

October 1, 2018

Doug Haines
La Mirada Ave. Neighborhood Association
P.O. Box 93596
Los Angeles, CA 90093

REC'D 311
CITY CLERK'S OFFICE
2018 OCT -2 PM 3:05
CITY CLERK
BY: [Signature] CITY CLERK
PLS.

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: 4321 Burns Ave. appeal; Council File 18-0659

Case No.: VTT No. 73056-SL-1A; DIR-2014-4124-SPP-SPPA CEQA Case No.:
ENV-2014-4125-CE; Project Addresses: 4321-4323 Burns Ave.

President Wesson and honorable council members:

I. Further Objections

A. A Class 32 Categorical Exemption is not permitted.

As noted during our testimony before the Planning and Land Use Management Committee (PLUM) at its September 18, 2018 hearing, the proposed project at 4321 Burns Ave. has been improperly granted a Class 32 Categorical Exemption from review under the California Environmental Quality Act (CEQA). A Class 32 exemption is not permitted when there are cumulative impacts from similar projects in the vicinity of the project.

At the September PLUM hear, we submitted evidence into the record of recent and current residential projects within approximately 1/2 mile of the 4321 Burns Ave. site. These projects also been deemed categorically exempt from CEQA, or are likely to receive a Class 32 exemption. These projects total 421 residential units. Adding such density is likely to create significant impacts to the environment, including but not limited to impacts to Traffic and Circulation, Public Resources, Land Use Planning, Population, Greenhouse Gas Emissions, and other factors.

Please note that this is a conservative list of recently proposed and approved discretionary projects, and is in no manner a complete list of all of the development ongoing in the vicinity of development at 4321 Burns Ave.

Attached to this letter please note further evidence from the Planning Department's website regarding the large number of projects located within close proximity to the Project site.

B. The applicant's 2017 Historic Resource Evaluation report failed to assign a status code to the 1914 duplex, and the report's author lacks a degree in historic preservation.

As noted by historian expert Charles Fisher during his testimony at the PLUM Committee's 9/18/2018 hearing on our appeal, the 1914 duplex at 4321 Burns Ave. can be viewed as a contributor to a potential California Register historic district (Status Code 3CD), or as a contributor to a potential Los Angeles Historic Preservation Overlay Zone (Status Code 5D3). Mr. Fisher also pointed out that the July 7, 2017 Historic Resource Evaluation submitted by the applicant's consultant, Kaplan Chen Kaplan, lacks any status code designation for the duplex, leaving its conclusions incomplete.

It should also be noted that the author of the applicant's historic report, Pam O'Conner, lacks a degree in historic preservation from an accredited university. Instead, the report deceptively states: "*All of the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.*" Ms. O'Conner, however, is not referenced as holding either title.

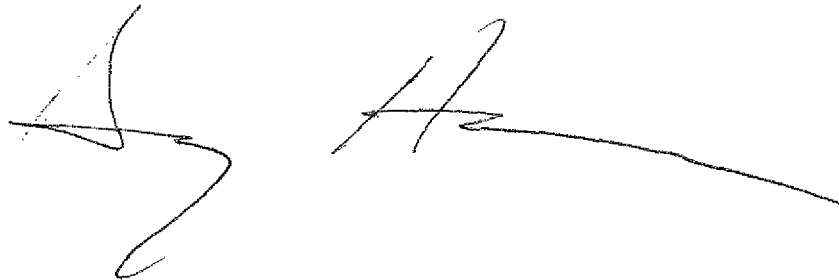
Although the Secretary of the Interior's Professional Qualification Standards for Historic Preservation have no relevance to the California Environmental Quality Act, the City Planning Department has used Charlie Fisher's lack of a historic preservation degree as a reason to ignore his analysis of the 4321 Burns site. As noted during testimony, no such degree was available when Mr. Fisher attended college. However, Mr. Fisher's analysis has been reviewed and supported by Ed Hunt, who is a licensed architect who meets the Secretary's Professional Qualification Standards. The issue, however, is a non sequitur.

C. The applicant has waived his right to contest arguments by appellants.

Neither the applicant nor his representative bothered to attend the PLUM Committee's 9/18/2018 hearing on the appeal. Furthermore, the applicant has not submitted any written correspondence into the record refuting the merits of the appeal. The applicant therefore has waived his right to contest appellants' arguments.

For the foregoing reasons, we ask that the city council uphold our appeal of the planning department's grant of a tentative tract and other entitlements for 4321 Burns Ave.

Thank you,

Two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'A' with a long horizontal stroke extending to the right. The signature on the right is a more complex cursive signature, possibly starting with 'H' or 'A', followed by a long horizontal stroke.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: VTT-73520-SL Search Format: AA-YYYY-1234 Example: ZA-2011-3269
[Advanced Search Help](#)

2 Case Documents found for Case Number: VTT-73520-SL

Type ↑	Scan Date	Signed
Initial Actions (2)		
Determination Letter	12/17/2015	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Tentative Tract	12/17/2015	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)

Case Number: VTT-73520-SL
Case Filed On: 06/17/2015
Accepted for review on: 07/16/2015
Assigned Date: 07/16/2015
Staff Assigned: JENNIFER HUANG
Hearing Waived / Date Waived : No /
Hearing Location: CITY HALL
Hearing Date / Time: 10/07/2015 10:15 AM
VTT Action: APPROVED WITH CONDITIONS
VTT Action Date: 11/05/2015
End of Appeal Period: 11/16/2015
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
4136 W NORMAL AVE 90029	East Hollywood	13

[View All Addresses](#)

Project Description: TENATIVE TRACT MAP TO SUBDIVIDE AN EXISTING LOT INTO FIVE LOTS

Requested Entitlement: PURSUANT TO LAMC 17.00 THE APPLICANT PROPOSES A SMALL LOT SUBDIVISION FOR FIVE LOTS AND CONSTRUCTION OF FIVE NEW SFD'S.

Applicant: CHRISTOPHER B. SCHWANITZ [Company:]

Representative: MATTHEW HAYDEN [Company:THREE6IXTY]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjAzMDgx0>
(<http://planning.lacity.org/pdiscaseinfo/CaseId/MjAzMDgx0>)

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JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

Decision Date: November 5, 2015

Appeal Period Ends: November 16, 2015

Christopher Schwanitz (A)(O)
Jordan Wenger
10153 Riverside Drive, #1000
Toluca Lake, CA 91602

Matthew Hayden (R)
ThreeSixty, LLC
4309 Overland Avenue
Culver City, CA 90230

RE: Vesting Tentative Tract Map No. 73520-SL
Address: 4136 West Normal Avenue
Related Case: N/A
Planning Area: Hollywood Community
Zone : RD1.5-1XL
D. M. : 142-5A201
C. D. : 13
CEQA : ENV-2015-2315-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. 73520-SL, located at 4136 West Normal Avenue for a maximum of **five (5) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated September 21, 2015 in the Hollywood Community Plan. This unit density is based on the RD 1.5-1XL 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 or (818) 374-5050. 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.

