MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. Existing Zone District Map

APC Community Plan Council District

Census Tract APN Case Filed With (LDC Staff)

CASE No.

APPLICATION TYPE: Vesting Tentative Tract Map No. 71884 and Zoning Administrator's Adjustment incident to subdivision

1. PROJECT LOCATION AND SIZE

Street Address of Project: 1251 S. Edris Drive
Zip Code: 90035

Legal Description: Lot 366 Block 0021

Lot Dimensions: Varies
Lot Area (sq. ft.): 6664
Total Project Size (sq. ft.): 8421

Valli (See attached Tentative Tract Map)

2. PROJECT DESCRIPTION

Describe what is to be done: Construct 5 unit new condominium on one lot with ownership and guest parking provided

Present Use: multi-family apartment building
Proposed Use: 5 unit condominium

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
- Rear
- Front
- Height
- Side Yard

No. of residential units:
Existing 6 To be demolished 6 Adding 5 Total 5

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.10C.2
Code Section which authorizes relief: 12.28A

to allow reduction in side yard setback

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:

Ordinance No. 165888
4. OWNER/APPLICANT INFORMATION

Applicant's name: Morning View Hotels - BHLC
Company: 
Address: 9255 Sunset Blvd., Upper Penthouse, Los Angeles Phone: (310) 281-8781 Fax: ( )
E-mail: 

Property owner's name (if different from applicant): Same as Applicant, Morning View Hotels - BHLC
Company: Harvey Goodman Civil Engineer
Address: 834 17th Street #5 Santa Monica Phone: (310) 829-1037 Fax: (310) 828-5062
E-mail: 

Contact person for project information: Harvey Goodman, C.E.
Company: Harvey Goodman Civil Engineer
Address: 834 17th Street #5 Santa Monica Phone: (310) 829-1037 Fax: (310) 828-5062
E-mail: 

5. APPLICANT'S AFFIDavit

Under penalty of perjury the following declarations are made:

a. 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 (subdue proof). (NOTE: for zone changes, please see City of Los Angeles Zoning Code; Division 4.2.160.)

b. The information presented is true and correct to the best of my knowledge.

c. 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: ____________________________
Print: Bob Glassmire

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On this Day of __________ 20__ before me, the undersigned Notary Public, personally appeared ______________________, 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(s), and that he/she/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) any additional information using the handout as a guide.

NOTE: All applicants are required 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 fee. Please ask staff for details or an application.

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

(0/08/2011)
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, subdivision'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).
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:

[Blank]

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:

[Blank]

II. Existing Conditions:

A. Project Site Area

6,194 sq ft

Net and

6,194 Gross Acres

70 + 4 Streets

B. Existing Zoning

H-15

C. Existing Use of Land

Multi-Family Apartment Building

D. Existing General Plan Designation

Medium Residential

E. Requested General Plan Designation

[Blank]

F. Number

4

Trunk Diameter

7" - 8"

and type

VARIES

G. Number

4

Trunk Diameter

7" - 8"

and type

VARIES

H. Slope:

State percent of property which is:

5% Less than 10% slope

10-15% slope

50% 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)

0-500 cubic yards

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

2853 cu yd
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 ___________ or Condominium ___________

B. Number of Dwelling Units with:
   One bedroom ___________
   Two bedrooms ___________
   Three bedrooms ___________
   Four or more bedrooms ___________

C. Total number of parking spaces provided ___________

D. List recreational facilities of project ___________

E. Approximate price range of units $ ___________ to $ ___________

F. Number of stories ___________ height ___________ feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar) to be determined ___________

H. Describe lighting of the project (include plan for shielding light from adjacent uses, if available) ___________

I. Percent of total project proposed for:
   - Building ___________ 48.6%
   - Paving ___________ 24.8%
   - Landscaping ___________ 14.9%

J. Total Number of square feet of floor area ___________

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 ___________

G. Days of operation ___________

H. Describe 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)
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.

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

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 (in feet): 1,175 TO THE SOUTH

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, such as landscaping, energy saving appliances, off-street parking for tenants and guests.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
APPLICANT/CONSULTANT'S AFFIDAVIT

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

Owner (Owner in escrow)                       Consultant
(Please Print)                               (Please Print)

Signed:                                        Signed:
Owner                                           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.

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

on May 14, 2012 before me, personally appeared

Name of Notary Public and Title

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.

