

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

CITY PLANNING COMMISSION
RENEE DAIKE WILSON
INTERIM PRESIDENT
DANA M. PERLMAN
INTERIM VICE-PRESIDENT
ROBERT L. AHIN
DAVID H. J. AMBROZ
MARIA G. CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

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

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: November 8, 2013

Appeal Period Ends: November 18, 2013

Eric Lieberman (A)
QES Incorporated
14549 Archwood Street
Van Nuys, CA 91405

Kenmore Investments, LLC (O)
12324 Montana Avenue, Suite 1
Los Angeles, CA 90049

Robert K. Kameoka (E)
5011 Acacia Street
San Gabriel, CA 91776

RE: Vesting Tract Map No.: 72296-SL
Address: 1829 N. Kenmore Avenue
Community Plan: Hollywood
Zone: RD1.5-1XL
Council District: 4
CEQA No.: ENV-2013-1858-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 72296-SL, located at 1829 N. Kenmore Avenue for a maximum of 6 **single-family lots** in accordance with the Small Lot Subdivision as shown on map stamp-dated June 20, 2013 in the Hollywood Community Plan. This unit density is based on the RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING
MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

November 8, 2013

Kenmore Investments, LLC (O) (A)
12324 Montana Avenue
Los Angeles, CA 90049

Eric Lieberman (R)
QES, Inc.
14549 Archwood Street, Suite 308
Van Nuys, CA 91405

CASE NO. ZA 2013-1859(ZAA)(SPP)(SPPA)
ZONING ADMINISTRATOR'S ADJUSTMENT,
PROJECT PERMIT COMPLIANCE,
PROJECT PERMIT ADJUSTMENT

Related Case: VTT-72296-SL
1829 North Kenmore Avenue
Hollywood Planning Area

Zone : RD1.5-1XL

D. M. : 150B197

C. D. : 4

CEQA : ENV-2013-858-MND

Legal Description: Lot: 53, Lot 54, Arb. 1;
Block E, Holmby Avenue Tract No. 3

Pursuant to Los Angeles Municipal Code Section 12.28, I hereby APPROVE:

an Adjustment from Section 12.21.1-A to permit an increase in the height of the building of 36 feet in lieu of the maximum of 30 feet, in the RD1.5-1XL Zone; and

an Adjustment from Section 12.09.1-B,1 to permit zero-foot front yard setback in lieu of the otherwise required 15 feet in the RD1.5-1XL Zone; and

an Adjustment from Section 12.09.1-B,2 to permit a 5-foot side yard setback in lieu of the otherwise required 6 feet in the RD1.5-1XL Zone; and

an Adjustment from Section 12.09.1-B,3, to permit a 12-foot rear yard setback in lieu of the otherwise required 15 feet in the RD1.5-1XL Zone; and

an Adjustment from Section 12.21,G-2(a)(iii), to permit an open space area less than 400 square feet otherwise required and a horizontal dimension of 12 feet in lieu of the required 15 feet, in the RD1.5-1XL Zone; and

an Adjustment from Section 12.21-C,2(a), to permit a 2-inch separation between buildings in lieu of the otherwise required 10 feet, in the RD1.5-1XL Zone; and