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Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 4321 Burns Ave. Los An

To 4136 Normal Ave. Los A

Air distance Driving distance Measure

Distance in km


0.23 km

Distance in miles

0.14 miles

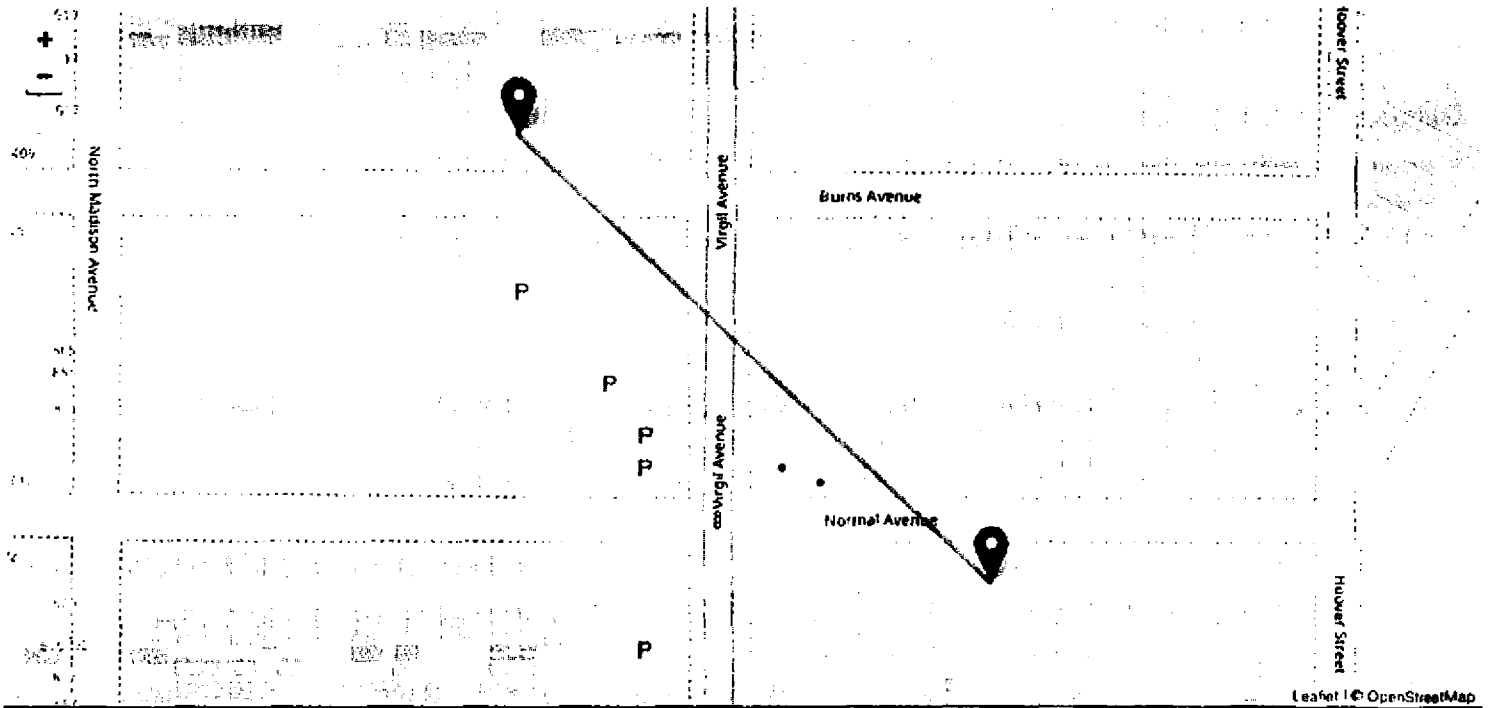
Distance in nautical miles

0.12 nmi

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Distance calculator helps you to find *how many miles from* a city to an another city on map.

Distance between cities or 2 locations are measured in both kilometers, miles and nautical miles at the same time.

Air distance is the bird fly distance between two locations which is calculated with the great circle formula.

nmi: is the symbol of nautical miles in distance calculation.



Distance from Japan to United States



Distance from Texas to California



Distance from Florida to Texas



Distance Between Valencia and Surrounding Cities



Distance Between Stuttgart and Surrounding Cities



Distance Between Toronto and Surrounding Cities



Distance Between Santa Cruz and Surrounding Cities



Distance Between Pittsburgh and Surrounding Cities

Distance Calculator Updates

- We just moved to [https](https://www.distancefromto.net/) protocol. You can now calculate distance between cities and places with secure communication.
 14 October 2017
- Now we are using Vincenty's formula for more accurate results in our distance between cities pages.
 22 April 2016
- Distance from to is now more mobile friendly with the new design.
 20 April 2016
- We launched our distance from to @DistanceFromTo and Google+ pages, please follow us for news and updates.
 01 February 2016
- We've updated the cities of country pages, distance between major cities are now listed. And the list of cities of a country are updated. Distance Between Cities by Country
 04 February 2016
- Error while calculating driving distance is fixed.
 Thanks to *John M., Christian B., Renée H., Paul S.* for feedback.
 22 July 2015
- Target and destination city and place name inputs are now empty.
 Thanks to *Mark S.* for feedback.
 04 July 2015
- The black line information updated,
 thanks to *Norman G.* for feedback.
 06 February 2015
- You can now calculate distance between two coordinates (two Latitude Longitude values). Example: In the "From" value write "51.393368,1.439896" and in the "To" value write the target location coordinates like: "21.4512,14.123" .
 8 January 2015



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: AA-2018-721-PMLA-SL Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: AA-2018-721-PMLA-SL

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: AA-2018-721-PMLA-SL

Case Filed On: 02/07/2018

Accepted for review on:

Assigned Date: 02/22/2018

Staff Assigned: AMANDA BRIONES

Hearing Waived No /

/ Date Waived :

Hearing Location:

Hearing Date / Time: 12:00 AM

AA Action:

AA Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
4134 1/2 W NORMAL AVE 90029	East Hollywood	13

[View All Addresses](#)

Project Description: DEMOLITION OF (E) 3 UNITS SUBDIVISION OF LAND INTO 4 PARCELS SMALL LOT, ZAA REQUEST IS FOR LESS THAN A 20% INCREASE AND A WAIVER OF STREET IMPROVEMENTS.

Requested Entitlement: PURSUANT TO LAMC SECTION 17.50 APPLICANT REQUEST A PRELIMINARY PARCEL MAP TO CREATE 4 SMALL LOT SUBDIVISION LOTS OUT OF 1 IN THE RD1.5-1XL ZONE. PURSUANT TO LAMC SECTION 17.53J RELIEF REQUESTED 12.21.1 APPLICANT REQUEST A ZONING

ADMINISTRATOR ADJUSTMENT TO ALLOW A 36 'HEIGHT IN LIEU OF 30'
FOR ROOF DECKS AND MORE GRACIOUS FLOOR TO CEILING HEIGHTS.
PURSUANT TO LAMC SECTION 12.37I APPLICANT REQUEST A WAIVER
OF STREET IMPROVEMENTS ONLY

Applicant:

JAMES QUAI CHI TRAN [Company:MERJ FAMILY, LLC]

Representative:

AARON BELLISTON [Company:BMR ENTERPRISES]

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Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE4ODU30>
(<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE4ODU30>)

