

HARDSHIP EXEMPTION APPLICATION

ICO Area: West Adams-Baldwin Hills-Leimert	Council File No.:
Interim Control Ordinance No.: ZI N° 2421	Additional Interim Control Ordinance No.:
Effective Date: December 8, 2010	

Applicant (Record Owner): Mark Houck	Telephone: 310-801-8116
Applicant Mailing Address: 5577 W. Adams Blvd, Los Angeles, CA90016	Email Address: mark@foodbylene.com
Applicant's Representative: Daniela Rechtszajd	Telephone: 310-625-0654
Representative's Mailing Address: 5410 Village Green, Los Angeles, CA 90016	Email Address: recdani@gmail.com

Property Address: 5573-5577 W. Adams, Blvd., Los Angeles, 90016	Lot Area (sq. ft.): 3,097.1 sq. ft.
Legal Description: <small>The southerly 40 feet of Lots 97, 98 and 99 of Tract No. 5565, in the city of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 68, Page 5 of Maps, in the Office of the County Recorder of said County.</small>	Structure/Building Construction Date: Hot Dog Stand/ March 10, 1959
Existing Zone (ZIMAS): (Q) C2-1VL	Permit History (Include Permit Numbers): Refer to Addendum N°1
Existing Land Use Designation (From City Planning Department): (17) Restaurant	

Note: The Department of City Planning Master Land Use Application is not required.

Describe Current Use (Include size in square feet, height, ancillary structures such as garages, etc.):

The current use is a take-out restaurant of 270.00 sq. ft, located at the corner of Adams Blvd & Marvin Blvd.. The existing structure consists of 224.00 sq. ft of kitchen space and 46 sf of accessory areas: restroom & janitor's. The total height of the structure is 10'-3". To the east side of the take out restaurant (approx. 30") there is a detached covered patio of 140.00 sf (11'-6" x 12'-2"), for waiting only, non-seating permitted. There is an uncovered on grade parking with un-marked parking stalls and 2-driveway access one on Marvin and one on Adams. The trash enclosure (±7'6" x 16'-3") is located at the north east corner of the parking, 3" from the east property line & 0" from the north property line.

Describe Proposed Project and Use (Include size in square feet, height, etc.):

The proposed project consists of an addition of a total of 444 sf divided as follows:
1) 253 sf will be added to the 1st floor for a new walk-in refrigerator, storage area and an ADA restroom
2) 191 sf for a new 2nd story with an office and a restroom for the owner's use.
The new structure will be 25'-6" high. The proposed project will maintain the existing structure with its character and the addition will be treated as a different volume with different finishes. The on grade parking would be redesigned to provide a Van Accessible ADA parking and a path of travel to the building. The 2- parking access will be maintained. In order to redesign the parking, a new roofed trash enclosure will be provided at the south east corner of the property.

The intent is to maintain the existing "Take-Out Restaurant" use. The office will be accessory to the main use.

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)

See attached Hardship Request Detail

Note: The Department of City Planning Master Land Use Application is not required.

Do you have any ownership interest in any other parcels within 300 feet of this property?

Yes No

(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)

ADDITIONAL INFORMATION FILING REQUIREMENTS

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a **map showing the location and boundaries** of the property for which the exemption is being requested.
- b. Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
- c. Attach an **Elevation Plan**, which includes dimensions for all views.
- d. Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan **Check No.** _____ and **Submittal Date** _____.
- e. Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
- f. Submit **Photographs** of the subject property and all surrounding property – not over 8 ½ x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
- g. Attach any **additional information** as needed.

NOTICE OF PUBLIC HEARING

The City Council may hold a public hearing on a hardship exemption application. Upon notification that a public hearing has been scheduled, the applicant shall notify the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days before the date of the hearing. Notice of the public hearing shall also be posted by the applicant in a conspicuous place on the subject property at least ten days before the date of the hearing. The applicant shall provide proof of such notice at the time of the hearing in the form of a sworn declaration or affidavit. Failure to provide such proof shall be grounds to deny the hardship exemption application.

THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Applicant (Record Owner) *

11.01.15

Date

Representative

Date

* Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE**

Effective Date: December 8, 2010

ZI NO. 2412

**GENERAL PLAN AMENDMENT FOR
STANDALONE FAST FOOD ESTABLISHMENTS
WITHIN THE SOUTH LOS ANGELES PLANNING AREA**

COUNCIL DISTRICTS: 1, 8, 9, & 10

No permits shall be issued for any new, or additions to existing, standalone Fast-Food Establishment, as defined by LAMC Section 16.05 B.3, within the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans, but excluding those portions of land within Council Districts 5 and 15, and that portion of Council District 10 north of the Interstate 10 Freeway.

Construction that consists of interior remodeling, interior rehabilitation, minor exterior repair work, renovations, or routine maintenance, are exempt. New Fast-Food Establishments integrated into a mixed-use building, commercial center, or other joint tenant building with a minimum Floor Area Ratio (FAR) of 1:1, are also exempt. In addition, demolitions and replacement of existing Fast-Food Establishments, or additions to existing Establishments, are exempt from Criteria 1 only.

