



EAST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.lacity.org/PLN/index.htm

Determination Mailing Date DEC 22 2015

CASE NO.: DIR-2014-2054-SPP-1A
Related Case: DIR-2014-2050-SPP-1A

Address: 460 Crane Boulevard
Council District: 1
Plan Area: Northeast Los Angeles
Zone: R1-1

CEQA: ENV-2014-2051-MND

Applicant: McShane Murnane

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

At the meeting on **December 9, 2015**, the following action was taken by the East Los Angeles Area Planning Commission:

1. **Denied** the appeal;
2. **Sustained** the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a three-story, 38 feet in height, 2,641 square foot single-family dwelling with attached garage on a 5,946.3 square-foot lot;
3. **Adopted** Subsequent Mitigated Negative Declaration ENV-2014-2051-MND (corrected and published November 12, 2015);
4. **Adopted** the Mitigation Monitoring Program;
5. **Adopted** the Revised Conditions of Approval;
6. **Adopted** the Findings;

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Diel
Seconded: Commissioner Choi
Ayes: Commissioners Stein and Arellano
Absent: Commissioner Alarcon

Vote: 4 - 0

Fely C. Pingol, Commission Executive Assistant
East Los Angeles Area Planning Commission

Effective date/Appeals: This action of the East Los Angeles Area Planning Commission is effective upon the mailing date of this determination. The decision is final and not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Determination Letter dated July 25, 2015 with Findings, Revised Conditions of Approval

c: Notification List
Gregory Shoop

REVISED CONDITIONS OF APPROVAL
(Changes begin with Condition 9)

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to a total of 2,641 square feet of floor area. As defined by the Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks.
3. **Height.** Project shall be limited to 38 feet in height as measured per LAMC Sections 12.03 and 12.21.1. Within six feet of the front lot line, the building height shall be limited to 15 feet. Within six feet to 12 feet of the front lot line, the building height shall be limited to 24 feet.
4. **Parking.** The project shall provide parking pursuant to Los Angeles Municipal Code Section 12.21.C.10.
5. **Front Yard Setback.** The project shall observe a minimum front yard setback of 5 feet for the primary residence.
6. **Landscape Plan:**
 - a. **Xeriscape Requirements.** The project shall comply with the xeriscape requirements set forth under sections 12.40 through 12.43 of the Los Angeles Municipal Code (LAMC).
 - b. **Landform Planting Design.** Haul routes are required when the removal of earth from onsite exceeds 1,000 cubic yards. The applicant has indicated that approximately 495.5 cubic yards of earth material will be exported off-site. The subject property falls within a Hillside, Special Grading Area. The Building and Safety, Grading Division issued a Soils Approval Letter dated June 2, 2014, (Log Reference #83438-01), and their mitigation measures are incorporated herein, by reference. The Mitigated Negative Declaration No. ENV-2014-2051-MND includes mitigation measures to ensure that construction and grading impacts to public health and safety are less than significant. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.
 - c. **Fire Safety.** The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.

7. Maintenance of Structures and Property:

- a. Fences and Walls. Fences and walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible with color and material. Fences constructed of wood, metal, Masonite, or similar materials shall be uniformly painted or stained or otherwise treated or sealed to prevent weathering or deterioration.
- b. Henceforth, no additions or alterations shall be made to the building(s), except those improvements normal to the proper maintenance of the buildings or as may be required by a public agency for public health and safety, unless it meets the requirements of Section 6, of the Specific Plan and a Project Permit has been issued pursuant to Section 8 of the subject Ordinance.

8. Construction Requirements/Restrictions:

- a. Posting of Construction Activities. During construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and, (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present on-site during construction.
- b. Community Relations. A 24-hour "hotline" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors. The applicant shall be required to respond within 24 hours of any complaint received on this hotline. A construction superintendent shall be present on site during construction.
- c. Deliveries of Equipment Supplies. All deliveries during construction shall be coordinated so that only one vendor delivery vehicle is at the site at one time and that a construction supervisor is present at such time to mitigate any potential traffic impacts. A flag person shall be provided to assist with the delivery of any construction materials to the site on trash pick-up days until the trash collection has been completed on Crane Blvd.
- e. Truck Traffic Restricted Hours. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, any delivery of fill material or removal of graded soil shall be limited to the hours beginning at 9:00 AM and ending at 3:00 PM, Monday through Friday only. No truck deliveries shall occur outside of the time period.
- f. Construction Activities. Prior to the commencement of site excavation and construction activities, the applicant shall notify residents within a 100-foot radius of the project site and provide residents with a written construction schedule.
- g. Reduced Roadway Width. At no time during construction activities shall Crane Blvd. be reduced to a roadway width of less than 10 feet.

- h. Flag Persons. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity.

