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TRUMAN & ELLIOTT LLP

September 22, 2011

HAND DELIVERED

Mr. Michael Espinosa
Legislative Assistant
Planning and Land Use Management Committee
Office of the City Clerk
City of Los Angeles
200 North Spring Street, Room 395
Los Angeles, California 90012

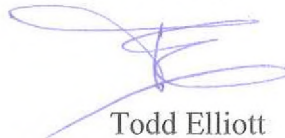
Re: Council File No. 11-1556 ✓
Hearing Date: September 27, 2011
1100-1102 South Stearns Drive, Los Angeles, California
ZA-2009-2026-ZV-ZAA-ZAD-1A

Dear Mr. Espinosa:

In relation to Council File No. 11-1556, enclosed please find specific findings of fact and other supporting information for this matter, which is set for hearing before the Planning and Land Use Management Committee on September 27, 2011.

Thank you for your assistance and cooperation with this matter. If you have any questions, please do not hesitate to contact me at (213) 629-5300.

Sincerely,



Todd Elliott
of TRUMAN & ELLIOTT LLP

Enclosures

cc: Ms. Linn Wyatt, Chief Zoning Administrator
Ms. Sue Chang, Associate Zoning Administrator
Mr. Christopher Koontz, Planning Deputy, Council District 5

COUNCIL FILE NO. 11-1556

**1100-1102 S. STEARNS DRIVE
LOS ANGELES, CA 90035**

ZA-2009-2026-ZV-ZAA-1A

**PLUM HEARING DATE:
SEPTEMBER 27, 2011**

**FINDINGS OF FACT AND
SUPPORTING MATERIALS**

A

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	Staff Approval*
		Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. _____

APPLICATION TYPE ZONE VARIANCE AND ZONING ADMINISTRATOR'S ADJUSTMENT
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1100-1102 S. Stearns Drive, Los Angeles, California Zip Code 90035
 Legal Description: Lot 390 Block none Tract 7603
 Lot Dimensions irregular Lot Area (sq. ft.) 7,181 Total Project Size (sq. ft.) 790

2. PROJECT DESCRIPTION

Describe what is to be done: Request for legalization, continued use and maintenance of a non-permitted approximately 790 square foot one-story detached third dwelling unit with an existing duplex in the R1 zone.

Present Use: multifamily residential Proposed Use: multifamily residential

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

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential LEED Silver

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 3 To be demolished 0 Adding 0 Total 3

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.08-A Code Section which authorizes relief: 12.27
 Zone variance to allow the legalization, continued use and maintenance of a non-permitted approximately 790 square foot one-story detached third dwelling unit in the R1 zone.

Code Section from which relief is requested: 12.08-C,3 Code Section which authorizes relief: 12.28-A
 Zoning administrator's adjustment to allow a rear yard varying in depth from 3'6" to 5'6" from in lieu of 15 feet required, in conjunction with the third dwelling unit.

Code Section from which relief is requested: 12.21-A,4(a) Code Section which authorizes relief: 12.27
 Zone variance to allow no additional parking spaces in lieu of the otherwise required one covered parking space required for the third unit in conjunction with the legalization of a non-permitted detached third dwelling unit.

Code Section from which relief is requested: 12.21-A.5(i)(1) Code Section which authorizes relief: 12.27
 Zone variance to allow automobiles to leave the garage where the parking area serves more than two dwelling units and where the driveway access is to a street other than a major or secondary highway.

4. OWNER/APPLICANT INFORMATION

Applicant's name Eric Hammerlund Company _____
Address: 1100 S. Stearns Drive Telephone: (213) 629-5300 Fax: (213) 629-1212
Los Angeles, California Zip: 90035 E-mail: _____

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

Contact person for project information Todd Elliott Company Truman & Elliott LLP
Address: 626 Wilshire Boulevard, Suite 550 Telephone: (213) 629-5300 Fax: (213) 629-1212
Los Angeles, California Zip: 90017 E-mail: telliott@trumanelliott.com

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 (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: [Signature] Print: Eric Hammerlund

ALL-PURPOSE ACKNOWLEDGMENT

State of California

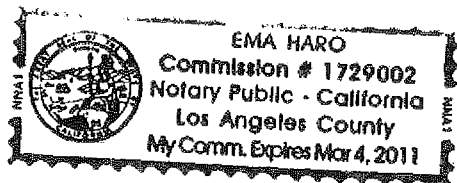
County of Los Angeles

On June 26, 2009 before me, Eric Haro, Notary Public

(Insert Name of Notary Public and Title)
personally appeared Eric Hammerlund, 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.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

**REQUEST, BACKGROUND AND PROPOSED FINDINGS
FOR ZONE VARIANCE APPLICATION
FOR LEGALIZATION OF THIRD DWELLING UNIT**

**(PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION 12.27)
FOR
1100-1102 S. STEARNS DRIVE, LOS ANGELES, CA 90035**

REQUEST

This Zone Variance request is to allow a zone variance from Los Angeles Municipal Code (“Code”) section 12.08.A, allowing the continued use and maintenance of a third dwelling unit in the R1-1 Zone for the property located at 1100-1102 N. Stearns Drive, Los Angeles, CA 90035 (“Property”).

This request is made in response to the February 20, 2008 Systematic Code Enforcement Program (“SCEP”) inspection by the Los Angeles Housing Department, which indicated that the rear detached dwelling unit at the Property is unpermitted and not allowed in the R1 zone. The requested zone variance will allow the Applicant, Eric Hammerlund, to continue the use and maintenance of this existing housing unit. This variance will legalize the dwelling unit at the Property, created by a prior owner, and existing long before the Applicant’s purchase of the Property in 2006.

BACKGROUND

SUBJECT PROPERTY

The subject Property is a large sloping, irregular-shaped corner lot, consisting of approximately 0.16 acres (7,181 square feet), having a narrow frontage of approximately 40 feet on the east side of Stearns Drive and rear property line of approximately 70.48 feet. The approximate depth of the Property varies from 130 to 133.5 feet. The Property features a moderate to steep upslope and includes a multi-story multifamily residence.

The Property is currently developed and landscaped with a duplex residential building at the front of the lot and a detached 4-car garage and connected third dwelling unit at the rear of the Property. The 2-story main structure contains two (2) dwelling units, constructed in 1934, totaling approximately 4,146 square feet. The detached one-story rear dwelling unit was constructed on or about 1992, not long after the prior owner obtained entitlements to construct a recreation room at the Property. The garage is approximately 635 square feet and the third dwelling unit is approximately 790 square feet. If approved, the dimensions and footprint of the existing structures at the Property will not change. Lush landscaping is located along the perimeter of the Property.

Surrounding properties are located within the R1-1 and R2 Zone and are characterized by 1-story to 3-story single family homes and multi-family residential buildings and duplexes. The adjoining properties to the east, west and south are zoned

R1-1 and improved with multi-family residential buildings. The property to the north, across Whitworth Drive, is zoned R1-1 and improved with a single family residence.

In 1989, the area was down-zoned to R1. Accordingly, many of the surrounding properties, constructed prior to the down-zoning, maintain dwelling units in excess of the Code requirements and many of the properties have accessory structures at the rear of the property. As a result, the proposed detached third dwelling unit will be consistent with surrounding land uses.

PROJECT DESCRIPTION

The proposed project involves the request for a Zone Variance to allow the continued use and maintenance of a detached one-story approximately 790 square foot third dwelling unit located behind the existing 4,146 square foot two-story main structure at the rear of the Property.

No construction or alteration of the Property is proposed as part of the project. The granting of the Zone Variance will not require any exterior alterations to the third unit. The height of the third dwelling unit is consistent with the zoning and the unit complies with all other applicable housing code requirements for the Property. The rear third unit was constructed and occupied as a dwelling unit since 1992, prior to the Applicant's purchase of the Property in 2006. The rear unit has its own electric meter and a private patio. It also has a separate address listed as 1102 ½ Stearns Drive. The Applicant is also willing to undertake any measures to ensure the unit is code compliant if required as conditions of approval

The requested zone variance is supported by abutting property owners and others in the neighborhood. Included in the application package is a petition of support signed by adjoining property owners and other property owners and tenants in the neighborhood. Given this support, the Applicant requests that the Planning Department waive the public hearing requirement under Code section 12.28.C.2 for a variance.