Projects shall meet all six of the following Criteria to obtain permit clearances administratively:

1. *That the Project is not within a half mile radius, or 2,640 linear feet, from any existing Fast Food Restaurant.*
2. *That the Project provides a continuous building wall along the street frontage and along the sidewalk;*
3. *That the height, bulk, and massing of the Project is compatible with the surrounding area;*
4. *That parking for the Project is located at the rear or sides of the building, and partially screened from view from any public street by a minimum 36" tall decorative solid wall and/or dense vegetation of the same height;*
5. *That a minimum of 7% of the total area of the surface parking lot is landscaped with planting materials and the project has a coordinated landscape plan that includes abundant trees and shrubs;*
6. *That the Project has an adequate trash disposal plan to control litter including: sufficient trash receptacles on-site and frequent trash collection and disposal, and that trash enclosures shall be enclosed by a minimum six-foot high decorative masonry wall and shall be located to provide minimum negative impact, physical and aesthetic, on pedestrians, traffic flow, or adjacent uses.*

If a Project fails to meet all six of the required criteria, then a General Plan Amendment shall be filed with the City Planning Department. The City Planning Commission, in its recommendation to the City Council, shall utilize these six criteria, a portion of these criteria, or other appropriate criteria, in its determination to grant relief from this Plan footnote.

Hardship Exemption Request Details

Project Goal

The goal of our project is to provide our neighborhood with farmer's market fresh food that is healthful and available every day. The menu we have created has not only modern sandwich items, but home made soups, fresh salads, grains and extensive vegetarian and vegan dishes. All the food will be made from scratch and use local farmers, bakers and vendors.

Fresh food is perishable however, and the footprint of the existing kitchen (254 s/f) is too small to accommodate enough refrigeration for the raw materials, prep space, service equipment and personnel to accomplish this.

Our small lot size (3,097 s/f) cannot accommodate city mandated parking, ADA requirements, parking lot green space, tables & chairs (for qualification as a restaurant) and the refrigeration space necessary for a true health and freshness oriented menu. There is simply no room.

Because we don't have space to offer table service, we fall under the category of a "Fast Food" establishment. This designation triggers other requirements that cannot be met and it is for this reason we are requesting an exemption.

Description of Hardship

1. "Fast Food" designation- the current definition does not adequately describe the service we wish to offer for the neighborhood and restricts our ability to build the refrigeration needed to offer a fresh food menu. *
2. Parking restrictions- Earning a designation as a "Restaurant" by adding tables, chairs and table service would increase parking requirements which a 3,097 s/f lot cannot physically accommodate.

Conclusion

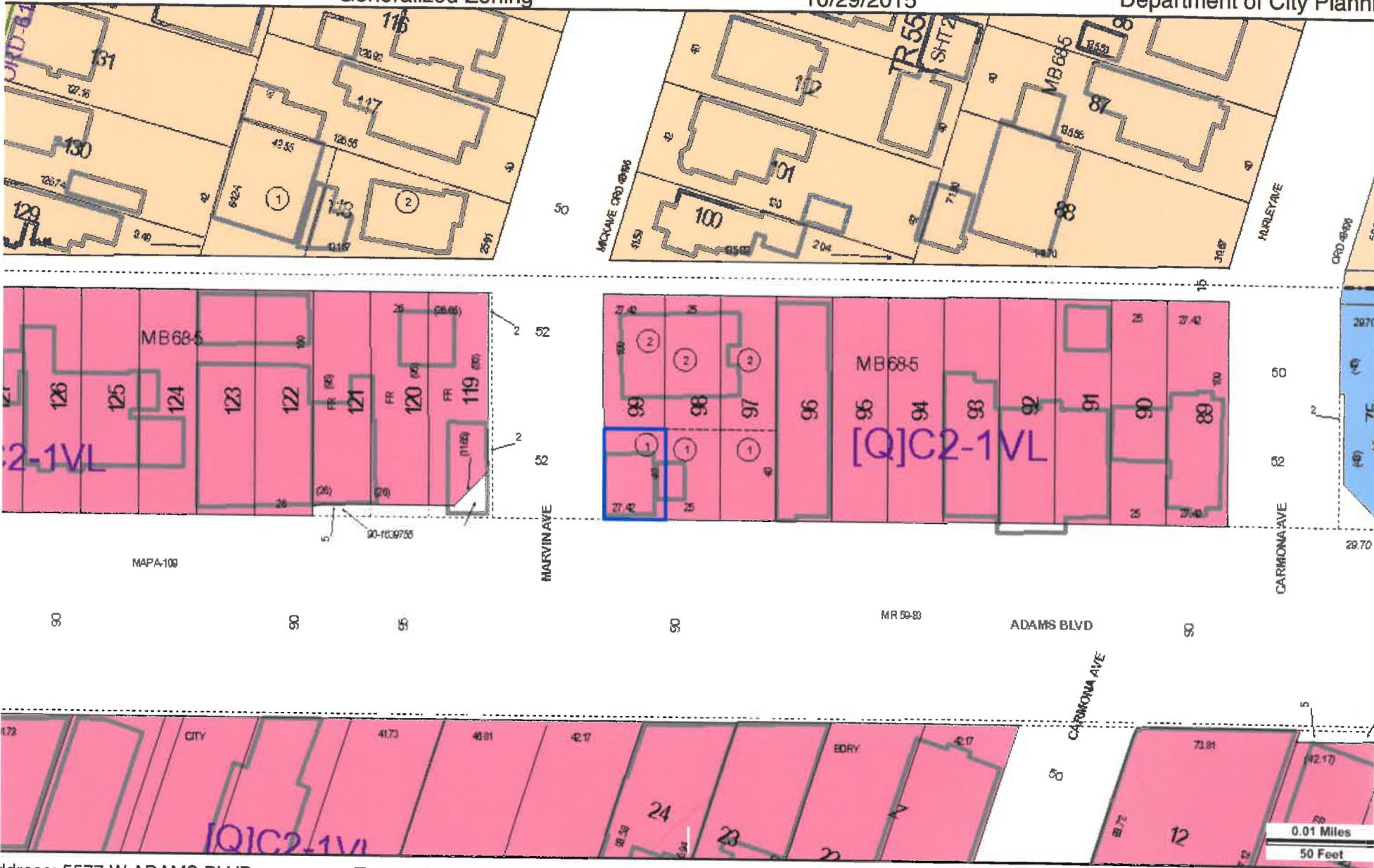
This proposed project will allow our business to serve the community fresh, restaurant quality food in a quick service format, something that would benefit almost any neighborhood but is of particular importance to ours.