Environmental Mitigation Conditions

9. Hillside Construction Staging and Parking Plan. Prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. The Construction Staging and Parking Plan shall include, but not be limited to, the following:
 - a. No construction equipment or material shall be permitted to be stored within the public right-of-way.
 - b. If the property fronts on a designated Red Flag Street, on noticed "Red Flag" days, all the workers shall be shuttled from an off-site area, located on a non-Red Flag Street, to and from the site in order to keep roads open on Red Flag days.
 - c. During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route.
 - d. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays.
 - e. All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.
 - f. A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
 - g. During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.
10. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: Fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane,

Administrative Conditions

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety

- for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
12. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
 13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
 14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
 15. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code Compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
 16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
 - 17.. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the

- deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (a).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply: "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law. Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
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INFORMATION
<http://planning.lacity.org>

**MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW**

July 23, 2015

Applicant

McShane Murane
2898 Rowena Ave., Suite 102
Los Angeles, CA 90039

Property Owner/Representative

Dean Lemont
460 Crane Blvd.
Los Angeles, CA 90065

Case No. DIR-2014-2054-SPP

Related Case: DIR-2014-2050-SPP

CEQA: ENV-2014-2051-MND

Location: 460 Crane Blvd.

Council District: 1-Cedillo

Neighborhood Council: Arroyo Seco

Community Plan Area: Northeast Los Angeles

Land Use Designation: Low Residential

Zone: R1-1

Legal Description: Tract 5043, Lot 108

Last Day to File an Appeal: August 7, 2015

DETERMINATION

Pursuant to Los Angeles Municipal Code Section (LAMC) 11.5.7 C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the construction of a three-story, 38 foot in height, 2,641 square foot single-family dwelling, (including an attached garage) on a 5,946.3 square foot lot.

Adopt Mitigated Negative Declaration ENV-2014-2051-MND as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082 of the California Public Resources Code.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to a total of 2,641 square feet of floor area. As defined by the Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks.
3. **Height.** Project shall be limited to 38 feet in height as measured per LAMC Sections 12.03 and 12.21.1. Within six feet of the front lot line, the building height shall be limited to 15 feet. Within six feet to 12 feet of the front lot line, the building height shall be limited to 24 feet.
4. **Parking.** The project shall provide parking pursuant to Los Angeles Municipal Code Section 12.21.C.10.
5. **Front Yard Setback.** The project shall observe a minimum front yard setback of 5 feet for the primary residence.
6. **Landscape Plan:**
 - a. Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under sections 12.40 through 12.43 of the Los Angeles Municipal Code (LAMC).
 - b. Landform Planting Design. Haul routes are required when the removal of earth from onsite exceeds 1,000 cubic yards. The applicant has indicated that approximately 495.5 cubic yards of earth material will be exported off-site. The subject property falls within a Hillside, Special Grading Area. The Building and Safety, Grading Division issued a Soils Approval Letter dated June 2, 2014, (Log Reference #83438-01), and their mitigation measures are incorporated herein, by reference. Mitigated Negative Declaration No. ENV-2014-2051-MND includes mitigation measures to ensure that construction and grading impacts to public health and safety are less than significant. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.
 - c. Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.

7. **Maintenance of Structures and Property:**

- a. Fences and Walls. Fences and walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible with color and material. Fences constructed of wood, metal, masonite, or similar materials shall be uniformly painted or stained or otherwise treated or sealed to prevent weathering or deterioration.
- b. Henceforth, no additions or alterations shall be made to the building(s), except those improvements normal to the proper maintenance of the buildings or as may be required by a public agency for public health and safety, unless it meets the requirements of Section 6, of the Specific Plan and a Project Permit has been issued pursuant to Section 8 of the subject Ordinance.

8. **Construction Requirements/Restrictions:**

- a. Posting of Construction Activities. During construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and, (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present on-site during construction.
- b. Community Relations. A 24-hour "hotline" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors. The applicant shall be required to respond within 24 hours of any complaint received on this hotline. A construction superintendent shall be present on site during construction.
- c. Deliveries of Equipment Supplies. All deliveries during construction shall be coordinated so that only one vendor delivery vehicle is at the site at one time and that a construction supervisor is present at such time to mitigate any potential traffic impacts. A flag person shall be provided to assist with the delivery of any construction materials to the site on trash pick-up days until the trash collection has been completed on Crane Blvd.
- e. Truck Traffic Restricted Hours. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, any delivery of fill material or removal of graded soil shall be limited to the hours beginning at 9:00 AM and ending at 3:00 PM, Monday through Friday only. No truck deliveries shall occur outside of the time period.
- f. Construction Activities. Prior to the commencement of site excavation and construction activities, the applicant shall notify residents within a 100-foot radius of the project site and provide residents with a written construction schedule.
- g. Reduced Roadway Width. At no time during construction activities shall Crane Blvd. be reduced to a roadway width of less than 10 feet.

- h. Flag Persons. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity.