The following findings of fact are required pursuant to section 12.27-D of the Los Angeles Municipal Code, all of which are affirmatively proven:

- 1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

This request entails the proposal to continue the use and maintenance of a detached approximately 790 square foot dwelling unit as part of an existing multi-level duplex located in the R1 Zone. The Property was previously zoned R2. In 1989 (Ordinance No. 165,167), the Property and certain surrounding area were rezoned from R2 to R1, which only allows one dwelling unit on the Property. Since the two dwelling units were legally permitted prior to the re-zoning, they retain a nonconforming status.

The Applicant purchased the Property in 2006, unaware that the third unit was unpermitted as a dwelling unit. A prior owner had previously converted a permitted recreation room into a third dwelling unit around 1992. In fact, at time of purchase the Applicant believed the third unit was legally permitted as a dwelling unit because the Multiple Listing Service ("MLS") sales sheet for the property indicated as much, there was a separate electric meter for this unit and the unit maintains a separate address listed as 1102 ½ Stearns Drive.

While the current owner did not add the third dwelling unit, the choice to pursue the retention of a dwelling unit remains a hardship. (See, City of Los Angeles Case No. ZA-2000-4130(ZV)-A1.) The Property was purchased with the non-conforming third unit already in place for as long as a decade or more. The current owners did not know that the unit did not technically conform to current zoning. The Applicant invested a great deal of money in refurbishing and rehabilitating the entire Property, including refurbishing the third unit, and moved into one of the two legal units at the Property so as to better maintain the Property. Specifically, the Applicant maintains a private courtyard patio for the third unit and remodeled and refurbished the interior and exterior of the unit

There also is a practical land difficulty which is attributable to the zoning provisions as pertains to the use of the land. The Property was previously zoned R2, which is permitted a maximum of two dwelling units on the site. In 1989, the Property was rezoned to R1 per Ordinance No. 165, 167 which was part of the City's Assembly Bill 283 Zoning Consistency Program which required consistency between the adopted Community Plan and the corresponding zoning. Multiple three unit properties currently exist in the R2 zone in the immediate areas surrounding the Property.

Additionally, no precedent would be set by granting the variance. The Property is unique in terms of size, shape, topography, and location and accordingly, no other property on the block, most of which are 1,000 square feet smaller can support an independent third unit without removing off-street parking. Further, the third dwelling unit is completely invisible to passers-by from the street and the Property appears only as a duplex with a detached garage to those viewing the Property from the street level. The circumstances here also are unique because the third dwelling unit currently exists and is otherwise permitted as a recreation room, adding to the unique relationship between the structures at the Property.

Finally, the neighborhood has existed in this same manner for almost 20 years with no problem. Denial of the variance would result in the loss of a housing unit from the City's current inventory. Allowing this third unit, which has existed without complaint for almost two decades, would promote adding increased housing units to the City's stock of rental housing without problem.

Charter Section 562 states that a variance is an appropriate means to seek relief from a condition that is not self-imposed and to remedy a disparity of privileges. This condition was not self-imposed by the Applicant. The Applicant unknowing purchased a

Property with an unpermitted dwelling unit. Further, there exist multiple three unit properties on corner lots in the area surrounding the Property.

2. **That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The immediate area surrounding the subject Property consists of a variety of properties which have different sizes and configurations. The size and construction of the building and its location of the Property make the additional unit of approximately 790 square feet completely unobtrusive, and in fact, invisible from the street. As can be seen from the photographs submitted with the variance application, the unit is tucked behind the garage and the main structure above street level, and is completely concealed behind the landscaping and trees. Accordingly, the granting of the variance will not alter the character of the neighborhood.

There is also sufficient street parking. In fact, the unit has existed and been occupied for over a decade and has never caused any parking problem or congestion in the area. The Property is located on the corner of two local streets. As the streets are not classified as secondary or even collector streets, there is minimal traffic that flows through this neighborhood. Accordingly, as a result of the granting of the variance, there will be no increase in demand for parking or circulation issues.

3. **That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

No other similarly situated zoned properties in the same vicinity have been granted any variances to allow for conversion of more units beyond those which are currently permitted by the zoning or those which were permitted by the prior zoning. However, the Applicant has undertaken well-documented research of the legality of neighboring existing units which exceed the currently permitted density of one unit per lot R1 Zone. The Applicant's research indicates that within a 1000-foot radius from the Property, 3 three-unit buildings and 6 four-unit buildings exist. The Applicant's Property shares this status with said other properties and thus no disparity exists between his use and these similar properties.

The granting of the variance for a third unit will not create a new pattern in this neighborhood. If the Applicant were denied the right to use the third unit at his Property even though there are other multiple unit buildings in the adjacent area, the Applicant would lose a substantial property right or use possessed by other properties in the same zone and vicinity. The Applicant purchased the Property with the third unit existing for approximately a decade, unaware that there was a zoning violation. It would create great practical difficulties and unnecessary hardships if the variance were denied.

4. **That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The Applicant has enhanced the value of his Property, and as a result the surrounding properties, since the Applicant purchased the Property two years ago. The Applicant has painted and repaired the Property and landscaped the entire perimeter and open areas at the Property. The Applicant has also maintained a private courtyard patio for the third unit. The Applicant has communicated with many of his neighbors concerning this application, and has received the support of many of them. Adequate parking exists for all three units, and a large number of legal multiple-unit buildings already exist in the vicinity.

In conclusion, the footprint of the Property will not change and no new construction will be required. The additional density increase is not contrary to the type of development in the area and would not be detrimental to the character of the area as the unit is invisible from the street. The neighborhood has existed in this same manner for more than a decade. No external changes to the site are proposed and the Applicant will not expand the dwelling unit beyond its present square footage of approximately 790 square feet. Denial of the variance would result in the loss of a housing unit from the City's current inventory. Further, the imposition of any conditions of approval would assure that the status quo will not change.

5. **That the granting of such variance will not adversely affect any element of the General Plan.**

The Wilshire Community Plan designates the subject Property for low density residential with corresponding zones of RS, R1, RD6 and RD5 and Height District No.1. This project will not increase the density of the neighborhood as the density has remained the same for over a decade

Further, Objective 1.1 of the Housing Element encourages the production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs. Allowing this third unit, which has existed without complaint for over a decade, would promote adding increased housing units to the City's stock of rental housing.

**REQUEST, BACKGROUND AND PROPOSED FINDINGS
FOR ZONING ADMINISTRATOR'S ADJUSTMENT
FOR REDUCED REAR YARD**

**(PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION 12.28)
FOR
1100-1002 S. STEARNS DRIVE, LOS ANGELES, CA 90035**

REQUEST

This Zoning Administrator's Adjustment request is to allow an adjustment from Los Angeles Municipal Code ("Code") section 12.08.C.3, allowing a rear yard varying in depth from 3'6" to 5'6" in lieu of the required 15' in the R1-1 Zone for the property located at 1100-1102 N. Stearns Drive, Los Angeles, CA 90035 ("Property").

This request is made in response to the February 20, 2008 Systematic Code Enforcement Program ("SCEP") inspection by the Los Angeles Housing Department, which indicated that the rear detached dwelling unit at the Property is unpermitted and not allowed in the R1 zone. The requested adjustment will allow the Applicant, Eric Hammerlund, to continue the use and maintenance of this existing housing unit.

BACKGROUND

SUBJECT PROPERTY

The subject Property is a large sloping, irregular-shaped corner lot, consisting of approximately 0.16 acres (7,181 square feet), having a narrow frontage of approximately 40 feet on the east side of Stearns Drive and rear property line of approximately 70.48 feet. The approximate depth of the Property varies from 130 to 133.5 feet. The Property features a moderate to steep upslope and includes a multi-story multifamily residence.

The Property is currently developed and landscaped with a duplex residential building at the front of the lot and a detached 4-car garage and connected third dwelling unit at the rear of the Property. The 2-story main structure contains two (2) dwelling units, constructed in 1934, totaling approximately 4,146 square feet. The detached one-story rear dwelling unit was constructed on or about 1992, not long after the prior owner obtained entitlements to construct a recreation room at the Property. The garage is approximately 635 square feet and the third dwelling unit is approximately 790 square feet. If approved, the dimensions and footprint of the existing structures at the Property will not change. Lush landscaping is located along the perimeter of the Property.