The unlucky combination of a small lot and (well intentioned) restrictions on fast food restaurants is causing a net effect that runs counter to the ordinance's goals. If we can't add enough refrigeration for fresh food, we will be forced to serve only processed food in it's stead.

Allowing this exemption will give us, as well as any restauranteurs that may follow us, the tools required to serve the kind of food that our neighborhood deserves and will be truly proud of.

By falling under the definition as a "Fast Food" establishment, we become subject to City ordinance **Z12412 (appendix 1). This ordinance prohibits new exterior construction to existing Fast Food establishments with 1/2 mile of another similarly designated establishment. By eliminating the ability to add proper refrigeration for a fresh food menu, **Z12412** either:*

1. *Eliminates an establishment's ability to serve anything other than precessed food which runs counter to it's purpose of neighborhood improvement.*
2. *Limits an establishment's ability to serve enough fresh food to community members to have a measurable and positive impact.*
3. *Dramatically curtails an establishment's ability to grow and expand service into other areas of the neighborhood. This also creates an ongoing financial burden by limiting sales, income. and hiring.*



Address: 5577 W ADAMS BLVD
 APN: 5048001061
 Assessor's Parcel Number: 123B177 997

Tract: TR 5565
 Block: None
 Lot: 99
 Arb: 1

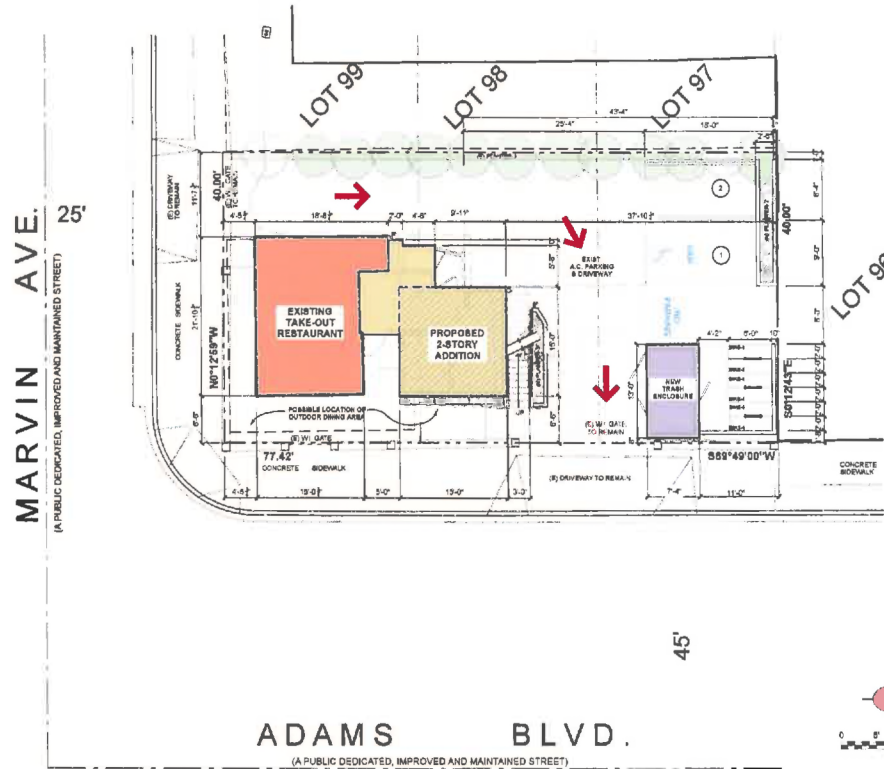
Zoning: [Q]C2-1VL
 General Plan: Commercial Manufacturing



Addition & Remodeling for:

Green Line Sandwich Shop

5577 WEST ADAMS BOULEVARD, LOS ANGELES, CA 90016



PROJECT INFORMATION

PROJECT DESCRIPTION

TWO STORY ADDITION AND REMODELING TO AN EXISTING TAKE-OUT RESTAURANT WITH ON GRADE PARKING. FIRST FLOOR ADDITION CONSISTS OF OFFICE, WALK-IN REFRIGERATOR & ADA RESTROOM. 2ND FLOOR ADDITION CONSISTS OF OFFICE AND RESTROOM FOR OWNER'S USE.