Signature

(Seal)
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVISIONS STATEMENT

For Office Use Only
(1) Case No. __________

Date of Filing __________

(2) Tract No. 71889

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

1951 S. Edna Drive

(4) Census Tract No. 2608000 District Map No. 138A167

Map reference location:

G32 Page (CWS) __________

Grid No. __________

(6) Proposed number of lots

(7) Tract area: 0.152 net acres within tract border; 0.194 gross acres. 100% of street

net square feet after required dedication.

(8) Tract proposed for:

<table>
<thead>
<tr>
<th>Units/</th>
<th>Parking</th>
<th>Guest Parking</th>
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<tbody>
<tr>
<td>(9) Sq. Ft.</td>
<td>+</td>
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<tr>
<td>Single-Family (SF)</td>
<td>NA</td>
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<tr>
<td>Apartments (APT)</td>
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<tr>
<td>Condominiums (CC)</td>
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<tr>
<td>Commercial (CM)</td>
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<tr>
<td>Industrial (IND)</td>
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<tr>
<td>Stock Cooperative (SC)</td>
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<tr>
<td>Commercial Condo Conversion (CMCC)</td>
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<td>Industrial Condo Conversion (INDCC)</td>
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<td>Commercial Condominiums (CMC)</td>
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<tr>
<td>Reversion to Acreage - (RV)</td>
<td></td>
<td></td>
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<tr>
<td>Other (specify)</td>
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</tbody>
</table>

(10) Number of types of units to be demolished

(11) Community Plan area

Los Angeles City

Council District # 5

(12) Community planning designation

Medium Residential

DU's/GA
*Multiple dwelling projects only

(13) The existing zone is RD15-1-0. The proposed zone is No Change. Approved under City Planning Case No. ____________________ on __________ by the ( ) City Planning Commission and/or ( ) City Council (CF No ____________________).

a. Has the tract map been filed to effectuate a zone change?
   Yes ( ) No ( )

b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
   Yes ( ) No ( )

c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
   Yes ( ) No ( )

d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) ________________________________ .
   Under Case Nos: ________________________________ .

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No ( )
   How many? __________________

   If yes, how many are 4 inches or more in diameter? __________
   How many absolutely must be removed? __________________

   Are there other trees 12 inches or more in diameter? Yes ( ) No ( )
   All trees on site to be removed  __________________

   If yes, how many? __________
   How many must be removed? __________ Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

   (Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area? Yes ( ) No ( )
   In a fault rupture study area? Yes ( ) No ( )

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No ( )

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( ) No ( )

   Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site? Yes ( ) No ( )
   Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No ( ) If yes, attach a sketch showing each unit or phase.
Tenant information for demolitions and conversions (attach CP-3345).

Is the project in a horsekeeping (K) district? Yes ( ) No (X)
Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)
Is the project in an RA or more restrictive zone? Yes ( ) No (X)

If the tract is for condominium or cooperative conversion purposes, list:

a. Anticipated range of sales prices
b. Anticipated sales terms to tenants
   Note: Attach separate sheet, if necessary.
   c. Number of existing parking spaces _______. A certified parking plan is required for
      all conversions.

Is a haul route approval being requested at this time? Yes ( ) No (X)

Has a Land Development Counseling Session taken place? Yes ( ) No (X)
If so, what is LDCC No. ____________ ?

Describe your proposal briefly here or on an attached sheet:

[Text not legible]

I certify that the statements on this form are true to the best of my knowledge.

Signed ____________

Date ____________

RECORD OWNER(S)
(From Latest Adopted Tax Roll)
Name ____________
Address 9355 Sunset Blvd, Upper
City Los Angeles
Phone (310) 827-8781
Fax No ____________

Name ____________
Address ____________
City ____________
Phone ____________
Fax No ____________

Name ____________
Address ____________
City ____________
Phone ____________
Fax No ____________

Name ____________
Address ____________
City ____________
Phone ____________
Fax No ____________

ENGINER OR LICENSED SURVEYOR
Name ____________
Address ____________
City ____________
Phone ____________
Fax No ____________

Name ____________
Address ____________
City ____________
Phone ____________
Fax No ____________
City of Los Angeles
Department of City Planning

5/14/2012
PARCEL PROFILE REPORT

Address/Other Information
PIN Number
Lot/Parcel Area (Calculated)
Thomas Brothers Grid
Assessor Parcel No. (APN)
Tract
Map Reference
Block
Lot
Addr (Lot Cut Reference)
Map Sheet

Jurisdictional Information
Community Plan Area
Area Plan Commission
Neighborhood Council
Council District
Census Tract #
LADBS District Office