Surrounding properties are located within the R1-1 and R2 Zone and are characterized by 1-story to 3-story single family homes and multi-family residential buildings and duplexes. The adjoining properties to the east, west and south are zoned R1-1 and improved with multi-family residential buildings. The property to the north, across Whitworth Drive, is zoned R1-1 and improved with a single family residence.

In 1989, the area was down-zoned to R1. Accordingly, many of the surrounding properties, constructed prior to the down-zoning, maintain dwelling units in excess of the Code requirements and many of the properties have accessory structures at the rear of the property. As a result, the proposed detached third dwelling unit will be consistent with surrounding land uses.

PROJECT DESCRIPTION

The proposed project involves the request for a Zone Variance to allow the continued use and maintenance of a detached one-story approximately 790 square foot third dwelling unit located behind the existing 4,146 square foot two-story main structure at the rear of the Property and an adjustment to allow a reduced rear yard varying in depth from 3'6" to 5'6" in lieu of the required 15' at the Property.

No construction or alteration of the Property is proposed as part of the project. The granting of the Zone Variance will not require any exterior alterations to the third unit. The height of the third dwelling unit is consistent with the zoning and the unit complies with all other applicable housing code requirements for the Property. The rear third unit was constructed and occupied as a dwelling unit since 1992, prior to the Applicant's purchase of the Property in 2006. The rear unit has its own electric meter and a private patio. It also has a separate address listed as 1102 ½ Stearns Drive. The Applicant is also willing to undertake any measures to ensure the unit is code compliant if required as conditions of approval

The requested zone variance and adjustment is supported by abutting property owners and others in the neighborhood. Included in the application package is a petition of support signed by adjoining property owners and other property owners and tenants in the neighborhood. Given this support, the Applicant requests that the Planning Department waive the public hearing requirement under Code section 12.28.C.2 for a variance and adjustment.

The following findings of fact are required pursuant to section 12.28.C.4 of the Los Angeles Municipal Code, all of which are affirmatively proven:

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

The legalization of the existing recreation room as a dwelling unit triggers certain technical yard distance requirements which are not applicable if the structure remained as a recreation room. Accordingly, this application also includes a request to observe a reduced rear yard depth in connection with legalization of the existing unpermitted detached third dwelling unit at the rear of the Property. Legalization of this unit will not increase the size of the structure; the footprint will remain the same. The size construction of the building and its location at the Property make the additional unit of approximately 790 square feet completely unobtrusive, and in fact, invisible from the

street. The existing unpermitted unit is tucked behind the garage and the main structure above street level, and is completely concealed behind the landscaping and trees. Accordingly, the granting of the variance will not alter the character of the neighborhood and remains compatible with the predominant character of the area.

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

The Wilshire Community Plan designates the subject Property for low density residential with corresponding zones of RS, R1, RD6 and RD5 and Height District No.1. This project will not increase the density of the neighborhood as the density has remained the same for over a decade

Further, Objective 1.1 of the Housing Element encourages the production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs. Allowing this third unit, which has existed without complaint for over a decade, would promote adding increased housing units to the City's stock of rental housing.

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

The proposed project will not further reduce the rear yard setback any further than has already existed for more than a decade. The footprint of the garage has not changed since it was first constructed in 1931. The footprint of the existing structure has remained the same since it was permitted as a recreation room in 1992. Accordingly, the intent of the Zoning Code regarding required yards is generally preserved.

4. That there are no adverse impacts from the proposed adjustment or that any adverse impacts have been mitigated.

The Applicant has enhanced the value of his Property, and as a result the surrounding properties, since the Applicant purchased the Property two years ago. The Applicant has painted and repaired the Property and landscaped the entire perimeter and open areas at the Property. The Applicant has communicated with all available surrounding neighbors concerning this application, and has received the support of those he was able to meet with. Adequate off-street parking exists for all three units.

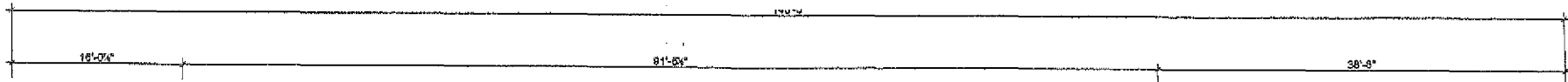
In conclusion, the footprint of the Property will not change and no new construction will be required. The additional density increase is not contrary to the type of development in the area and would not be detrimental to the character of the area as the unit is invisible from the street. The neighborhood has existed in this same manner for more than a decade. No external changes to the site are proposed and the Applicant will not expand the dwelling unit beyond its present square footage of approximately 790 square feet. By contrast, denial of the variance would result in the loss of a housing unit from the City's current inventory. Further, the imposition of any conditions of approval

would assure that the status quo will not change. Approval of this application will allow the Department of Building and Safety to ensure that the rear unit is built and maintained to required Code Standards. Therefore, as maintained, proposed and conditioned, the request will not result in any detrimental impacts to the area.

5. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.

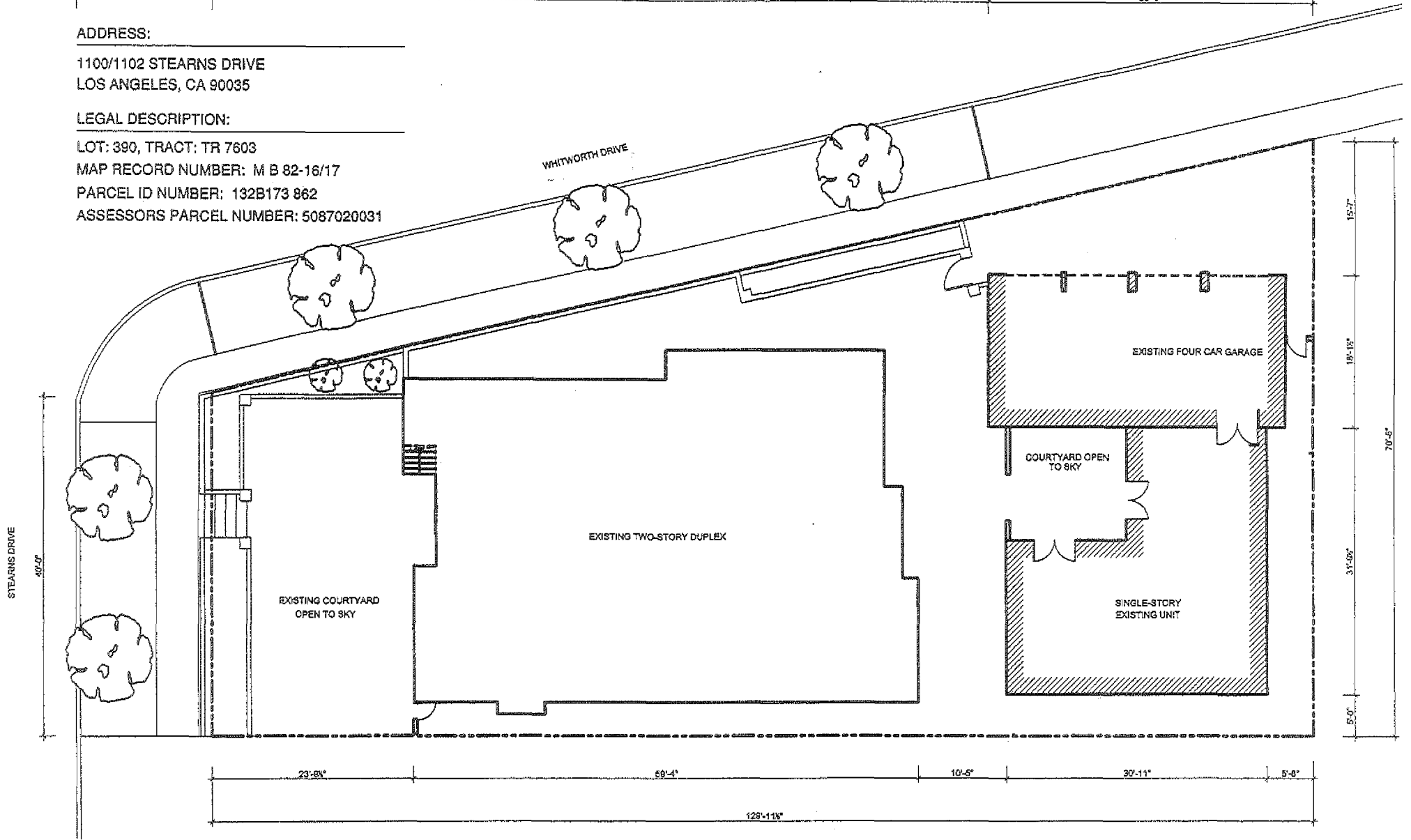
The existing improvements at the Property dictate the established setbacks for the request. Observance of the required rear yard would require the demolition of part of the third dwelling unit. This would in turn require the demolition of that portion of the existing front duplex which currently observes a 10 foot, 6 inch passageway, which would not be feasible without great hardship to the applicant. The proposed request is logical as it seeks to functionally integrate the existing improvements thereon with the subject request.