SITE

LEGAL DESCRIPTION

PIN: 1258177 007
 APN: 504001081
 TRACT: TR 0088
 BLOCK: NONE
 LOT: Subdivided 40 feet of Lots 97, 98 & 99
 MAP SHEET: 1258177
 BOOK: 88 PAGE 6
 LOT SIZE: 3,097.00 sq ft
 ZONING: (C) C3-LVL
 METBACK:

FRONT Required: NONE
 SIDE Required: NONE
 BACK Required: NONE

MAXIMUM BUILDING HEIGHT:
 ZONING: Height District-VL 45'-0"

FLOOR AREA RATIO (F.A.R.):
 Height District-VL F.A.R. = 1.5 x Buildable area of the lot =
 1.5 x 3,097 sf = 4,645.50 sf
 F.A.R. Proposed: 714 sf = 4,648.80 sf

PARKING

PARKING REQUIRED:

Existing: Per 12.21.4(m) Existing Take-Out Restaurant (275 sf) @ 200 = 1.08
 1-parking stall

Addition:

Location	Use	SF	MF RATE	RF RATIO	REQUIREMENTS	THIS PROJECT
First Floor	Office	275	200	1.08		
First Floor	Office	121	200	0.60		
Second Floor	Office	189	200	0.94		
TOTALS				2.62		2.37

Total = 2.37 = 3 parking stalls

TOTAL REQUIRED: 3-Parking Stalls Required

PARKING PROVIDED:

Parking Spaces Provided:
 1-ADA Van Parking Space
 1- Regular Parking Space
 4- Bicycle Parking Spaces to replace 1-parking space
 per 12.21.4-4) for bldgs with less than 20 parking spaces up to
 4 parking spaces may be replaced

LOADING SPACE: Not required, because lot doesn't abut an alley (12.21.8 (a))

BICYCLE PARKING

PARKING REQUIRED:

Per Table 12.21.4-16 (a)(2) for Small Restaurants with floor area
 less than 1,000 sq ft @ 1,000 sq ft = 2
 Short Term Bicycle Parking = 2
 Long Term Bicycle Parking = 2

PARKING PROVIDED:

Short Term Bicycle Parking Bicycle Parking # 3 & 4
 Long Term Bicycle Parking Bicycle Storage-108

LOCKERS:

3-Lockers provided at Office-1 (101)

SHOWERS:

Not required per Section 91.6307.1 (L.A.M.C.) because building is less than 50,000 sf

BUILDING

DECKON SUMMARY (Floor Area)

	Existing	Addition	Total
First Floor	270	283	623
Second Floor	0	181	181
TOTAL	270	444	714

ACCESSIBILITY

Not required for 2nd Floor Addition. Per Section 11B-306.2.3, Exception 1.2:
 "Physically funded multi-storied building does not require a ramp or elevator
 access to below 1st floor if building is less than 5-stories high or less than
 3,000 square feet per story and if any reasonable portion of all facilities and
 accommodations normally used by the public in such buildings are accessible
 and usable by persons with disability."

LEGEND

	INDICATES EXISTING BUILDING TO REMAIN		INDICATES (E) CONCRETE WALKWAY TO BE RE-GRADED AS NECESSARY
	INDICATES OUTLINE OF PROPOSED 1ST FLOOR ADDITION		INDICATES (E) A.C. PAVEMENT TO BE RE-GRADED AS NECESSARY
	INDICATES OUTLINE OF PROPOSED 2ND FLOOR ADDITION		INDICATES PLANTING AREA
	INDICATES NEW TRASH ENCLOSURE		

PERCENTAGE OF LANDSCAPED AREAS @ PARKING

TOTAL AREA OF SURFACE PARKING = 1,094.00 SF.
 7% OF SURFACE PARKING AREA = 1,094 x 7% = 118.50

LANDSCAPED AREAS:

PLANTER-1 AREA= 73.00 SF
 PLANTER-2 AREA= 30.00 SF
 PLANTER-3 AREA= 15.00 SF
 TOTAL= 118.00 SF > 118.00 SF VERIFIES

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

1



INDEX

- A1.0 PROJECT DESCRIPTION: VICINITY MAP & SITE PLAN SURVEY
- RECORD OF SURVEY
- A2.0 AS-BUILT PLAN: PROPOSED 1ST & 2ND PLAN & ROOF PLAN
- A3.0 ELEVATIONS

DANIELA RECHTSZAJD, ARCHITECT
 5410 Village Green, Los Angeles, CA 90016
 telephone: 310.432.0424
 e-mail: reccor@gnl.com

A1.0

Green Line Sandwich Shop
 5573-5577 W. ADAMS BLVD., LOS ANGELES, CA 90016

LINE	DISTANCE	BEARING
L1	0 01	S84°12' 43"E
L2	0 05	S84°12' 43"E
L3	0 00	S84°12' 43"W
L4	7 56	S84°12' 43"E
L5	7 56	S84°12' 43"E
L6	7 56	S84°12' 43"E

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
 ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE
 REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR ACT
 AT THE REQUEST OF LENE & MARK HENNON DURING MARCH 2015

Robert D. Hennon OCT 31, 2015
 ROBERT D. HENNON, PLS 5873 EXP 9-30-17

TOPOGRAPHIC SURVEY OF:
5573-5577 ADAMS BLVD.