Planning and Zoning Information
Special Notes
Zoning
Zoning Information (ZI)
General Plan Land Use
General Plan Footnote(s)
Hillside Area (Zoning Code)
Baseline Hillside Ordinance
Baseline Manzonalization Ordinance
Specific Plan Area
Special Land Use / Zoning
Design Review Board
Historic Preservation Review
Historic Preservation Overlay Zone
Other Historic Designations
Other Historic Survey Information
Mills Act Contract
POD - Pedestrian Oriented Districts
CDO - Community Design Overlay
NSO - Neighborhood Stabilization Overlay
Streetscape
Sign District
Adaptive Reuse Incentive Area
CRA - Community Redevelopment Agency
Central City Parking
Downtown Parking
Building Line
500 Ft School Zone
500 Ft Park Zone

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County A Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | cityplanning.lacity.org
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<th>Attribute</th>
<th>Value</th>
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<td>Assessor Parcel No. (APN)</td>
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<tr>
<td>APN Area (Co. Public Works)*</td>
<td>0.154 (ac)</td>
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<tr>
<td>Use Code</td>
<td>0550 - 6 or more units (4 stories or less)</td>
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<td>Assessed Land Val.</td>
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<td>Assessed Improvement Val.</td>
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<td>Airport Hazard</td>
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<td>Flood Zone</td>
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<td>Watersource</td>
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<td>Hazardous Waste / Border Zone Properties</td>
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<td>Methane Hazard Site</td>
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<td>High Wind Velocity Zones</td>
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<td>Special Grading Area (BOE Basic Grid Map A-13572)</td>
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<tr>
<td>Oil Wells</td>
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<td>Algal-Phaeo Fault Zone</td>
<td>No</td>
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<td>Distance to Nearest Fault</td>
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<td>Liquifaclation</td>
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<td>Economic Development Areas</td>
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<td>Business Improvement District</td>
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<td>Revitalization Zone</td>
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<td>State Enterprise Zone</td>
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<td>Targeted Neighborhood Initiative</td>
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<td>Public Safety</td>
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<td>Police Information Bureau</td>
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<tr>
<td>Reporting District</td>
<td>657</td>
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<td>Fire Information Division</td>
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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: 11895-80

Required Action(s): ZC-ZONE CHANGE
Project Description(s): ZONE CHANGE TO LIMIT THE LAND SO DESIGNATED TO THE R1/1.5 DENSITY FOR PROPERTY IN THE VICINITY OF RICO BOULEVARD AND BEVERLY WILSHIRE DRIVE

Case Number: 11895-81

Required Action(s): ND-NEGATIVE DECLARATION
Project Description(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-165988
Findings/Justification:

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 & S)
Adjustments from Residential Floor Area ≤ 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-7930.

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 the granting of such adjustment will result in development compatible and consistent with the surrounding uses.

   See Exhibit "A" Attached

2. That the granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City.

   See Exhibit "A" Attached

3. That the granting of such adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

   See Exhibit "A" Attached
EXHIBIT A
ZONING ADMINISTRATOR’S ADJUSTMENT
1251 EDRISE DRIVE, LOS ANGELES, CA

BACKGROUND INFORMATION:

THE SUBJECT PROPERTY IS AN EXISTING, 6 UNIT APARTMENT BUILDING WITH 6 PARKING SPACES (GARAGES), ON ONE LOT. THE PROPERTY IS LOCATED ON THE WEST SIDE OF EDRISE DRIVE, THE SECOND ADDRESS NORTH OF PICO BOULEVARD. IT IS A TRANSITIONAL PARCEL BETWEEN SINGLE FAMILY DWELLINGS IMMEDIATELY TO THE NORTH, AND A COMMERCIAL ZONED PROPERTY CONTAINING A PARKING LOT AND A HOTEL, DIRECTLY TO THE SOUTH. 1251 EDRISE IS BOUND BY A HOME TO THE NORTH, EDRISE DRIVE TO THE EAST, A 20’ WIDE ALLEYWAY TO THE SOUTH AND A 15’ WIDE ALLEYWAY TO THE WEST. NOTE THAT THE SOUTHERN ALLEY SLOPES UP FROM EDRISE AT THE SOUTHEAST CORNER, TO THE SOUTHWEST CORNER OF THE PROPERTY BY 13.5’.

ON (DATE), THE CURRENT OWNER PURCHASED THE PROPERTY WITH ITS 6 UNIT APARTMENT BUILDING AND 6 PARKING GARAGES. THE OWNER IS PROPOSING A NEW, 4 STORY OVER GARAGE, 5 UNIT CONDO WITH ALL 12 REQUIRED PARKING SPACES PROVIDED FOR ONSITE. NOTE THAT THIS PROPOSAL WILL BE A REDUCTION OF UNITS BY ONE, FROM 6 TO 5. IT WILL ALSO BE PROVIDING 6 MORE PARKING SPACES THAN THE EXISTING DEVELOPMENT.