B



ADDRESS:
 1100/1102 STEARNS DRIVE
 LOS ANGELES, CA 90035

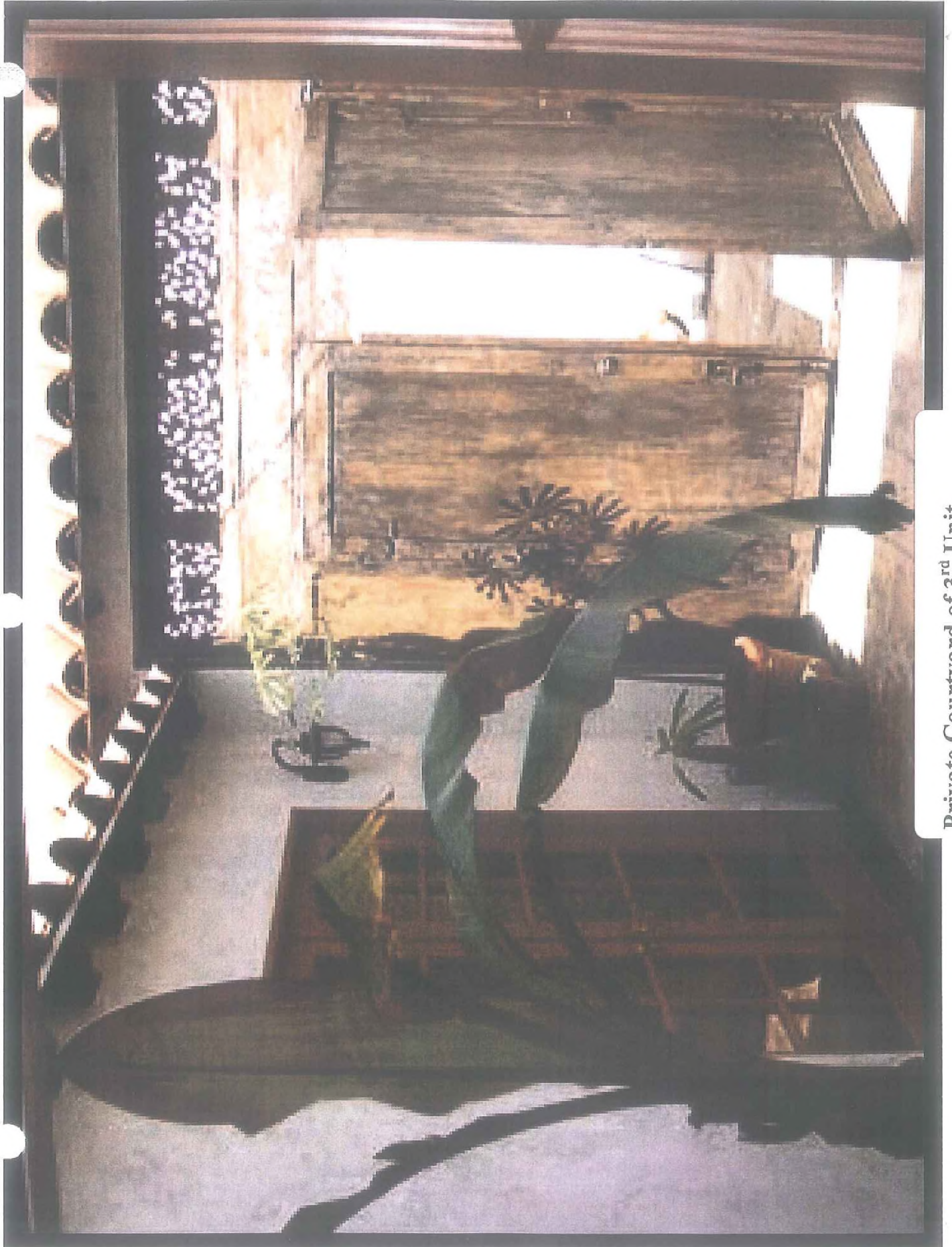
LEGAL DESCRIPTION:
 LOT: 390, TRACT: TR 7603
 MAP RECORD NUMBER: M B 82-16/17
 PARCEL ID NUMBER: 132B173 862
 ASSESSORS PARCEL NUMBER: 5087020031