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

THE SOUTHERLY CORNER OF LOTS 17, 18, AND 19 OF TRACT NO. 8086, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 86 PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE MATTERS

PER REGULARITY TITLE REPORT ORDER NO. 101141467-19 DATED MAY 9, 2015 BY FRANKLIN COURT TITLE COMPANY OF SOUTHERN CALIFORNIA, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE SUBJECT PROPERTY:

(ITEMS 1 TO 5 - 1A-15)

BASIS OF BEARINGS

THE BEARING OF ALL BEARING LINES THE CENTERLINE OF ADAMS BLVD. AS SHOWN ON THIS MAP, HAS BEEN REDUCED FROM BEARINGS MEASURED IN THE FIELD OF BEARINGS FOR THIS SURVEY.

ITEM 4 - Covenants, Conditions and Restrictions in a Subdivision (Superior Bank Tract, Page 128 of 2014 Records). An easement as set forth in the above document for the use, enjoyment and benefit of the subject property is hereby acknowledged. The map is not intended to be a substitute for a deed and does not constitute a deed. If a party to the document desires an easement over the land of lots 17, 18 and 19 prior to the deed, it should be created by deed or other instrument.

PROJECT BENCHMARK

ELUTION BENCHMARK HEREON ARE RESULTANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) CITY OF LOS ANGELES YEAR 2000 ADJUSTMENT PER THE FOLLOWING CITY OF LOS ANGELES BENCHMARK: LA CITY BM 15-0116 BL 496 MM FT 110088 FT 3000

ITEM 5 - Each right of easement in the City of Los Angeles, (Easements in Los Angeles and Electric Corporation), may have in use and, for some time, portions and easements systems, as measured by a document by the Department of Water and Power of the City of Los Angeles, recorded in Book 1587, Page 11. Other Easements are shown on the map and are not intended to be a substitute for a deed and does not constitute a deed. If a party to the document desires an easement over the land of lots 17, 18 and 19 prior to the deed, it should be created by deed or other instrument.

BM IS A CUT BRICK IN LAD IN NORTHWEST CORNER OF A CATCH BASIN 12 FT BY 12 FT SOUTH OF NORTH SIDE ADAMS BLVD. 3 TO 5 FT EAST OF EAST SIDE OF CURBWAY FACED SOUTH.

ITEM 6 - Each right of easement in the City of Los Angeles, (Easements in Los Angeles and Electric Corporation), may have in use and, for some time, portions and easements systems, as measured by a document by the Department of Water and Power of the City of Los Angeles, recorded in Book 1587, Page 11. Other Easements are shown on the map and are not intended to be a substitute for a deed and does not constitute a deed. If a party to the document desires an easement over the land of lots 17, 18 and 19 prior to the deed, it should be created by deed or other instrument.

NO USE THE 1:24 SCALE MAP FOR POLARITY TO BE USED FOR THE FINAL FORMS OF CONSTRUCTION. BEARINGS FOR ALL LINES 30 FEET BEHIND PROPERTY FOR CONSTRUCTION PURPOSES ONLY.

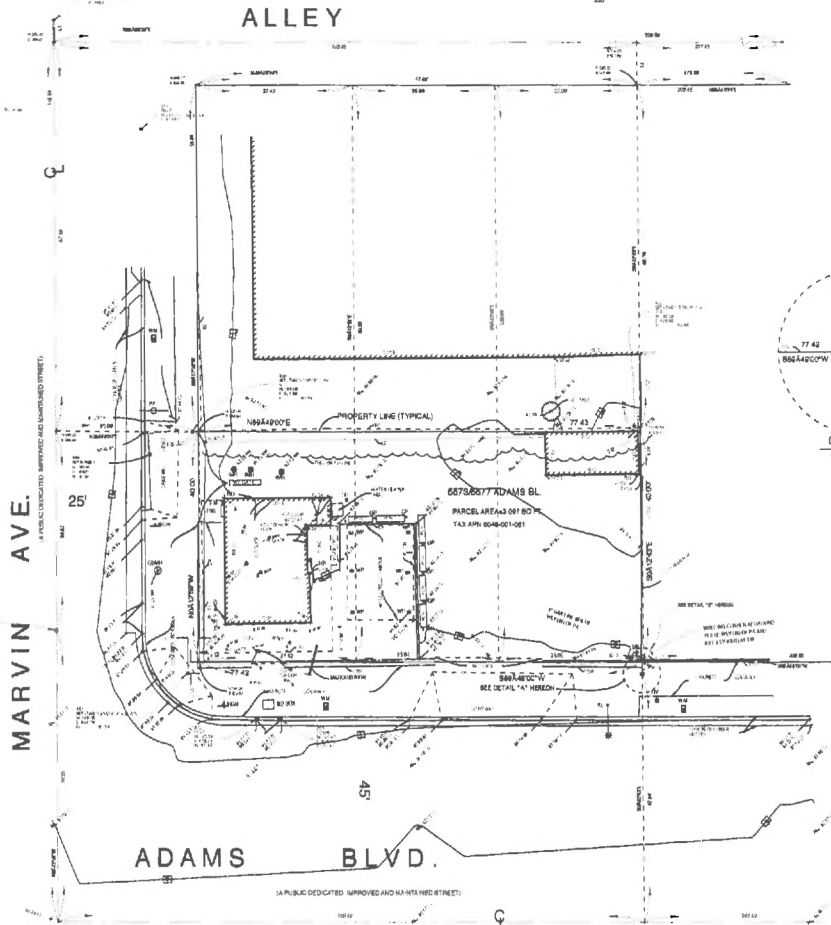
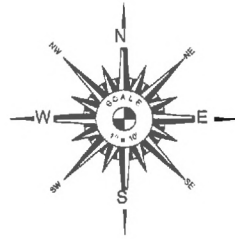
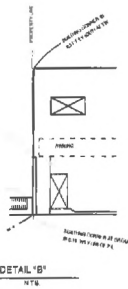
BEARER'S NOTE DOCUMENT NOT SUPPLIED TO BURDEN. HOWEVER, IT APPEARS THE DOCUMENT COULD BE AN EASEMENT OVER THE LAND OF LOTS 17, 18 AND 19 PRIOR TO THE DEED. IT DOES NOT AFFECT THE SUBJECT PROPERTY (ALONG THE ALLEY) AND LIKELY DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 7 - A covenant and agreement pertaining to the development of said land and certain lots, (Covenants, Conditions and Restrictions in a Subdivision 77477000), as recorded in Book 217998A, Office Records. Reference is hereby made to the above document for the full text. DOCUMENT NOT SUPPLIED TO BURDEN, LIKELY BURNET IN NATURE.