Environmental Mitigation Conditions

9. **Public Services (Fire)**. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which include the submittal of a plot plan for approval by the Fire Department prior to a building permit. The plot plan shall include the following minimum design features: Fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Administrative Conditions

10. **Final Plans**. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
11. **Notations on Plans**. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
12. **Approval, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
13. **Code Compliance**. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
14. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code Compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
15. **Enforcement**. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

16. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS

The project consists of the construction of a 2,641 square foot, 38 feet inches in height, three-story single family dwelling with an attached garage situated on Crane Boulevard. The project site is 5,946.3 square foot down-sloping lot. There is an existing, approximately 1,312 square foot single family dwelling on the project site which will be demolished. Crane Boulevard is designated as a Substandard Hillside Limited Street and is not fully improved. A related case filed by the same applicant abuts this property to the east (462 Crane Blvd., DIR-2014-2050-SPP). To the west is a ranch-style house is owned by the Autry National Center.

The south (rear) of the property abuts an open space area zoned A1-1-HPOZ and is the site of the Southwest Museum. The property which is subject southwest is designated a contributing historical feature under the Highland Park - Garvanza Historic Preservation Overly Zone (HPOZ). The two lots to the west of the project site are small homes owned by the Southwest Museum. Past the two homes is a gated in private street which leads into the back of the Southwest Museum and is designated a fire access road. Parcels to the north, east and west of the project site are zoned R1-1 and populated with similar-sized homes on similar sized lots. Approximately 495.5 cubic yards of soil will be exported from the subject site. A hillside construction staging and parking plan conditions, incorporated herein, will prevent construction traffic congestion and street blockage.

The subject site falls within a Hillside Grading Area, and the Very High Fire Hazard Severity Zone, and is located 1.1 miles from the Raymond Fault. The proposed project is subject to the guidelines and requirements of the Mount Washington-Glassell Park Specific Plan, footnotes contained in the Northeast Los Angeles Community Plan and the Baseline Hillside Ordinance No. 181,624, (where applicable).

The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for One-Family project standards and Los Angeles Municipal Code 11.5.7, as follows:

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.

a. Floor Area

The Mount Washington-Glassell Park Specific Plan limits the project's total floor area based on the formula for lots measuring between 5,000 to 10,000 square feet in size. Under the formula, the maximum Floor Area Ratio (FAR) for the proposed project on a 5,946.3 square-foot lot is 0.48:1, which permits a maximum floor area of 2,854.2 square feet. The project proposes a total floor area of 2,641 square feet including a 369-square-foot attached garage. The project does not exceed the maximum floor area allowance, and therefore, complies with Section 6 of the Mount

b. Building Height and Stepback Distances

The proposed height of the building is 38 feet a, which complies with the 45-foot height limit imposed by the Mount Washington-Glassell Park Specific Plan. The Specific Plan also limits building and structure heights within the 6-foot and 12-foot stepback distances measures from the front property boundary. The building height is 12 feet at street level which does not exceed a height limit of 15 feet measured (from the property line to a distance of six feet) and 24 feet (measured from six feet and twelve feet from the property line) as set forth in the Specific Plan. As proposed, the building height and setback distances are in compliance with Section 6 of the Mount Washington-Glassell Park Specific Plan.

c. Prevailing Front Yard Setback

The prevailing front yard setback is five (5) feet.

d. Off-street Automobile Parking Requirements

The property currently fronts on a Substandard Hillside Limited Street that is not fully improved. The project provides two on-site parking spaces, pursuant to LAMC Section 12.21 C.10 which is in compliance with LAMC Section 12.21 C.10.

e. Public Health and Safety

Haul routes are required only when the removal of earth from on-site exceeds 1,000 cubic yards. The project will export 150 cubic yards of earth material which is under the 1,000 cubic yard threshold required for a haul route application.

f. Landscaping and preservation, relocation, and removal of native and significant trees

The property contains no trees on site.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings and that the building contains articulation details and horizontal and or vertical building modulation.

The building is a contemporary design, modulated on three distinct levels with the majority of the building mass below the street. The modulation veers south and downward for views of downtown. The front façade facing the street garage creates an entryway that is unique in that a courtyard is open to the exterior creating a separate entity from the main house. The materials used are stucco on the upper level and lower level and vertical wood siding on the middle level. The wood siding encloses a balcony.

The contemporary design is not similar to the existing homes in the area. The home to the west is a traditional small, wood-sided ranch style house built in 1946 and is owned by the Southwest Museum. The property to the east is a related application (462 Crane Blvd) is designed using a different modulation orientation such that it moves eastward and down for an vantage point of the San Gabriel Mountains. Additionally, the garage door is setback on its northern face creating a large overhang. The façade will have wood siding on the upper level only with and stucco on the other levels.

3. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

A Mitigated Negative Declaration, ENV-2014-2051-MND, was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND (and incorporated into the Conditions of Approval herein), there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

FINAL PLAN SIGN OFF AND APPROVAL

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the San Fernando Valley. In order to assure that you receive services without waiting, applicants are encouraged to schedule an appointment with the Development Services Center by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building) San Fernando Valley or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Michael J. LoGrande
Director of Planning

Approved by:



Daniel Scott, Principal City Planner

Reviewed by:




Shana Bonstin, Senior City Planner

Reviewed by:



Gregory Shoop, City Planner

Prepared by:



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Case Number: **DIR-2014-2050-SPP-1A**
& DIR-2014-2054-SPP-1A
Mailing Date: December 22, 2015

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