Site Plan of Property



View of Interior of Property – 3rd
Unit



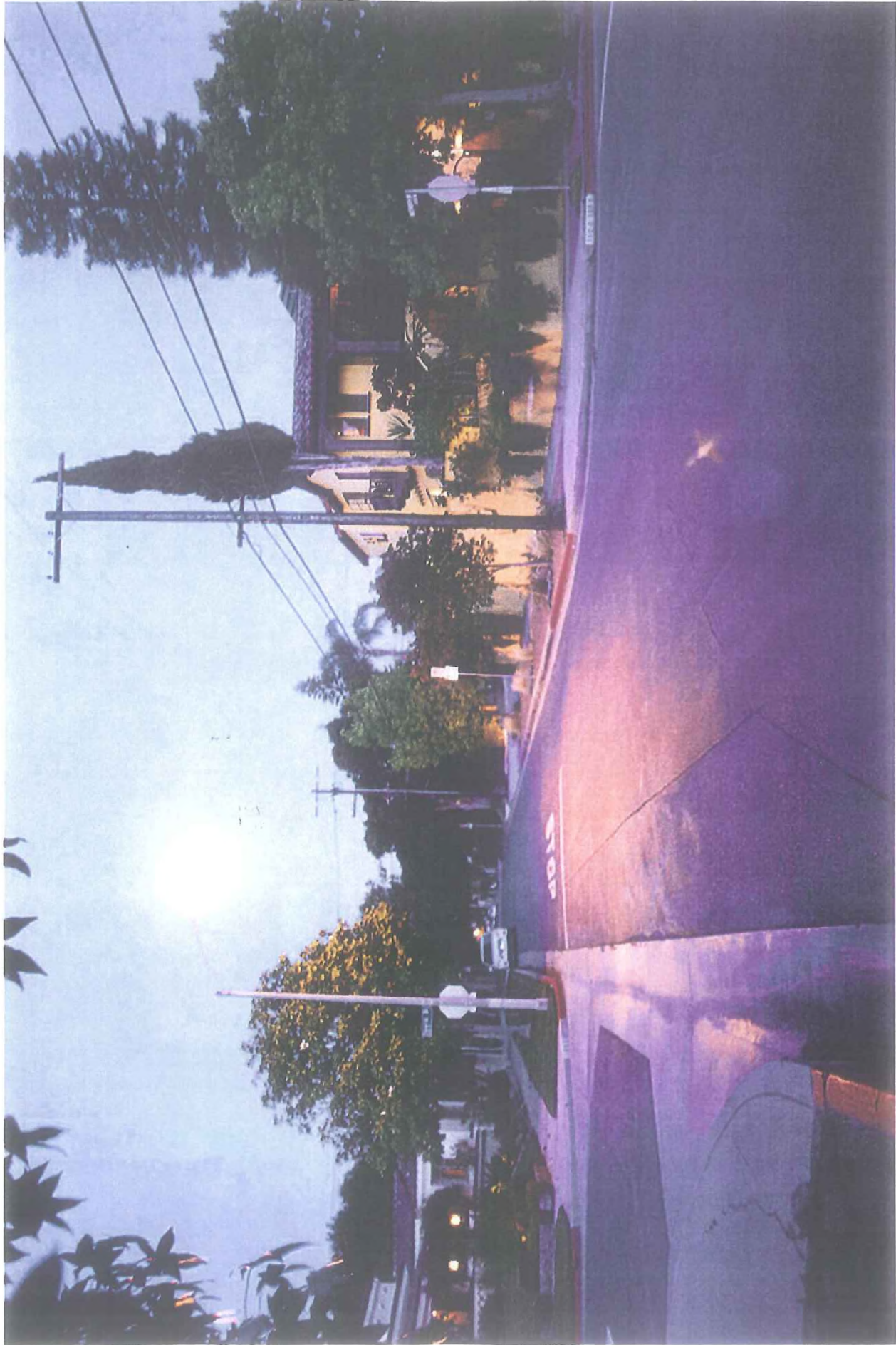
Private Courtyard of 3rd Unit



**View of Property from Whitworth
Drive and Stearns Drive**



View of Property along Whitworth Drive



**Night View of Property and
Whitworth Drive**



**Comparable 3-unit Building at Hi
Point Street and Packard Street**



**Comparable 3-unit Building at
Crescent Heights Boulevard and
Packard Street**



**View of Garage at Property (3rd
Unit Not Visible From Street)**

C



Los Angeles Department of Water and Power
CERTIFICATE OF COMPLIANCE
 MUNICIPAL WATER CONSERVATION ORDINANCE

Property Address: 1100 STEARNS DRIVE, LOS ANGELES
PLEASE PRINT. ADDRESS SHOWN MUST MATCH SERVICE ADDRESS ON MUNICIPAL SERVICES BILL.

City Zip Code: 90035 Number of Floors: 2

Total number of toilets in Residence or Building: 5 ALL I.G.

Number of new ultra-low flush toilets installed: _____ Install Date: _____

THIS IS TO CERTIFY THAT, BASED ON PERSONAL KNOWLEDGE, EACH WATER CLOSET, URINAL AND SHOWERHEAD AT THE ABOVE LISTED ADDRESS COMPLIES WITH THE REQUIREMENTS OF CITY ORDINANCE NO. 172075. ALL PROPERTIES MUST HAVE LOW-FLOW SHOWERHEADS. RESIDENTIAL PROPERTIES MUST HAVE ULTRA-LOW FLUSH TOILETS PRIOR TO THE CLOSE OF ESCROW. THIS CERTIFICATE AND THE APPROPRIATE PROCESSING FEE MUST BE FILED WITH THE DEPARTMENT OF WATER AND POWER NO MORE THAN 15 DAYS AFTER COMPLETION OF THE INSPECTION.

PROCESSING FEE SCHEDULE	No. of Floors	FEE
SINGLE FAMILY DWELLING DUPLEX/CONDO	N/A	\$15.00
COMMERCIAL/INDUSTRIAL/SMALL BUSINESS TRIPLEX/ APARTMENT BUILDING	1 to 3 Floors	\$25.00
COMMERCIAL/INDUSTRIAL APARTMENT BUILDING	4 to 9 Floors	\$50.00
COMMERCIAL/INDUSTRIAL APARTMENT BUILDING	10 Floors	\$75.00
COMMERCIAL/INDUSTRIAL APARTMENT BUILDING	Over 10 Floors	\$75.00 + \$5 per add'l floor
TOTAL FEE DUE		\$ 25-

INDICATE TYPE OF BUILDING:

SINGLE FAMILY DWELLING / DUPLEX/CONDO

TRIPLEX

APARTMENT BUILDING. SPECIFY NO. OF UNITS _____

COMMERCIAL/INDUSTRIAL BUILDING

SMALL BUSINESS*

*Small business defined as Commercial/Industrial building with 2 or fewer tank type toilets and 2 or fewer showers. No urinals.

PLEASE MAKE CHECK PAYABLE TO: LOS ANGELES DEPARTMENT OF WATER AND POWER
 ** PRINT PROPERTY ADDRESS ON THE CHECK **

DAVID A. RIBACK C-36 LIC. 783134, RETROFITTER/LES (BIB) 751-0331
PRINT NAME OF LICENSED PLUMBING CONTRACTOR (C-36 LICENSE), GENERAL CONTRACTOR (B LICENSE), RETROFITTER OR REAL ESTATE AGENT/BROKER LICENSE # OF: PLUMBING CONTRACTOR (C-36 LICENSE), GENERAL CONTRACTOR (B LICENSE), CERTIFIED RETROFITTER OR AGENT/BROKER TELEPHONE NUMBER

[Signature] DEC-06, 2005
ORIGINAL SIGNATURE OF PLUMBER, CONTRACTOR, RETROFITTER OR REAL ESTATE AGENT/BROKER INSPECTION DATE

X Thomas Kreuzer X X 12/6/05
PRINT NAME OF PROPERTY OWNER (SELLER) SIGNATURE OF OWNER (SELLER) DATE

PRINT NAME OF PROPERTY BUYER SIGNATURE OF BUYER DATE

NAME OF ESCROW COMPANY

ESCROW COMPANY ADDRESS

ESCROW COMPANY CITY AND ZIP CODE

RETURN ORIGINAL WITH PAYMENT TO:

LOS ANGELES DEPARTMENT OF WATER AND POWER
 ACCOUNT SERVICES UNIT
 P O BOX 515406
 LOS ANGELES CA 90051-6706
 (888)284-6130 (213)367-3526

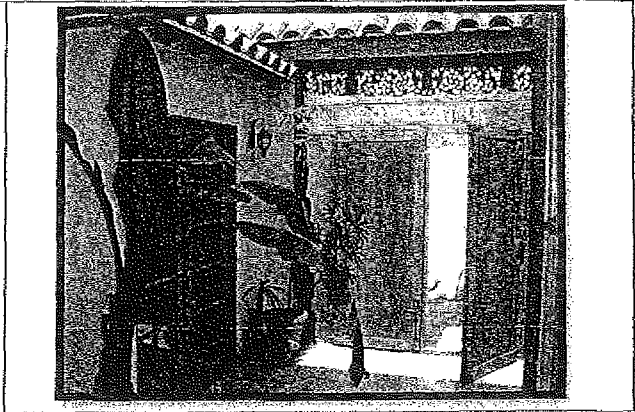
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Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

Case #: ZA-2009-2026-ZV-ZAA-1A



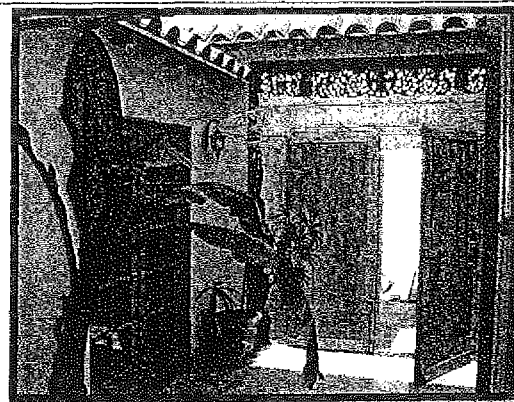
I write in support of Terrence Villines and Eric Hammerlund's use of the detached structure at the rear of their property located at 1100 Stearns Dr. Los Angeles, California as a third dwelling unit. I understand that this detached structure has been used as a dwelling unit on the property for many years and has not caused a disturbance to the neighborhood nor affected available street parking in the area. I am supportive of any permit or other approval required by the City of Los Angeles to legalize this unit's use and legally permit a third dwelling unit at the property.

	Name	Address
①	Terrence Villines	1136 STEARNS DR
②	Eric Hammerlund	1136 STEARNS DR
③	Stephanie Villines	1148 STEARNS DR
④	Phil Smith	1158 Stearns Dr
⑤	Wendy Johnson	1159 Stearns Dr.
⑥	John Smith	1174 Stearns Dr.
⑦	Regina Rogers	1161 Stearns Dr
⑧	Carmen Radaels	1141 STEARNS DR.
⑨	John Smith	1142 Stearns Dr.
⑩	Lay Ricketts	664 1/2 Olympic Blvd.
⑪	Lyan Rosnesson	Same as
⑫	Felicia Zegman	1044 Hi Point St.
⑬	Alyse Zegman	1046 Hi Point St.
⑭	John Smith	1033 Hi Point St.
⑮	Samuel	1033 HI POINT ST.

Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

Case #: ZA-2009-2026-ZV-ZAA-1A



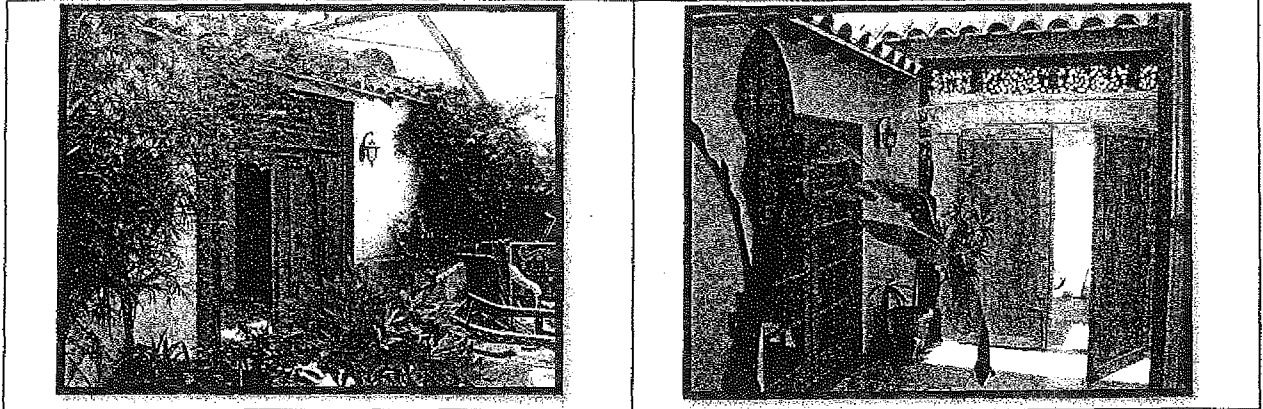
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	Name	Address
①	John W. Lamm	1043 Point View St
	John Jameson	
②	Rose Ackerman	1111 Stearns Dr. 60-29-11
③	Jonas Marsell	
	Douglas Marscell	1105 S. Point View
④	Marielouise Morgan	1067 Point View St.
⑤	MARIA CLACOB	1132 S. Crescent Heights Blvd.
⑥	Sonia Lee	1175 S Point View St.
⑦	E. Doncinke	1142 1/2 Point View St.
⑧	Ann	1249 Hi Point St. LA 90035
⑨	Ann	1249 Hi Point St LA 90035
⑩	Carl Band	1251 Hi Point St. LA, CA 90035
⑪	Joselyn Winters	1251 Hi. Point St. LA CA 90035
⑫	Richard Hoff	1114 Hi Point St LACA 90035

Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

Case #: ZA-2009-2026-ZV-ZAA-1A



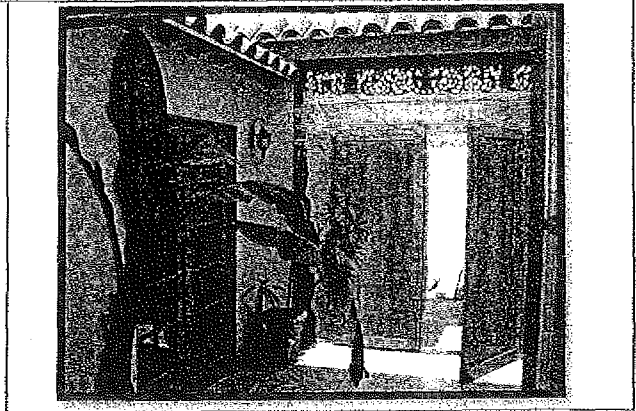
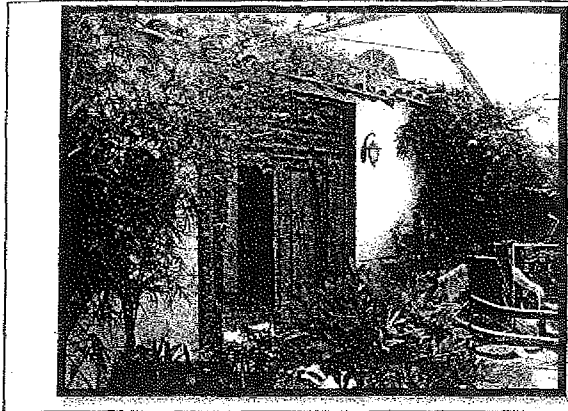
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	Name	Address
①	Marvin Pedersen	1123 Stearns Dr.
	Mami E Pedersen	LA, CA 90035
②	Leslie McKenna	112 1/2 STEARNS DR LA 90035
730-11 ③	Francisco CARVALHO	1128 Stearns Dr, LA CA 90035
④	Munk Hz	1114 HI POINT ST, LA CA 90035
⑤	JENNIFER HOYT	1114 HI POINT ST, LA CA 90035
6.	Peter Pryor	1112 Stearns Dr.
7)	Deborah Clayton	1152 Stearns Dr
8)	W & D. H.	1152 Stearns Dr, LA CA 90035
9	Peter L. Murlin	1118 S. POINT VIEW ST 90035
10	Leni Dela	1118 Point view
11	Alan C Kennedy	1134 S. Crescent Hts 90035
12	Adam Ma	1134 S. Crescent Hts. 90035
13	Betsy Davis	1171 Stearns Dr, 90035

Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

Case #: ZA-2009-2026-ZV-ZAA-1A



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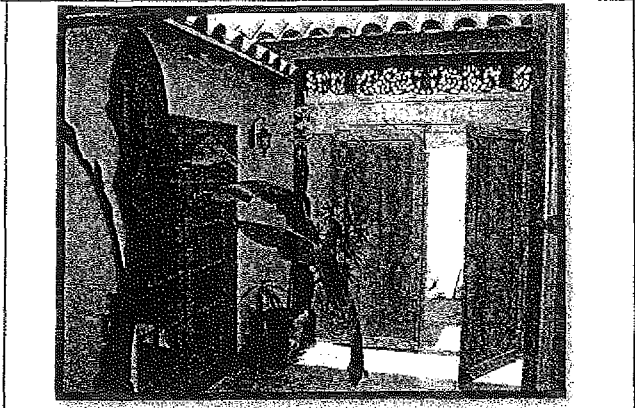
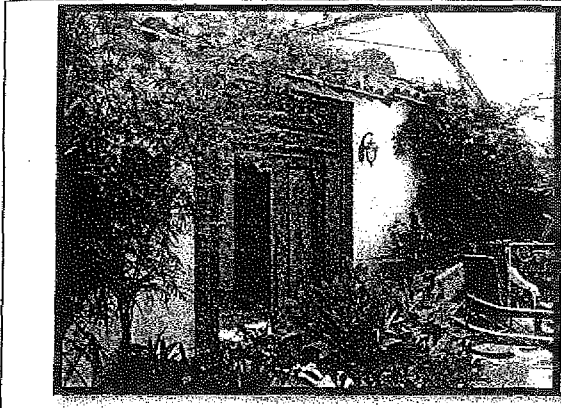
	Name	Address
①	Hayley Mendell	1100 Stearns Drive, LA, CA 90035
②	ANET GRADY	1105 STEARNS DR, LA 90035
③	PHIL ARCHER	1123 1/2 Stearns Dr
④	Phillip M. Archer	
⑤	1132 Stearns Dr. LA 90035	
⑥	1168 Stearns Drive 90035	
⑦	1080 Stearns Drive 90035	
⑧	1081 Stearns Dr.	
⑨	1052 Stearns Dr 90035	
⑩	1151 Stearns Dr.	
	Robin Jameson	1043 Point View St.