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From 4321 Burns Ave. Los An

To 4132 Normal Ave. Los A

Air distance Driving distance Measure

Distance in km


0.24 km

Distance in miles

0.15 miles

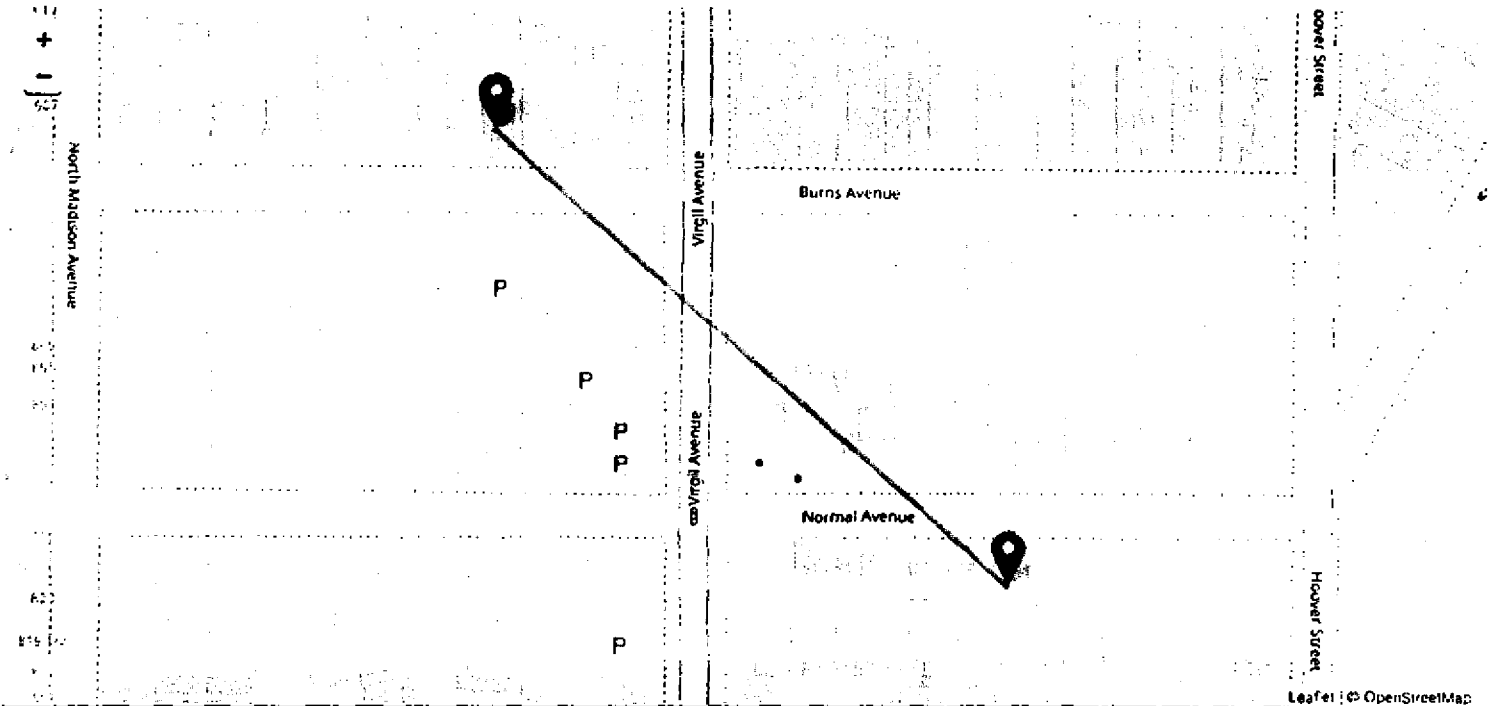
Distance in nautical miles

0.13 nmi

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Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: VTT-73277-SL Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

2 Case Documents found for Case Number: VTT-73277-SL

Type ↑ Scan Date Signed

▲ Initial Actions (2)

Determination Letter	01/27/2017	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Tentative Tract	01/27/2017	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)

Case Number: VTT-73277-SL
Case Filed On: 09/16/2015
Accepted for review on: 05/18/2016
Assigned Date: 05/18/2016
Staff Assigned: JOEY VASQUEZ
Hearing Waived / Date Waived : No /
Hearing Location: CITY HALL
Hearing Date / Time: 09/22/2016 9:30 AM
VTT Action: APPROVED WITH CONDITIONS
VTT Action Date: 11/21/2016
End of Appeal Period: 12/01/2016
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
4344 W WILLOW BROOK AVE 90029	East Hollywood	13

[View All Addresses](#)

Project Description: NEW 5-UNIT SMALL-LOT SUBDIVISION IN THE RD1.5-1XL.
Requested Entitlement: VTT PER SECTION 17.05 FOR A NEW 5-UNIT SMALL-LOT SUBDIVISION.
Applicant: TODD NEIL [Company:]
Representative: RUBENS CALDERON [Company:]

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Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjA0MzQz0>
(<http://planning.lacity.org/pdiscaseinfo/CaseId/MjA0MzQz0>)

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(213) 978-1273

<http://planning.lacity.org>

Decision Date: November 21, 2016

Appeal End Date: December 01, 2016

Todd Neal (A)(O)
901 North Cooper Street
Los Angeles, CA 90042

Rubens Calderon (R)
221 East Pomona Avenue
Monrovia, CA 91016

RE: Vesting Tentative Tract No. 73277-SL
Related Case: None
4344 West Willow Brook Avenue
Hollywood Planning Area
Zone : RD1.5-1XL
D.M. : 144A201
C.D. : 13
CEQA: ENV-2015-3400-MND
Legal Description: Conner's Subdivision
of the Johannsen Tract, Lot 81

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-3400-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 73277-SL, located at 4344 West Willow Brook Avenue for a maximum of five (5) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated September 16, 2015 in the Hollywood Community Plan. This unit density is based on the RD1.5 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.) 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.

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From 4321 Burns Ave. Los An

To 4344 Willow Brook Ave.

Air distance Driving distance Measure

Distance in km


0.24 km

Distance in miles

0.15 miles

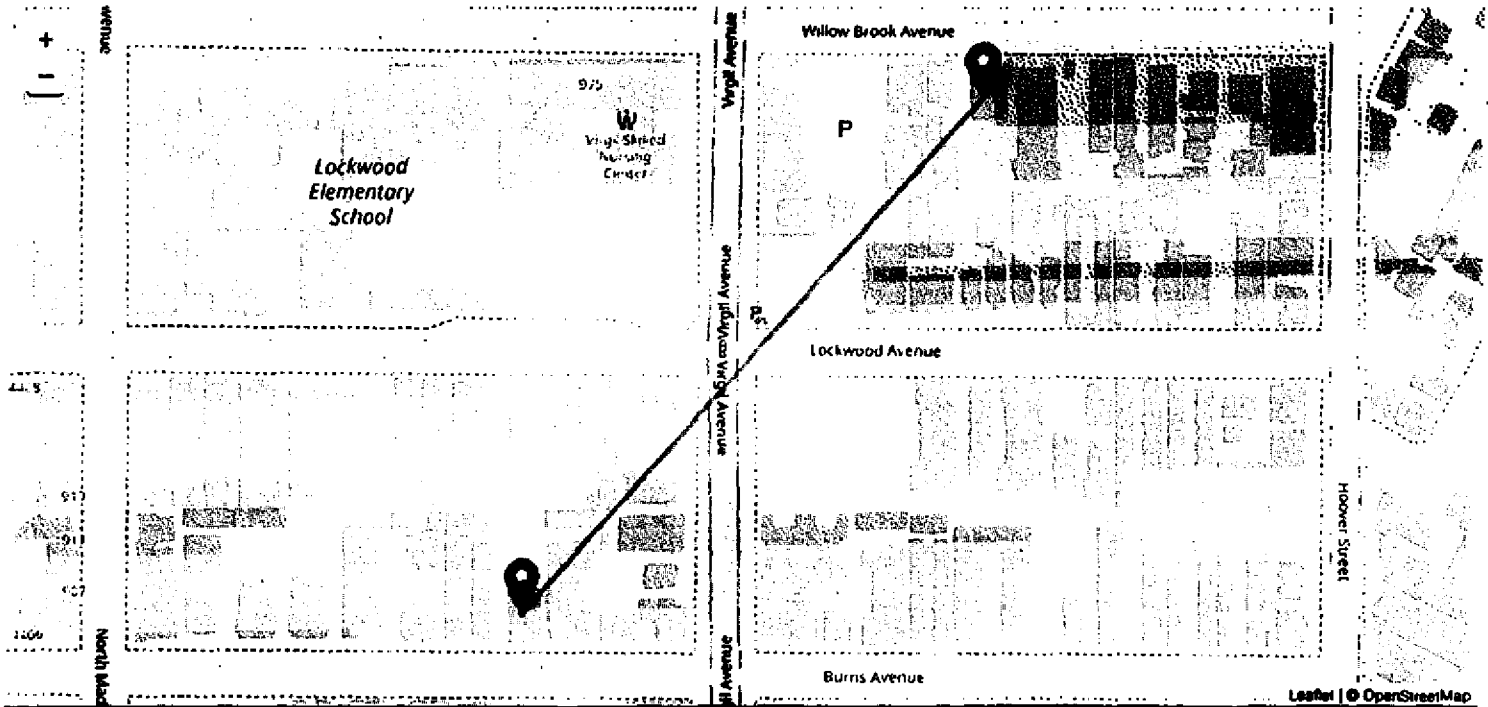
Distance in nautical miles


0.13 nmi

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Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: AA-2018-3059-PMLA Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: AA-2018-3059-PMLA

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: AA-2018-3059-PMLA

Case Filed On: 05/25/2018

Accepted for review on: 08/02/2018

Assigned Date: 06/13/2018

Staff Assigned: RONY GIRON E

Hearing Waived No /

/ Date Waived :

Hearing Location:

Hearing Date / Time: 12:00 AM

AA Action:

AA Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
540 N COMMONWEALTH AVE 90004	East Hollywood	13

[View All Addresses](#)

Project Description: A 1-LOT PRELIMINARY CONDOMINIUM PARCEL MAP OF 2 UNITS

Requested Entitlement: PURSUANT TO 17.50 OF LAMC, A 1-LOT PRELIMINARY CONDOMINIUM PARCEL MAP OF 2 UNITS IN THE R2-1 ZONE.