ITEM 8 TO 13 - THE COMPANY NOTES

LEGEND

- 1. ALLEY
- 2. ADAMS BLVD.
- 3. MARVIN AVE.
- 4. PROPERTY LINE (TYPICAL)
- 5. PARCEL AREA 01 OF 80
- 6. TAX APN 0640041-001
- 7. SEE DETAIL 'A' HEREON
- 8. SEE DETAIL 'B' HEREON
- 9. PUBLIC DEDICATED (IMPROVED AND MAINTAINED STREET)
- 10. UNIMPROVED (UNDEVELOPED) STREET
- 11. EASEMENT
- 12. EASEMENT
- 13. EASEMENT
- 14. EASEMENT
- 15. EASEMENT
- 16. EASEMENT
- 17. EASEMENT
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- 100. EASEMENT



SURVEYOR'S NOTES:

- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEYS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED AS SHOWN ON RECORDS OF SURVEY HEREON.
- THE LINE OF THE SUBJECT PROPERTY HEREAS FOLLOWS AREA 1 IS 80 SQUARE FEET. AREA 2 IS BASED ON FIELD MEASUREMENTS.
- THE SUBJECT PROPERTY IS ZONED (C-2) (1).
- NO RETRACK REQUIREMENTS FOR COMMERCIAL USE.

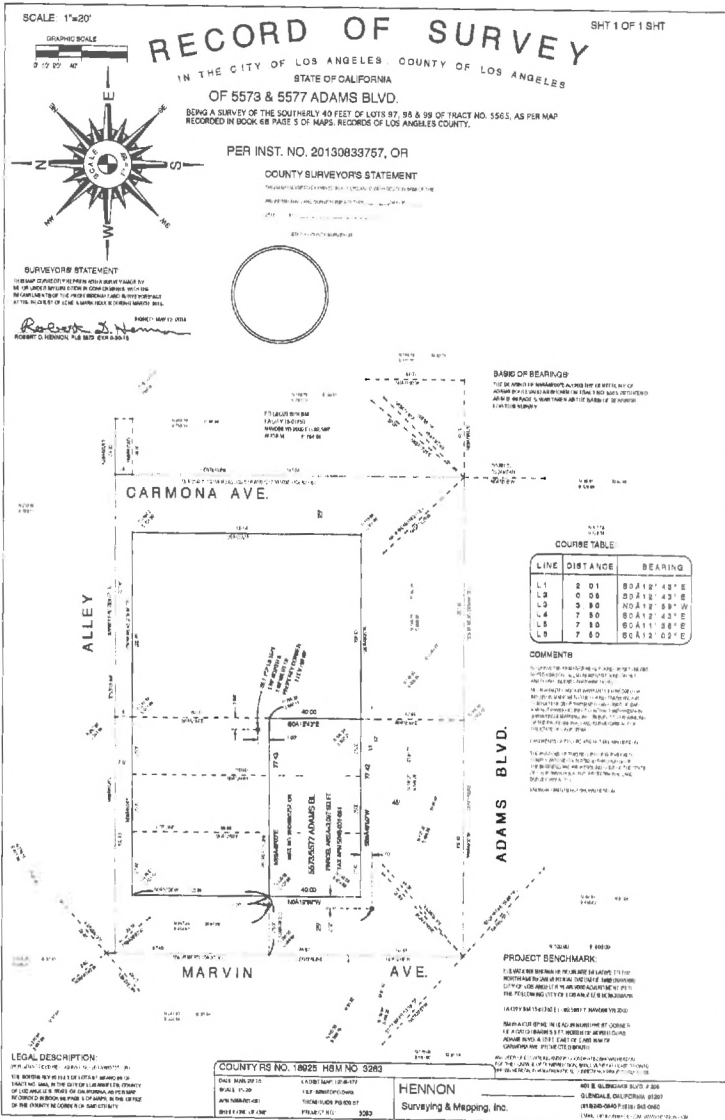
THOMAS OSWIE 021 87	REV	DATE	DESCRIPTION	BY
LA CITY DIST. MAP 1228-177	1	APR 7 2015	ADDED SET POINTS AND ELEVATIONS	RDH
TAX APN 0640-071-081	2	06-05-15	ADDED TOP AND DETAIL 'A'	RDH
FILE 1803-TOP-DWG	3	OCT 29 2015	ADDED ELEVATIONS	RDH