6126/11

Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

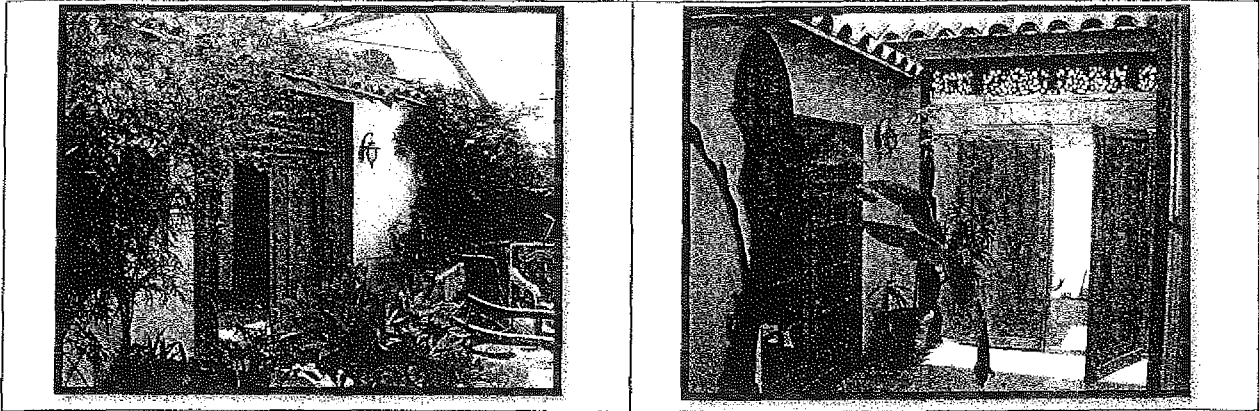
Case #: ZA-2009-2026-ZV-ZAA-1A



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	Name	Address
①	Brad Stokes BRAD STOKES	1080 Stearns Drive 90035
②	Juan Carlos Rico Juan Carlos Rico	1104 S Crescent Hts Blvd 90035
③	Berenice Katchen Katchen	1142 Stearns Dr, 90035
④	Sydney Andrews	1141 Stearns Dr, LA 90035
⑤	Shelley Riskin SHELLEY RISKIN	1236 STEARNS L. A. CA. 90035
⑥	David W. Logan David W Logan	1165 Stearns Dr Los Angeles, CA 90035
⑦	Ben G. Morris Tom Morris	1165 Stearns Dr Los Angeles 90035

Support for Villines / Hammerlund
Variance at 1100-1102 Stearns Dr
Case #: ZA-2009-2026-ZV-ZAA-1A



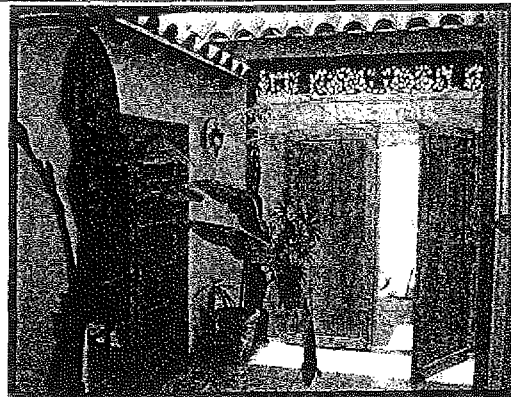
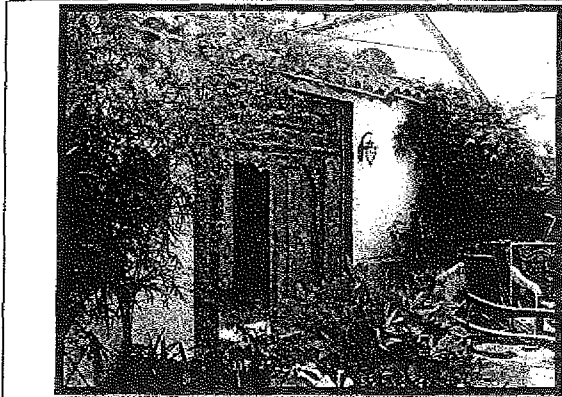
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Name	Address
KEN MUZZY	6216 WHITKORTH DRIVE

Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

Case #: ZA-2009-2026-ZV-ZAA-1A



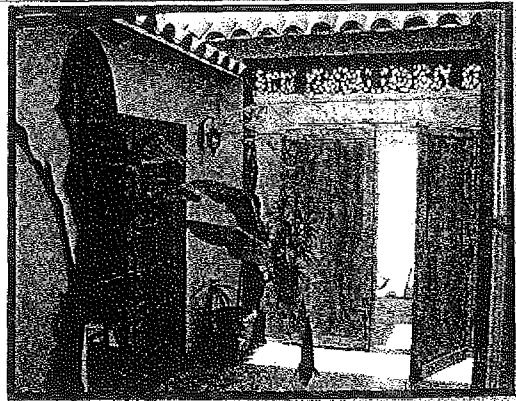
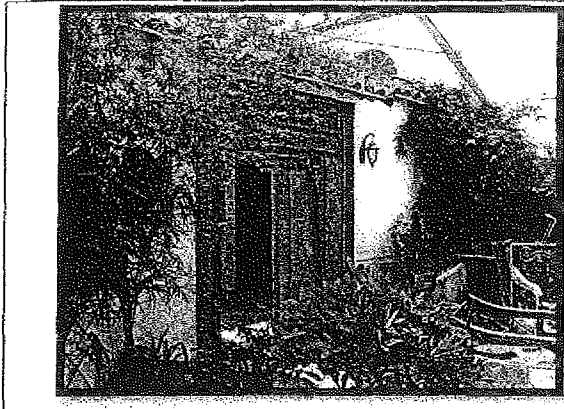
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Name	Address
BEN LOPEZ	1036 Hi Point St Los Angeles, CA 90035


Support for Villines / Hammerlund

Variance at 1100-1102 Stearns Dr

Case #: ZA-2009-2026-ZV-ZAA-1A



I write in support of Terrence Villines and Eric Hammerlund's use of the detached structure at the rear of their property located at 1100 Stearns Dr. Los Angeles, California as a third dwelling unit. I understand that this detached structure has been used as a dwelling unit on the property for many years and has not caused a disturbance to the neighborhood nor affected available street parking in the area. I am supportive of any permit or other approval required by the City of Los Angeles to legalize this unit's use and legally permit a third dwelling unit at the property.

Name	Address
 JEFF ABRAMS	1234 STEARNS DR. LA, CA 90035

BERENICE AND SCOTT KATCHER
1142 STEARNS DRIVE
LOS ANGELES, CA 90035
(323) 934-4632



January 5, 2011

Office of Zoning Administration
City of Los Angeles

Dear Sir/ Madam:

Re: 1100/ 1102 Stearns Drive, LA, Ca.

As long-time residents of Carthay Square, we have the privilege of walking past the above-mentioned property every day as we walk our dogs. It is a beautiful duplex and is well maintained by the owners who have invested time and money to preserve the building in the context of our neighborhood architecture.

We have been made aware of the hearing on Monday, January 10th and want to extend our support to Eric Hammerlund and Terry Villines. The back unit in question poses no concern to us at all – in fact we were not aware that it was there. The exterior walls and planters are also of no issue in that they are stunningly painted and lush with fragrant herbs, plants and flowers.

The homeowners are well respected in our community and are involved in our Neighborhood Association and other activities. There have never been any complaints of noise, unsightly refuse or an unkept environment. The absolute reverse is true.

Thank you for your time in reviewing our letter of support and please do not hesitate to contact us should you wish to speak with us directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Berenice Katcher", written in a cursive style.

Berenice Katcher

A handwritten signature in black ink, appearing to read "Scott Katcher", written in a cursive style.

Scott Katcher

Kenn G. Morris
1165 Stearns Drive
Los Angeles, CA 90035

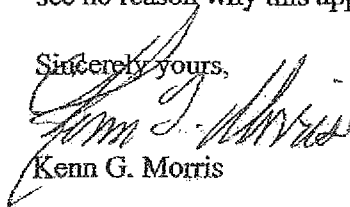
January 7, 2011

To Whom It May Concern:

My name is Kenn Morris and I have been living in Carthay Square at 1165 Stearns Drive for over 30 years. I fully support approving the application for a third unit at 1100-1102 Stearns. This unit would in no way negatively affect the character or quality of the neighborhood.

It is so unobtrusive that until recently I did not even realize that there was a third unit, even though I walk past the building at least twice a day whilst walking my dogs. I can see no reason why this application should not be approved.