Applicant: YARON HOCHDORF [Company:METATRON LA 3RD GROUP LLC]

Representative: NICK KAZEMI [Company:NICK KAZEMI INC.]

View Related Cases

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIxMzk20>
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From 4321 Burns Ave. Los An

To 540 N. Commonwealth /

Air distance Driving distance Measure

Distance in km

0.83 km

Distance in miles

0.52 miles

Distance in nautical miles

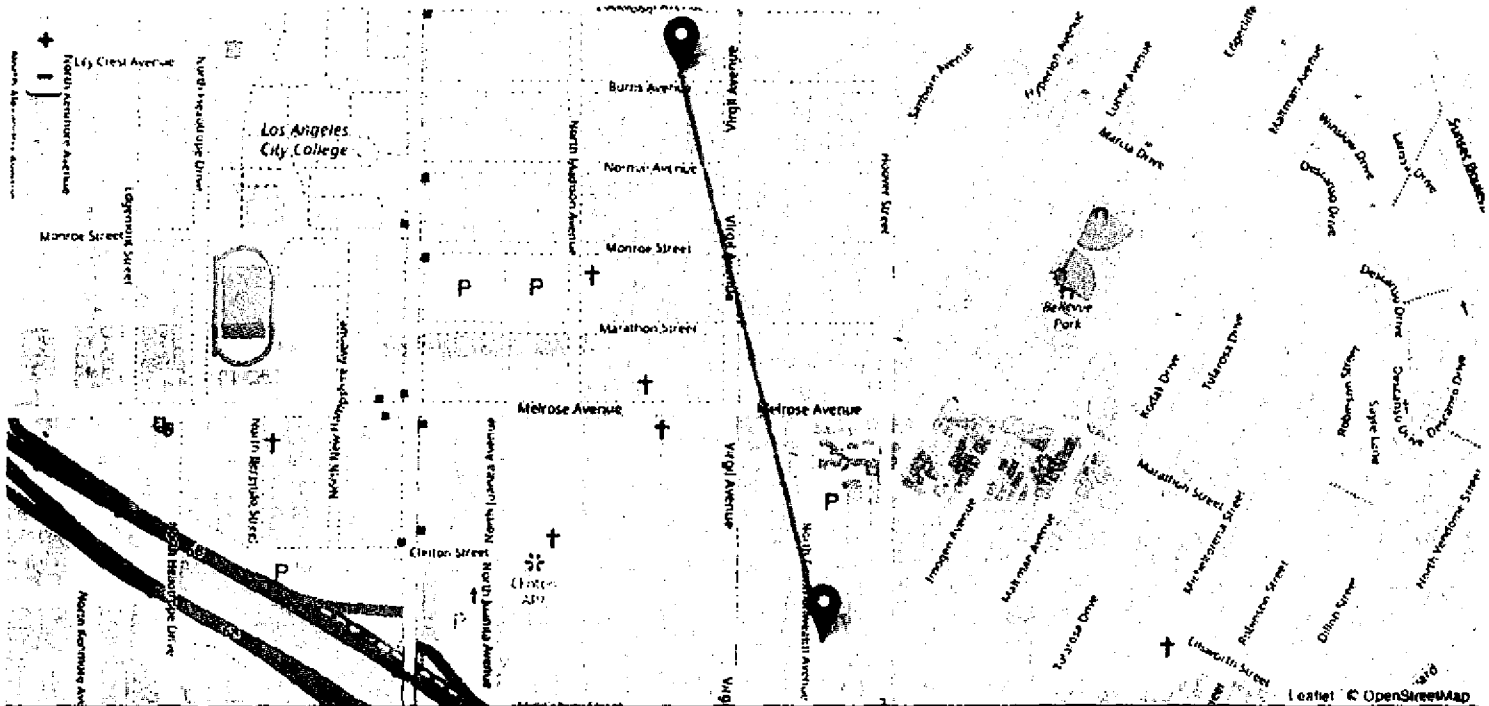
0.45 nmi

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Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2018-1421-SPP-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-1421-SPP-TOC

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2018-1421-SPP-TOC

Case Filed On: 03/13/2018

Accepted for review on:

Assigned Date: 04/12/2018

Staff Assigned: NURI CHO

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
627 N JUANITA AVE 90004	East Hollywood	13

[View All Addresses](#)

Project Description: 17 UNIT APARTMENT TOC TEIR 4

Requested Entitlement: DEMOLITION OF A SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A 17 UNIT APARTMENT BUILDING THAT INCLUDES A 70% DENSITY BONUS WITH 2 UNITS SET ASIDE FOR EXTREMELY LOW INCOME RESIDENTIAL AS PERMITTED BY A TIER 3 PROJECT. APPLICANT IS ALSO REQUESTING A PROJECT PERMIT AS REQUIRED BY THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN.

Applicant: GABRIEL JONES [Company:]

Representative: VERONICA BECERRA [Company:RABUILD COMMERCIAL SERVICES LLC]

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Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5NjA00>
(<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5NjA00>)

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From 4321 Burns Ave. Los An

To 627 N. Juanita Ave. Los

Air distance Driving distance Measure

Distance in km

0.65 km

Distance in miles

0.40 miles

Distance in nautical miles

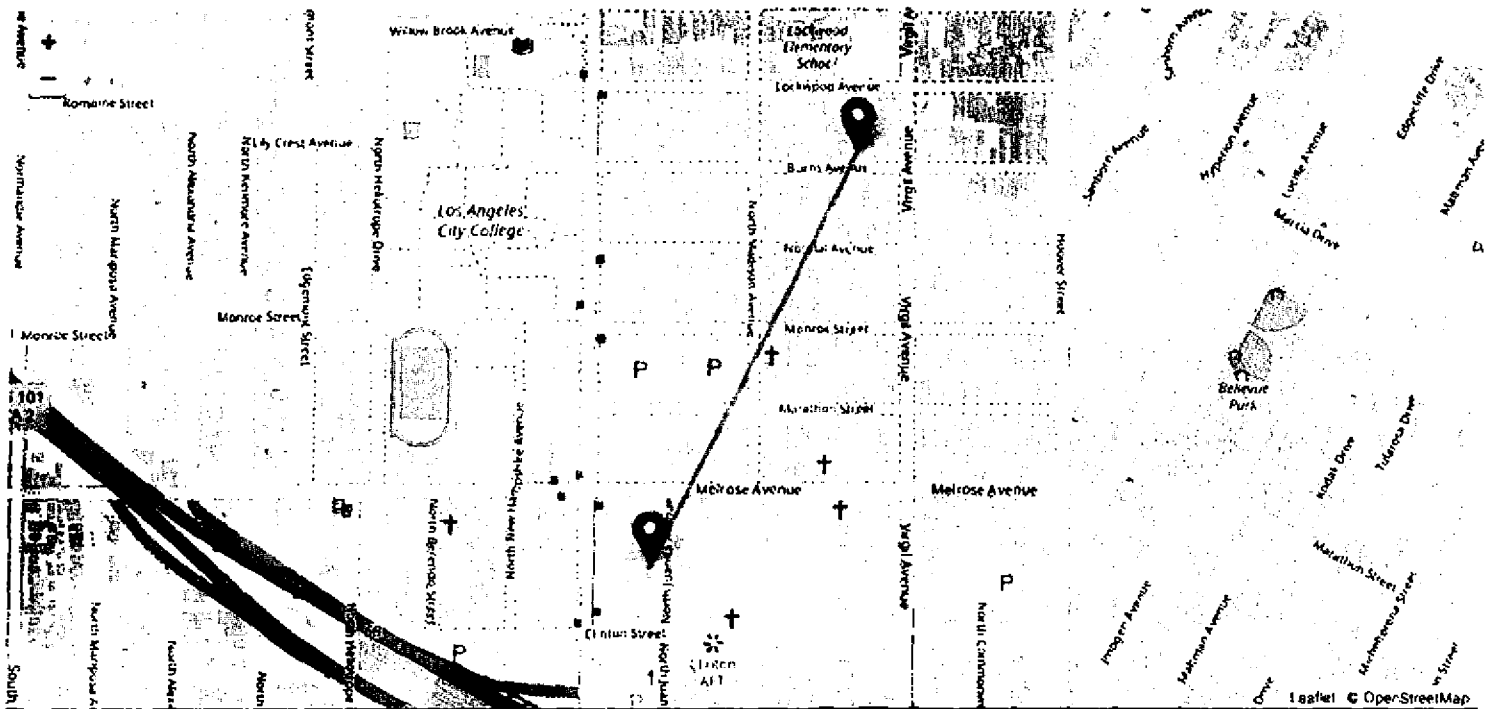
0.35 nmi

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(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: VTT-74454-CN Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: VTT-74454-CN