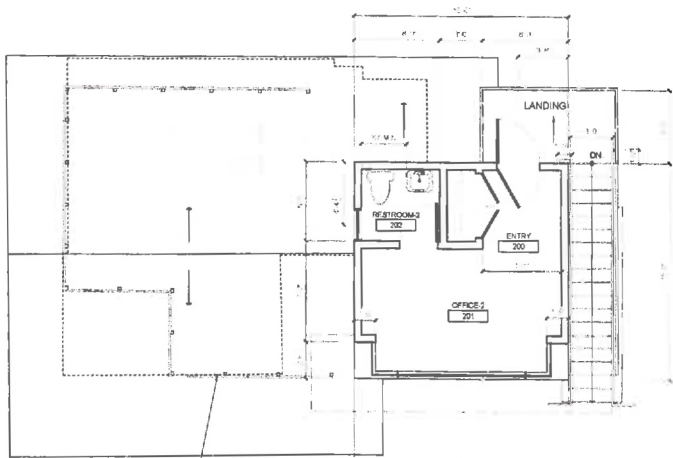
TOPOGRAPHIC SURVEY OF:
5573-5577 ADAMS BLVD.
 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON
 Surveying & Mapping, Inc.

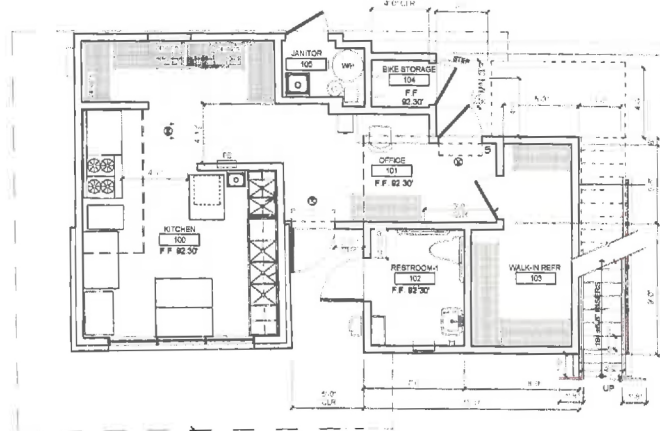
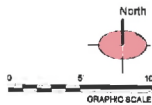
601 E. GLENDALE BLVD., SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640
 EMAIL: HENNON@AOL.COM WEB: HENNON.COM

DATE MARCH 30 2015
 SCALE ONE INCH = TEN FEET
 CONT'D. INTERNAL ONE FT
 PROJECT NO. 3263
 SHEET ONE OF ONE SHEETS

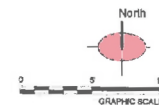




2nd Flr Addition Net: 191.00 Sq ft
 TOTAL 2nd Flr. Net: 191.00 Sq ft



Exist. Net Sq Ft: 270.00 Sq ft
 1st Flr Addition Net: 253.00 Sq ft
 TOTAL 1st Flr. Net: 523.00 Sq ft

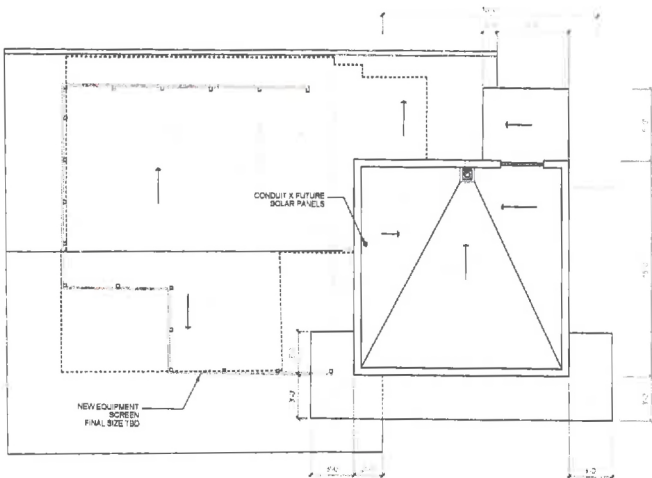


PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

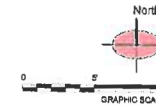
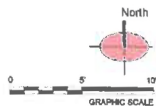
2

PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

1



Exist. Roof Area: 628.00 Sq ft
 New Roof Area: 344.00 Sq ft
 TOTAL ROOF AREA: 972.00 Sq ft



LEGEND

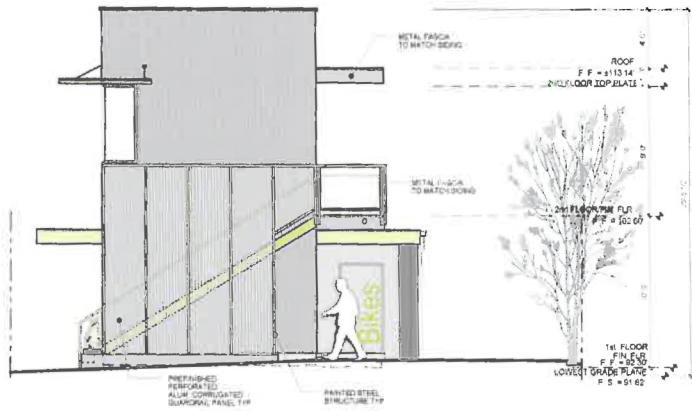
- INDICATES EXIST. BRICK-VENEERED WALL TO REMAIN
- INDICATES EXIST. WALL TO REMAIN
- INDICATES NEW WALL
- INDICATES WALL DOOR, FIXTURE TO BE DEMO
- INDICATES LINE OF BALCONY ABOVE
- INDICATES LINE OF BLDG. BELOW
- INDICATES LINE OF ROOF/OFFSET ABOVE
- INDICATES LINE OF EXIST. ROOF ABOVE
- INDICATES EXISTING STRUCTURE (1st FLOOR)
- INDICATES EXISTING STRUCTURE (1st & 2nd FLOOR)
- INDICATES NEW ROOF (1st FLOOR)
- INDICATES NEW ROOF (2nd FLOOR)

PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

4

AS-BUILT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

3



FOR TYPICAL NOTES REFER TO 1—
EAST ELEVATION
 SCALE: 1/4" = 1'-0"

2



SOUTH ELEVATION (Adams Blvd.)
 SCALE: 1/4" = 1'-0"

1



WEST ELEVATION (Marvin Ave.)
 SCALE: 1/4" = 1'-0"

4



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

3

Green Line Sandwich Shop
 5573-5577 W. ADAMS BLVD., LOS ANGELES, CA 90016

DANIELA RECHTISZAJD, ARCHITECT
 4410 Village Green, Los Angeles, CA 90016
 Telephone: 310.455.5884
 e-mail: recheda@gmail.com

A3.0

5577 West Adams Project History

The following is a list of meeting, negotiations, expenditures, commitments, etc at related to the project proposed at 5577 West Adams blvd. Los Angeles.

MEETINGS

DBS Development Services Case Manager- Hernan Arreola

06.15- 09.15 Met with Mr. Arreola and exchanged email communications regarding relevant city codes and various options including, outdoor dining requirements, parking requirements, street dedication and other land use.

Planning, West Adams/Baldwin Hills/Leimert Park- Alan Como

09.15 Exchanged multiple calls and emails regarding our proposed building plans and relevant ordinances including ZI2412.

WANC Meeting

09.15 Addressed the West Adams Neighborhood Council and was referred to councilman Herb Wesson's office to discuss available options.

Councilman Herb Wesson's Office- Jordan Beroukhim and Kimani Black

09.15- 10.15 Met with Councilman Wesson's planning and land use deputies to discuss the project. After a review of building plans and other relevant project details it was suggested that a hardship application may be warranted.

Neighborhood response- ongoing

We have discussed the nature of the project with many of our immediate neighbors as well as members of the larger community and have received consistent, positive feedback from everyone with whom we have spoken.

EXPENDITURES AND COMMITMENTS

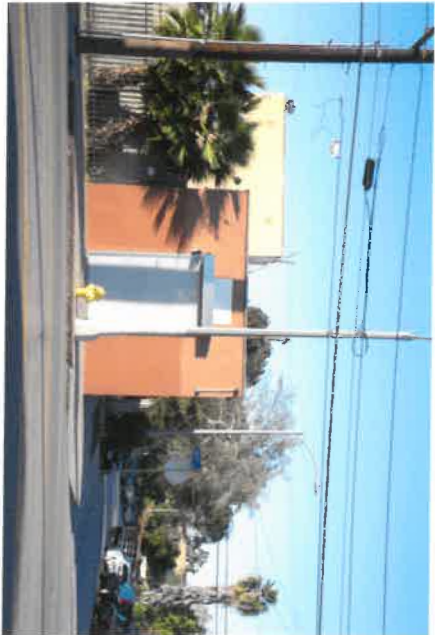
Name	Position	Amount paid	Status
Daniella Rechtszaid	Architect	\$5,000	Ongoing
Spirit Engineering	Engineer- Plumbing/ mechanical	\$1,500	Ongoing, 50% due pending permits
Nader Shams	Engineer- Electrical	\$375	Ongoing, 75% due pending permits
Hennon Surveying	Site Survey	\$2,900	Complete
Christie Building and Development	General Contractor	Pending (\$230,000 est.)	Contracted to hire pending permits



5605-5607 W. ADAMS BLVD



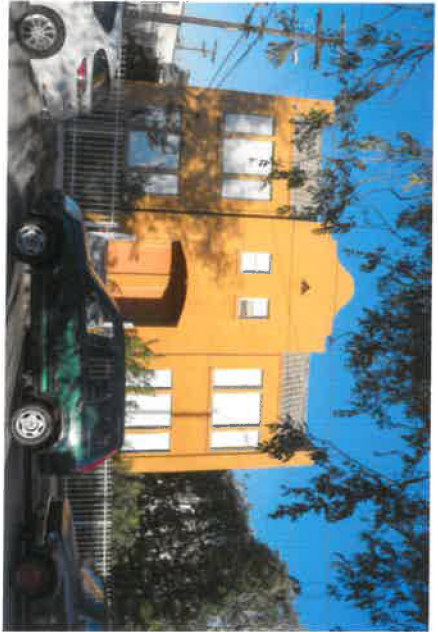
5666 W. ADAMS BLVD



5601-5603 W. ADAMS BLVD



5570-5574 W. ADAMS BLVD



2552 MARVIN AVE.



5601-5603 W. ADAMS BLVD (View from Marvin-West)



5573-5577 W. ADAMS BLVD (View from Marvin-East)
SUBJECT PROPERTY



2553 MARVIN AVE