FINDINGS FOR APPROVAL OF ADJUSTMENTS:

(EXPLANATIONS FOR HOW OUR REQUEST CONFORMS TO THE FOLLOWING REQUIREMENTS)

QUESTION 1:

THAT THE GRANTING OF SUCH ADJUSTMENT WILL RESULT IN DEVELOPMENT COMPATIBLE AND CONSISTENT WITH THE SURROUNDING USES.

ANSWER 1:

THIS REQUEST IS TO PERMIT A ZONING ADMINISTRATOR’S ADJUSTMENT TO ALLOW A REDUCTION OF THE SOUTHERN SIDEYARD SETBACK FROM 7’-0” TO 5’-0”. THE SUBJECT PROPERTY IS A TRANSITIONAL PROPERTY BETWEEN R1, RESIDENTIAL ON THE NORTH AND A COMMERCIAL ZONED HOTEL AND PARKING LOT TO THE SOUTH, IN SYMPATHY WITH THE SURROUNDING CONTEXT, THE ARCHITECTURAL PROGRAM HAS PLANNED FOR ENTRY ON THE SOUTH/COMMERCIAL SIDE AND PROVIDED QUIETER, PRIVATE AREAS TO THE R1 RESIDENTIAL/NORTH SIDE.
EXHIBIT A, CONTINUED

ZONING ADMINISTRATOR’S ADJUSTMENT
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QUESTION 2:
THAT THE GRANTING OF SUCH ADJUSTMENT WILL BE IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN OF THE CITY.

ANSWER 2:
THE GRANTING OF THIS ZONING ADMINISTRATOR’S ADJUSTMENT WOULD BE IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN INASMUCH AS THE GENERAL PLAN LAND USE DESIGNATES THE SUBJECT SITE AS ZONED FOR MULTI-FAMILY DEVELOPMENTS. THE REQUEST IS FOR A SAFE REDUCTION OF THE REQUIRED SOUTHERLY SIDEYARD ADJACENT TO A 20’ WIDE SLOPING ALLEY AND ACROSS THE STREET FROM A PARKING LOT AND HOTEL.

QUESTION 3:
THAT THE GRANTING OF SUCH ADJUSTMENT IS IN CONFORMANCE WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE OF THE CITY.

ANSWER 3:
THE GRANTING OF THIS ADJUSTMENT IS IN CONFORMANCE WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE. THIS REQUEST IS FOR A SIDEYARD REDUCTION ON A TRANSITIONAL LOT BETWEEN SINGLE FAMILY DWELLINGS AND A COMMERCIAL ZONE. THE REDUCTION WOULD BE ADJACENT TO A 20’ WIDE ALLEYWAY AND ACROSS FROM THE COMMERCIALLY ZONED PARKING LOT AND HOTEL.

QUESTION 4:
THAT THERE ARE NO ADVERSE IMPACTS FROM THE PROPOSED ADJUSTMENT OR THAT ANY ADVERSE IMPACTS HAVE BEEN MITIGATED.

ANSWER 4:
The project is compatible with the surrounding uses. There are no adverse impacts to mitigate because the proposal will result in a project that contains one less unit than is currently on the property and will provide six (6) more parking spaces.
QUESTION 5:
That the site and/or existing improvements make strict adherence to zoning regulation impractical or infeasible.

ANSWER 5:
In sympathy with the transitional zoning condition, the architectural program has planned for entry on the south/commercial side and provided quieter, private areas to the R1, residential/north side.

As mentioned previously, the subject property is surrounded on two, (2) sides by sloping alleyways. The southern alley has a change of elevation of 13.5' as it rises from EDRIS towards the south west property corner. The geometry of the site along the south edge is established by a diagonal property line that narrows the lot width from 71.39' to 50.00'.

In designing the entry on the south side, several issues had to be balanced. Disabled access requires an elevator from the garage to the entry level and accessible ramps to each of the 5 units. Ramps that provide exiting to the west alley are included as well. At the first floor, much programmatic space and square footage is used for the uncommon elevator from the garage parking, ramps and walkways. Interestingly, this results in an average first floor south sideyard setback of fourteen, (14'), seven, (7') more than what is typically required.

Given the eccentric configuration of the lot and accessibility elements at the ground floor, the architectural development and program require additional square footage for portions of the remaining three floors above the entry level on the south side of the project.
VESTING TENTATIVE TRACT MAP. NO. 71884

PHOTO KEY MAP