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: VTT-74454-CN
Case Filed On: 09/09/2016
Accepted for review on: 10/28/2016
Assigned Date: 09/23/2016
Staff Assigned: NURI CHO
Hearing Waived / Date Waived : No /
Hearing Location: CITY HALL
Hearing Date / Time: 12:00 AM
VTT Action: APPROVED WITH CONDITIONS
VTT Action Date: 04/18/2017
End of Appeal Period: 04/28/2017
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
646 N VIRGIL AVE 90004	East Hollywood	13

[View All Addresses](#)

Project Description: VESTING TENTATIVE TRACT MAP
Requested Entitlement: PER LAMC, 17.50 A VESTING TENTATIVE TRACT MAP PURSUANT FOR THE SUBDIVISION OF THE SUBJECT PROPERTY INTO A 1 LOT SUBDIVISION WITH 24 RESIDENTIAL CONDOMINIUMS AND 1 COMMERCIAL CONDOMINIUM.
Applicant: [Company:SAME AS OWNER]

Representative: [Company:SAME AS OWNER]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjA5OTA10>
(<http://planning.lacity.org/pdiscaseinfo/CaseId/MjA5OTA10>)

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From 4321 Burns Ave. Los An

To 646 N. Virgil Ave. Los Ai

 Air distance
 Driving distance
 Measure

Distance in km


0.53 km

Distance in miles

0.33 miles

Distance in nautical miles

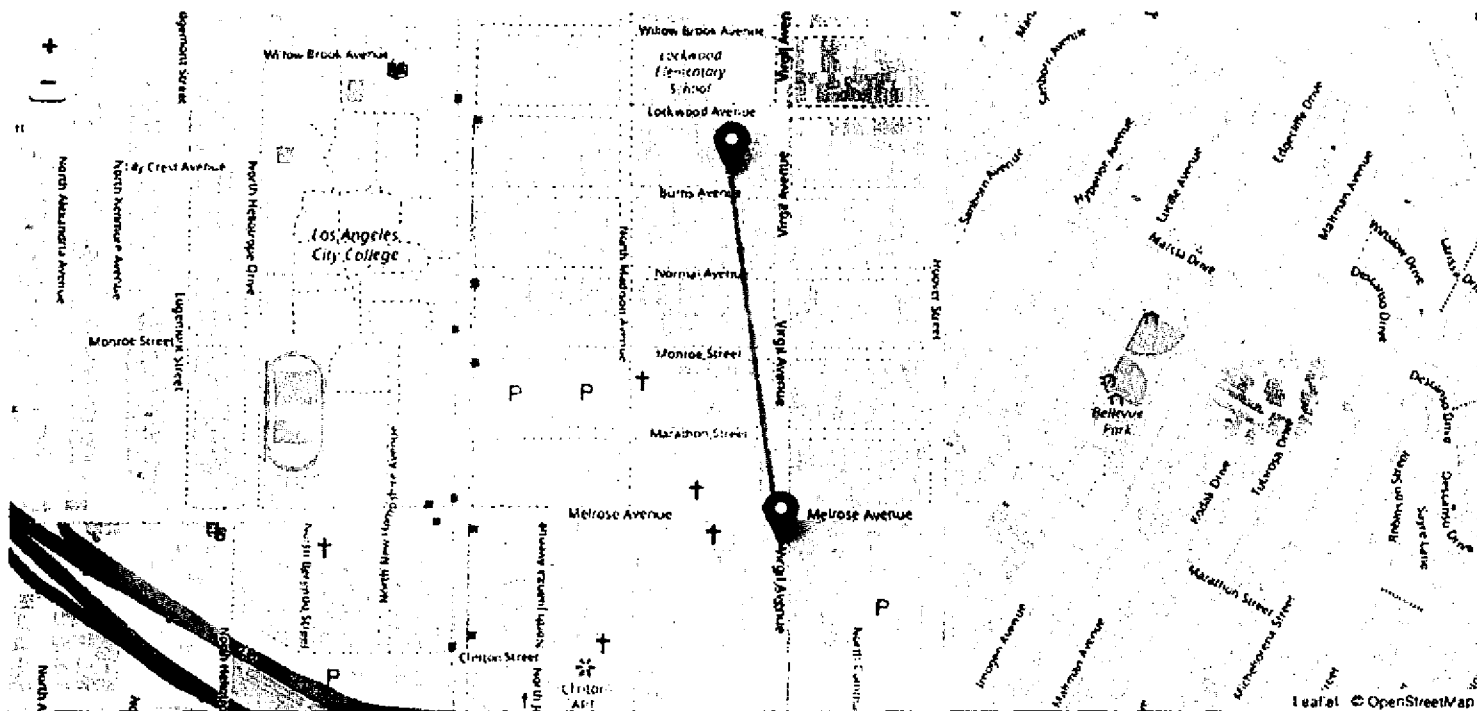
0.29 nmi



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- The blue line indicates the driving distance route.



Case Summary & Documents

77.0 F
Winds: 3.5 mph
City / County Traffic

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2016-2632-SPP Search Format: AA-YYYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2016-2632-SPP
 Case Filed On: 07/25/2016
 Accepted for review on: 11/17/2016
 Assigned Date: 11/15/2016
 Staff Assigned: JASON HERNANDEZ
 Hearing Waived / Date Waived: No
 Hearing Location:
 Hearing Date / Time: 12:00 AM
 DIR Action: APPROVED WITH CONDITIONS
 DIR Action Date: 03/15/2017
 End of Appeal Period: 03/30/2017
 Appealed: No
 BOE Reference Number:
 Case on Hold?: No

Primary Address

Address	CNC	CD
1125 N VIRGIL AVE 90029	East Hollywood	13

View All Addresses

Project Description: CONSTRUCTION OF 2 NEW RESIDENTIAL DUPLEXES
 Requested Entitlement: PURSUANT TO LAMC 11.5.7, PROJECT PERMIT COMPLIANCE TO CONSTRUCT TWO DUPLEX RESIDENTIAL BUILDINGS IN THE VERMONT-WESTERN SNAP STATION PLAN
 Applicant: DONALD HOLTZ [Company:HOLTZ ARCHITECTURE]
 Representative: ROBERT BARRY [Company:RBAR GROUP LLC]

Related Cases

Permanent Link: <http://planning.lacity.org/pois/caseinfo/CaseId/1145MDAw0>

20 Case Documents found for Case Number: DIR-2016-2632-SPP

Type	Scan Date	Signed
Initial Actions (13)		
Determination Letter	03/24/2017	
Elevation Plan	08/11/2017	Yes
Elevation Plan	03/24/2017	
Floorplan	03/24/2017	
Floorplan	08/11/2017	Yes
Irrigation Plan	08/11/2017	Yes
Landscape Plan	03/24/2017	
Landscape Plan	08/11/2017	Yes
Parking	03/24/2017	
Plot Plan	03/24/2017	
Plot Plan	08/11/2017	Yes
Site Plan	08/11/2017	Yes
Title Sheet	08/11/2017	Yes
Approved Plans (7)		
Elevation Plan	08/11/2017	Yes
Floorplan	08/11/2017	Yes
Irrigation Plan	08/11/2017	Yes
Landscape Plan	08/11/2017	Yes
Plot Plan	08/11/2017	Yes
Site Plan	08/11/2017	Yes
Title Sheet	08/11/2017	Yes

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JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

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**VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW**

March 15, 2017

Owner & Applicant

Robert Barry
RBAR Group LLC
401 Pine Ave
Long Beach, CA 90802

Representative

Donald Holtz
Holtz Architecture
2404 Wilshire Blvd
Los Angeles, CA 90057

Case No. DIR-2016-2632-SPP

CEQA: ENV-2016-2633-CE

Specific Plan Subarea: B – Mixed Use Boulevard

Location: 1125 N Virgil Ave

Council District: CD 13 – Mitch O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Low Medium I Residential

Zone: R2-1XL

Legal Description: Lot FR 30; Block A; City
Boundary Tract

Last Day to File an Appeal: March 30, 2017

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 184,414, 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 partial demolition, renovation, and maintenance of an existing single family home and the construction, use and maintenance of two, three-story duplexes within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State of California CEQA Guidelines.