Sincerely yours,



Kenn G. Morris

*BRAD STOKES
1080 STEARNS DRIVE
LOS ANGELES, CA 90035*

August 22, 2011

RE: Hammerlund-Villines, 1100/1102 Stearns Dr, Los Angeles, CA 90035

To: The Los Angeles Central Area Planning Commission

I am writing this letter as a follow-up letter to my initial letter of January 2011 in support of Eric Hammerlund and Terry Villines who have requested a variance with the City of Los Angeles for a third unit at their property at 1100/1102 Stearns Drive.

I have lived at 1080 Stearns Drive on the North East corner of Stearns and Whitworth, directly across the street from their property since 2005. A third unit has been on this property since we moved across the street. My wife and I attended parties in this unit that were hosted by its resident prior to Eric and Terry's purchase.

The existence of the third unit has never posed a problem with regards to parking or any other complaints since that time. Terry and Eric are very responsible property owners and have done a tremendous job in maintaining and improving the property since they purchased it in 2006. Again, I see no reason why they should be refused their request regarding the third unit.

Most sincerely,

A handwritten signature in black ink, appearing to read "Bradley Stokes", written in a cursive style.

Bradley Stokes

*BRAD STOKES
1080 STEARNS DRIVE
LOS ANGELES, CA 90035*

December 26, 2010

To: Office Of Zoning Administration

RE: Neighbor's Third Unit @ 1100 Stearns Drive

To Whom It May Concern:

I am writing this letter to express my approval to legalize the unit located at the above mentioned address. Since living directly across the street from this unit for quite a period of time I can assure you it is neither doing harm to our neighborhood nor can it be seen from the street. When viewing this unit up close you will find that it fits perfectly with the context and style of our neighborhood and actually adds integrity to it.

To my knowledge this unit has existed for several decades and legalizing it would not disrupt the character and makeup of our neighborhood. In fact, there are several other corner duplexes with third units within two blocks in either direction of 1100 Stearns Drive.

I strongly endorse the legalization of this unit. If you have any questions please feel free to contact me at: #323-272-3622.

Sincerely,



Brad Stokes
Owner: 1080 Stearns Drive

1067 Point View Street
Los Angeles, CA 90035
August 19, 2011

Central Area Planning Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

Dear Commissioners:

RE: Property at 1100-1102 South Stearns Drive

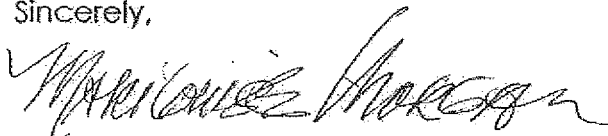
I have lived in my home at 1067 Point View Street for more than fifty-one years. The property under study here is perhaps only 400 feet from my residence.

Although the unit behind the 1100-1102 Stearns address has been occupied for approximately 20 years, there has been no impact from its occupancy on either parking or traffic in the neighborhood. Nor has there been any sense of increased density.

I am aware of a number of units behind single family homes in the neighborhood and third units associated with two (possibly three) corner duplexes within blocks of this address.

I would support allowing a variance for this additional unit for this corner property.

Sincerely,

A handwritten signature in black ink, appearing to read "Marilouise Morgan". The signature is fluid and cursive, with the first name being more prominent.

Marilouise Morgan

1/04/11

RE: Hammerlund-Villines, 1100/1102 Stems Dr, Los Angeles, CA 90035

To: the "Office of Zoning Administration".

I am writing this letter today in support of Eric Hammerlund and Terry Villines who have a zoning request pending with the City of Los Angeles regarding a unit they own at 1100/1102 Stems Dr., LA 90035.

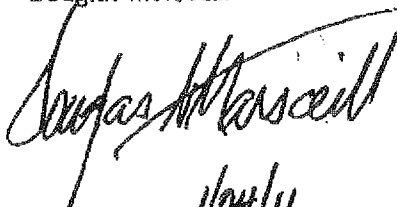
I have lived directly behind their property and our garages are side by side on the Whitworth side of our properties for over 25 years. That particular unit was built out by the owner's at that time for their Father who was failing and needed care. This was shortly after I purchased 1105 South Point View Street on the next block.

Living directly next to this I see a Spanish Revival garage with four arched doors that is consistent with the architecture of the house and harmonious with the neighbor hood. I have never heard a disturbance or had a problem with this situation in all the years I have lived next to them. Most passers would never know the structure was more than a garage from the street. In this neighborhood there are several properties including duplexes that have back units old and new.

I see no reason they should be refused their request regarding this unit's zoning. In these times the additional income generated from these units could be the single factor that older residences are secure in their homes and don't lose them to greedy banks.

Most Sincerely,

Douglas Marsceill



1/04/11

8/22/11

RE: Hammerlund-Villines, 1100/1102 Stearns Dr, Los Angeles, CA 90035

To: The Los Angeles Central Area Planning Commission

I am writing this letter as a follow-up letter to my initial letter of January 4, 2011 in support of Eric Hammerlund and Terry Villines who have requested a variance with the City of Los Angeles for a third unit at their property at 1100/1102 Stearns Drive.

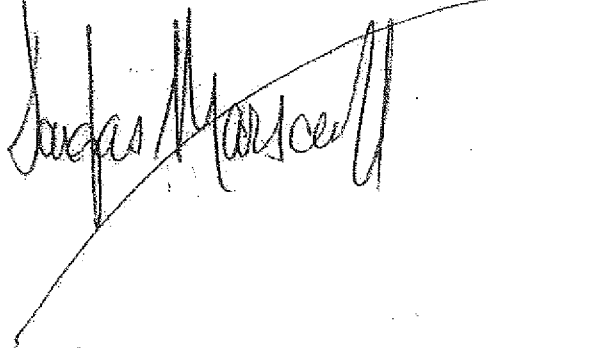
I have lived at 1105 S. Point View Street, directly behind their property for over 25 years. I wanted to make clear that shortly after this third unit was constructed as a recreation room in 1992/1993 by a prior owner, it was subsequently converted to a dwelling unit.

THE UNIT HAS BEEN OCCUPIED CONTINUOUSLY SINCE THAT TIME.

The existence of the third unit has never posed a problem with regards to parking or any other complaints since that time. Eric and Terry are responsible property owners and have immaculately maintained and improved their property since they purchased it in 2006. Again, I see no reason why they should be refused their request regarding the third unit.

Most sincerely,

Douglas Marsceill

A handwritten signature in black ink that reads "Douglas Marsceill". The signature is written in a cursive style and is positioned below the typed name. A long, thin horizontal line is drawn across the signature, extending from the left side of the page towards the right.



PO BOX 351799
LOS ANGELES,
CA 90035-2602

Office of Zoning Administration
200 N. Spring Street, 7th floor
Los Angeles, CA. 90012

January 7, 2011

To the Office of Zoning Administration:

The Steering Committee representing the Carthay Square Neighborhood Association (CSNA) has been asked for our support of a proposed variance applied to property located at 1102 Stearns. It is our understanding that this variance will "legalize" the following attributes of the property which do not meet current city building standards:

- Existing third unit located on property
- Existing garden wall which exceeds building standards
- Existing off-street parking space which does not meet the minimum required

The Steering Committee has reviewed this request thoroughly and voted unanimously to approve the granting of the owner's application for the listed variances based solely on the following reasons:

- The third unit structure, garden wall and parking space pre-existed the purchase by the current owner. These structures have been part of our neighborhood for the past 20+ years and as such should be allowed to remain "as is" on the property.
- The existing structure, garden wall, and off-street parking have been accepted by the immediate neighbors. No complaints have ever been filed.
- The third unit is not viewable from the street. As such, should our neighborhood qualify for HPOZ protection, this unit would not violate the proposed rules, i. e., that no changes be made to structures that can be viewable from the street. Further, this unit maintains the look and style of the neighborhood.
- No alterations are being proposed which would be viewable from the street or impact the character of the neighborhood.

Please let the Steering Committee know if any additional information is needed to make your decision on this variance request. We appreciate your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Marilouise Morgan'.

Marilouise Morgan, Chair, Steering Committee
Carthay Square Neighborhood Association

c. P. Koretz

1102stearns/1/7/11.jb,sec