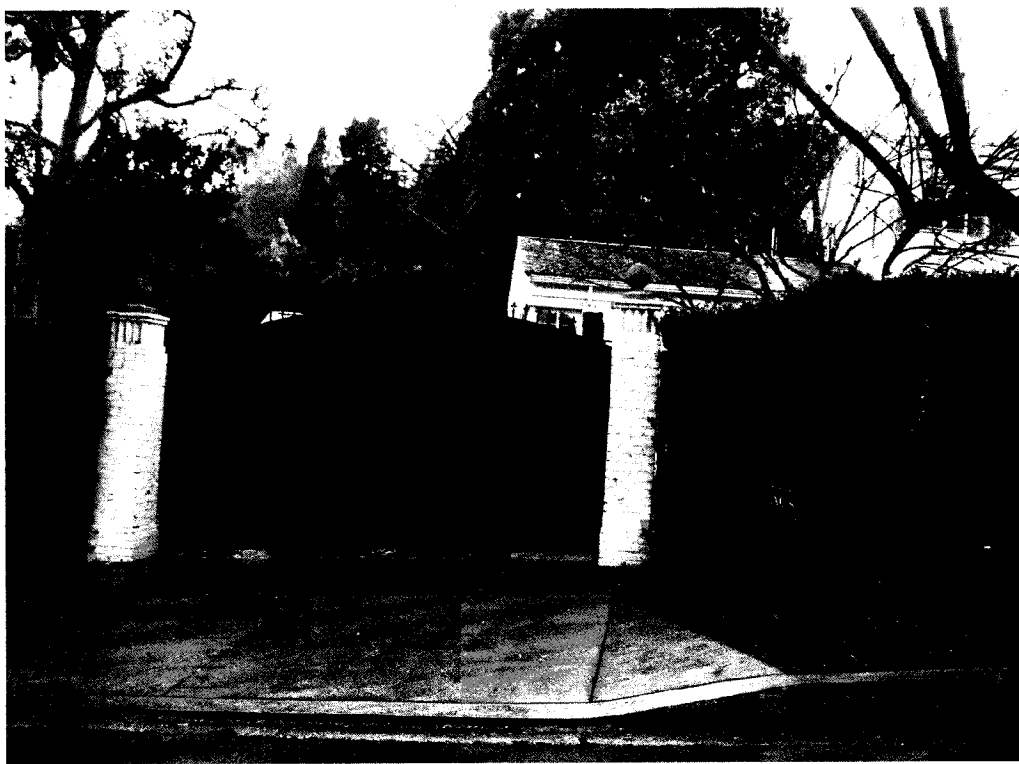
VIEW LOOKIING ACROSS TO THE EAST ON DOHENY DR FROM SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY FRONT YARD

EXAMPLES OF HOMES IN THE IMMEDIATE NEIGHBORHOOD WITH OVER HEIGHT FENCES AND WALLS







Address Any Communication To:
WEST LOS ANGELES AREA PLANNING COMMISSION
200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

9 INTERESTED PARTIES
x ABUTTING PROJECT SITE
x OWNERS AND OCCUPANTS
☐ 100-FOOT RADIUS
x 500-FOOT RADIUS

concerning property at

360 NORTH STONE CANYON ROAD

Case No.: ZA-2012-1395-ZV-ZAA-1A
Community Plan: Bel Air-Beverly Crest

Council District No.: 5

Hearing Date: Wednesday, June 5, 2013
Hearing Time: after 4:30 P.M.
Hearing Place: Henry Medina West L.A.
Parking Enforcement Facility
2nd Floor, Roll Call Room
11214 West Exposition Blvd.
Los Angeles, CA 90064

The West Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the decision of the Zoning Administrator, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to **DENY** a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; **APPROVE** a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted, for said single-family dwelling; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2005-8611-MND as the environmental clearance.

APPLICANT: M & A Gabae, LP
Representative: Ben Kim

APPELLANT: Same

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **<http://www.lacity.org/pln/index.htm>**

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony ***can only be given at the hearing*** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission office, Suite 272, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by **noon of the preceding Friday**.
2. Please provide an **original** and **nineteen (19) copies (20 sets)** of all correspondence or exhibits (for the file, (9) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 2 " x 11" or 8 2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.