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

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From 4321 Burns Ave. Los An

To 1125 N. Virgil Ave. Los /

Air distance Driving distance Measure

Distance in km

Distance in miles

0.42 km

0.26 miles

Distance in nautical miles

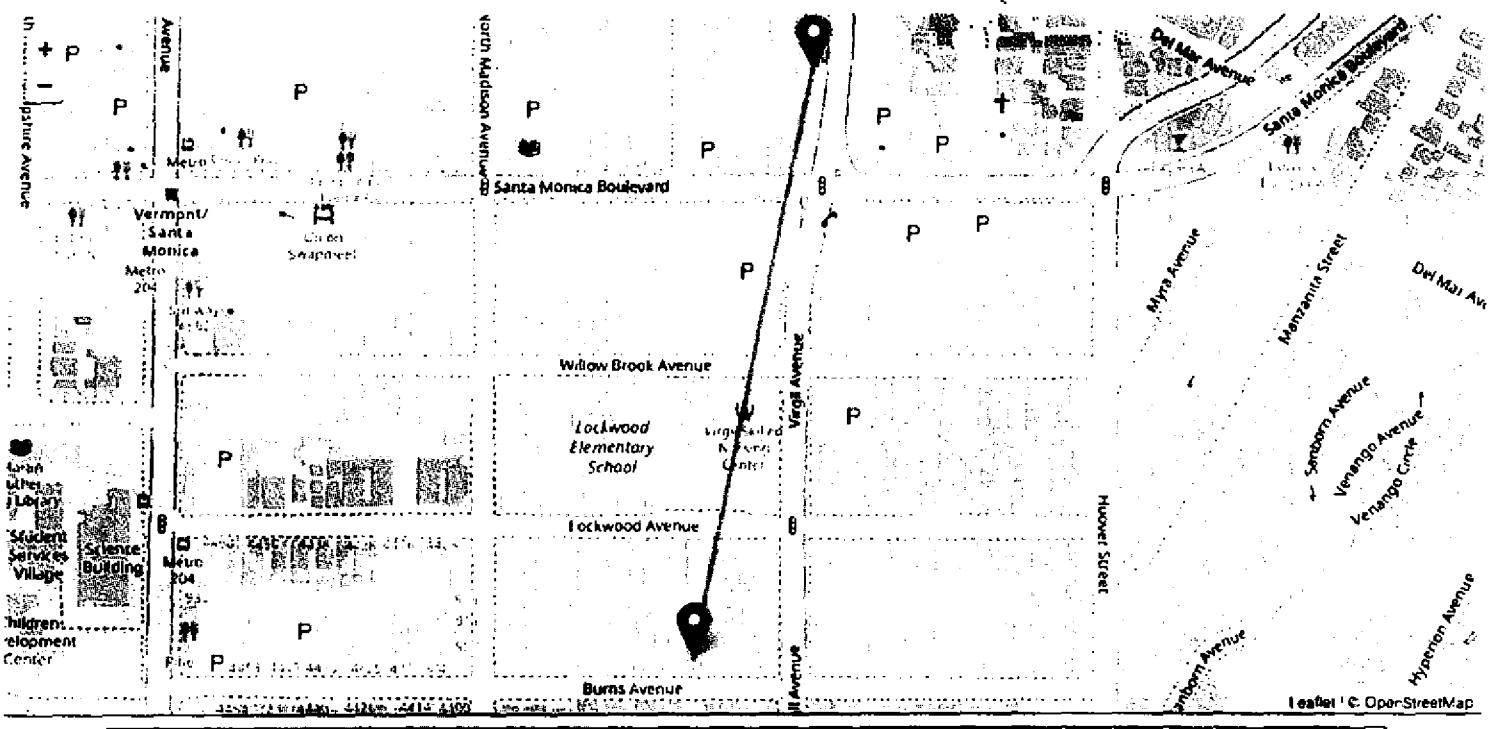
0.23 nmi

onlinemapfinder

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(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: VTT-74357-SL Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: VTT-74357-SL

Type ↑	Scan Date	Signed
No Documents were found		

No Documents were found

Case Number: VTT-74357-SL

Case Filed On: 06/26/2017

Accepted for review on:

Assigned Date: 08/22/2017

Staff Assigned: NURI CHO

Hearing Waived No /

/ Date Waived :

Hearing Location:

Hearing Date / Time: 12:00 AM

VTT Action:

VTT Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: Yes

Primary Address

Address	CNC	CD
4652 W LA MIRADA AVE 90029	East Hollywood	13

[View All Addresses](#)

Project Description: 10 LOT - SMALL LOT SUBDIVISION

Requested Entitlement: VTT 74357 10 LOT - SMALL LOT SUBDIVISION

Applicant: FARHAD NIKOO [Company:SUNSET MIRADA, LLC]

Representative: SHAPOUR SHAJIRAT [Company:DESIGN & CONSTRUCTION CENTER]

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From 4321 Burns Ave. Los An

To 4652 La Mirada Ave. Lo

Air distance Driving distance Measure

Distance in km

0.76 km

Distance in miles

0.47 miles

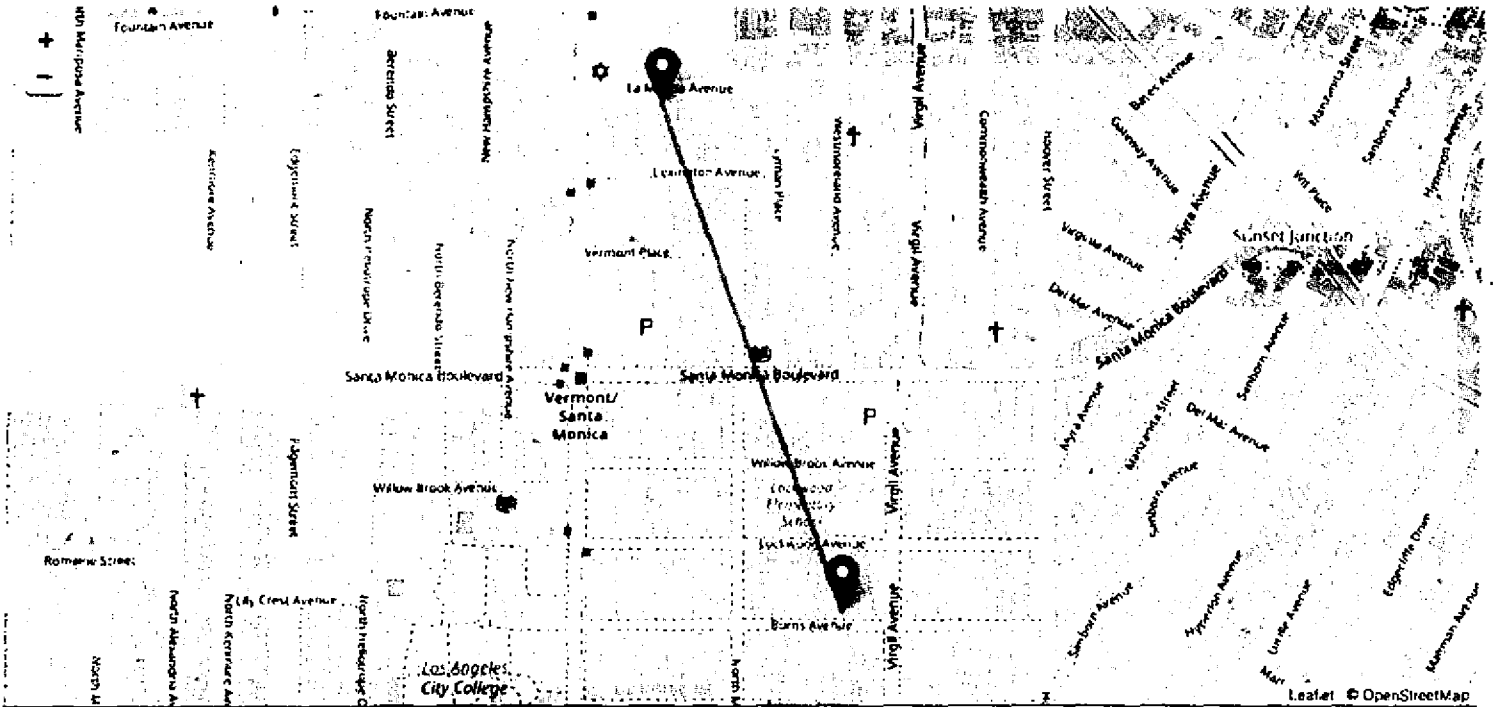
Distance in nautical miles

0.41 nmi

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Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2018-347-TOC-SPP-S Search Format: AA-YYYY-1234 Example: ZA-2011-3269
[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-347-TOC-SPP-SPPA-WDI

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2018-347-TOC-SPP-SPPA-WDI
Case Filed On: 01/19/2018
Accepted for review on: 02/16/2018
Assigned Date: 02/08/2018
Staff Assigned: NURI CHO
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action:
DIR Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: Yes

Primary Address

Address	CNC	CD
4575 W SANTA MONICA BLVD 90029	East Hollywood	13

[View All Addresses](#)

Project Description: TOC REVIEW, PROJECT PERMIT COMPLIANCE AND WDI FOR NEW 12 UNIT APARTMENT IN THE VERMONT-WESTERN STATION NEIGHBORHOOD AREA PLAN.

Requested Entitlement: NEW 12 UNIT APARTMENT BUILDING IN THE VERMONT-WESTERN STATION SP (SNAP) WITH LAMC 11.5.7 FOR SPECIFIC PLAN PROJECT PERMIT COMPLIANCE, LAMC 12.22.A.31 (TRANSIT ORIENTED COMMUNITIES - TOC) TIER 3 PROJECT, LAMC SECTION 11.5.7.E FOR

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Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 4321 Burns Ave. Los An

To 4575 Santa Monica Ave

Air distance Driving distance Measure

Distance in km


0.76 km

Distance in miles

0.47 miles

Distance in nautical miles

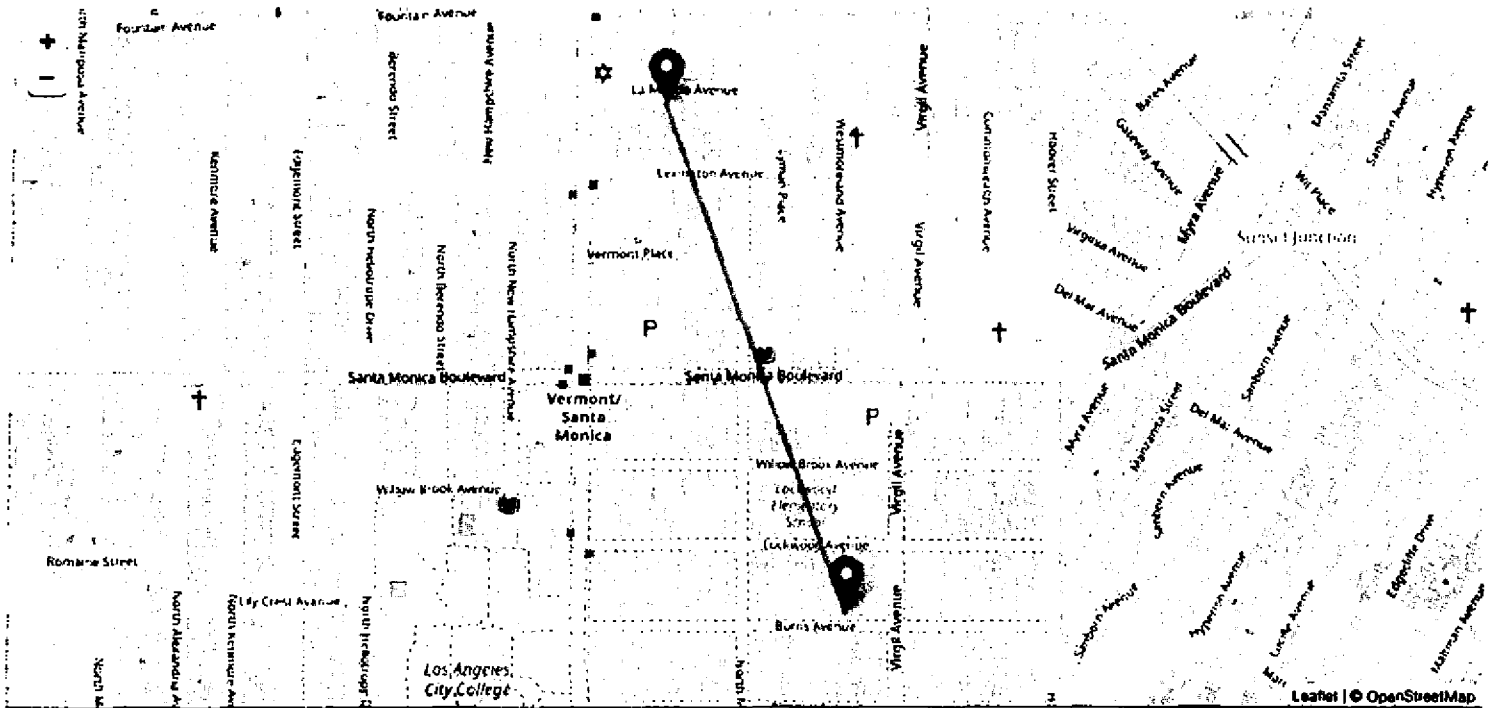
0.41 nmi



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Department of City Planning Case Summary & Documents

Los Angeles, CA
Fair
77.0 F
Winds: 3.5 mph
City / County Traffic

Case Number: Ordinance: Zoning Information CPC Cards ZA Cards

Case Number: DIR 2016 3002 SPP Search Format: AA YYYY 1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR 2016 3002 SPP
Case Filed On: 08/15/2016
Accepted for review on: 12/05/2016
Assigned Date: 12/02/2016
Staff Assigned: JASON -ERNAANDEZ
Hearing Waived / Date Waived: No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 04/17/2017
End of Appeal Period: 05/03/2017
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
1245 N NEW HAMPSHIRE AVE 90029	East Hollywood	13

View All Addresses

Project Description: A PROJECT PERMIT COMPLIANCE FOR THE DEMOLITION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A NEW 9 UNIT CONDOMINIUM
Requested Entitlement: A PROJECT PERMIT COMPLIANCE FOR THE DEMOLITION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A NEW 9 UNIT CONDOMINIUM
Applicant: YU DUAN [Company: USA RONGCHEN DEVELOPMENT, LLC]
Representative: ANDREW KIL [Company: AHK ARCHITECTURE]

View Related Cases

Permanent Link: <http://planning.lacity.org/pd/casainfo/CaseId/MJASNDMz0>

25 Case Documents found for Case Number: DIR 2016 3002 SPP

Type	Scan Date	Signed
Initial Actions (17)		
Determination Letter	04/24/2017	View
Elevation Plan	04/24/2017	View
Elevation Plan	12/04/2017	Yes View
Floorplan	12/04/2017	Yes View
Floorplan	04/24/2017	View
Garage	04/24/2017	View
Garage	12/04/2017	Yes View
Irrigation Plan	04/24/2017	View
Irrigation Plan	12/04/2017	Yes View
Landscape Plan	04/24/2017	View
Landscape Plan	12/04/2017	Yes View
Roof Plan	04/24/2017	View
Roof Plan	12/04/2017	Yes View
Site Plan	04/24/2017	View
Site Plan	12/04/2017	Yes View
Title Sheet	04/24/2017	View
Title Sheet	12/04/2017	Yes View
Approved Plans (8)		
Elevation Plan	12/04/2017	Yes View
Floorplan	12/04/2017	Yes View
Garage	12/04/2017	Yes View
Irrigation Plan	12/04/2017	Yes View
Landscape Plan	12/04/2017	Yes View
Roof Plan	12/04/2017	Yes View
Site Plan	12/04/2017	Yes View
Title Sheet	12/04/2017	Yes View

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From 4321 Burns Ave. Los An

To 1245 N. New Hampshire

Air distance Driving distance Measure

Distance in km


0.93 km

Distance in miles

0.58 miles

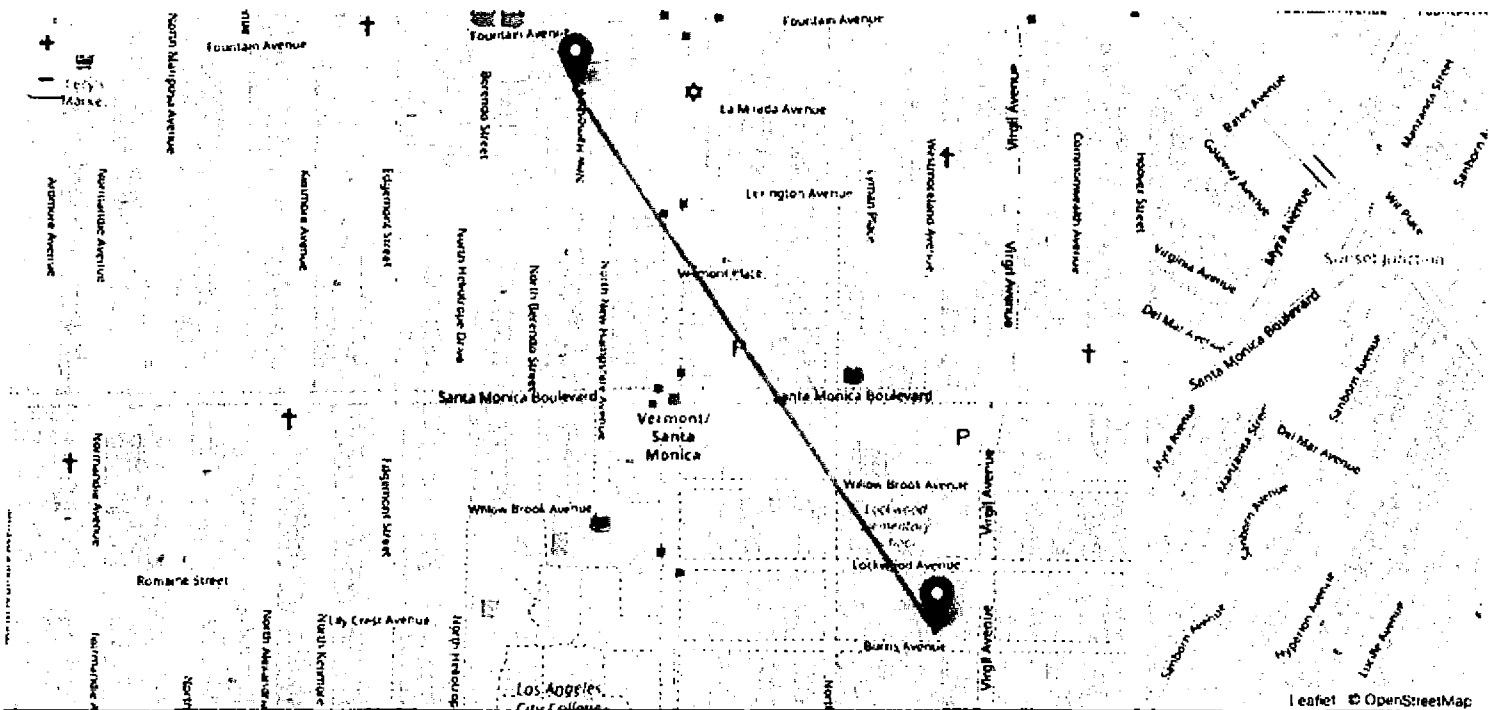
Distance in nautical miles

0.50 nmi

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Department of City Planning

Case Summary & Documents

Los Angeles, CA
 77.0 F
 Wind: 3.5 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2017-1989-SPP-SPPA Search Format: AA-YYYY-1234 Example: ZA-2011-0260

Case Number: DIR-2017-1989-SPP-SPPA
 Case Filed On: 05/18/2017
 Accepted for review on: 04/18/2018
 Assigned Date: 05/30/2017
 Staff Assigned: NURI CNC
 Hearing Waived / Date Waived: No
 Hearing Location:
 Hearing Date / Time: 12:00 AM
 DIR Action: APPROVED WITH CONDITIONS
 DIR Action Date: 08/03/2018
 End of Appeal Period: 08/20/2018
 Appealed: No
 BOE Reference Number:
 Case on Hold?: No

Primary Address

Address	CNC	CD
1113 N BERENDO ST 90029	East Hollywood	23

Secondary Address:

Project Description: TWO NEW DUPLEXES
Requested Entitlement: PROJECT PERMIT COMPLIANCE AND SPECIFIC PLAN ADJUSTMENT - THE PROJECT IS 2 NEW DUPLEXES ON A LOT ZONED RD1.5 (XL). THE EXISTING DUPLEX WILL BE DEMOLISHED. ONE DUPLEX WILL BE BUILT AT THE FRONT, AND THE OTHER AT THE REAR OF THE PROPERTY. A REQUEST IS ALSO MADE FOR A REDUCED FRONT YARD SETBACK FROM THE REQUIRED 30FT TO 24FT. 10%
Applicant: DARRYL WHITE (Company:MNW BERENDO LLC)
Representative: AARON BRUMER (Company:AARON BRUMER & ASSOCIATES ARC-TECTS)

7 Case Documents found for Case Number: DIR-2017-1989-SPP-SPPA		
Type	Scan Date	Signer
Initial Actions (7)		
Determination Letter	08/20/2018	
Elevation Plan	08/20/2018	
Floorplan	08/20/2018	
Landscape Plan	08/20/2018	
Pictures/Photographs	08/20/2018	
Survey	08/20/2018	
Title Sheet	08/20/2018	

View Case Page

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VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

August 3, 2018

Owner & Applicant

Darryl White
MNW Berendo LLC
13428 Maxella Ave., Unit 606
Marina Del Rey, CA 90292

Representative

Aaron Brumer
Aaron Brumer & Associates Architects
10999 Riverside Dr., Unit 300
Studio City, CA 91602

Case No. DIR-2017-1989-SPP-SPPA

CEQA: ENV-2017-1990-CE

Specific Plan Subarea: A-Neighborhood
Conservation

Location: 1119-1121 N. Berendo St.

Council District: 13 – Mitch O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1XL

Legal Description: Lot 89, TR 2577 Tract

Last Day to File an Appeal: August 20, 2018

Appeal:

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7 C. and 11.5.7 E. and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance 184,888, 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 demolition of an existing one-story duplex and two accessory structures, and the construction, use and maintenance of two (2), three-story duplexes within Subarea A (Neighborhood Conservation) of the SNAP;

Dismiss a Project Permit Adjustment to permit a less than 20 percent reduction in the required front yard setback, inasmuch as the lot survey shows the required front yard setback as 24 feet, 4 inches and the project has been redesigned to comply with the 24-foot, 4-inch front yard setback requirement; and

Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Statutes and Guidelines, Section 15303 (New Construction of Small

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To 1119 N. Berendo St. Los

Air distance Driving distance Measure

Distance in km

0.72 km

Distance in miles

0.45 miles

Distance in nautical miles

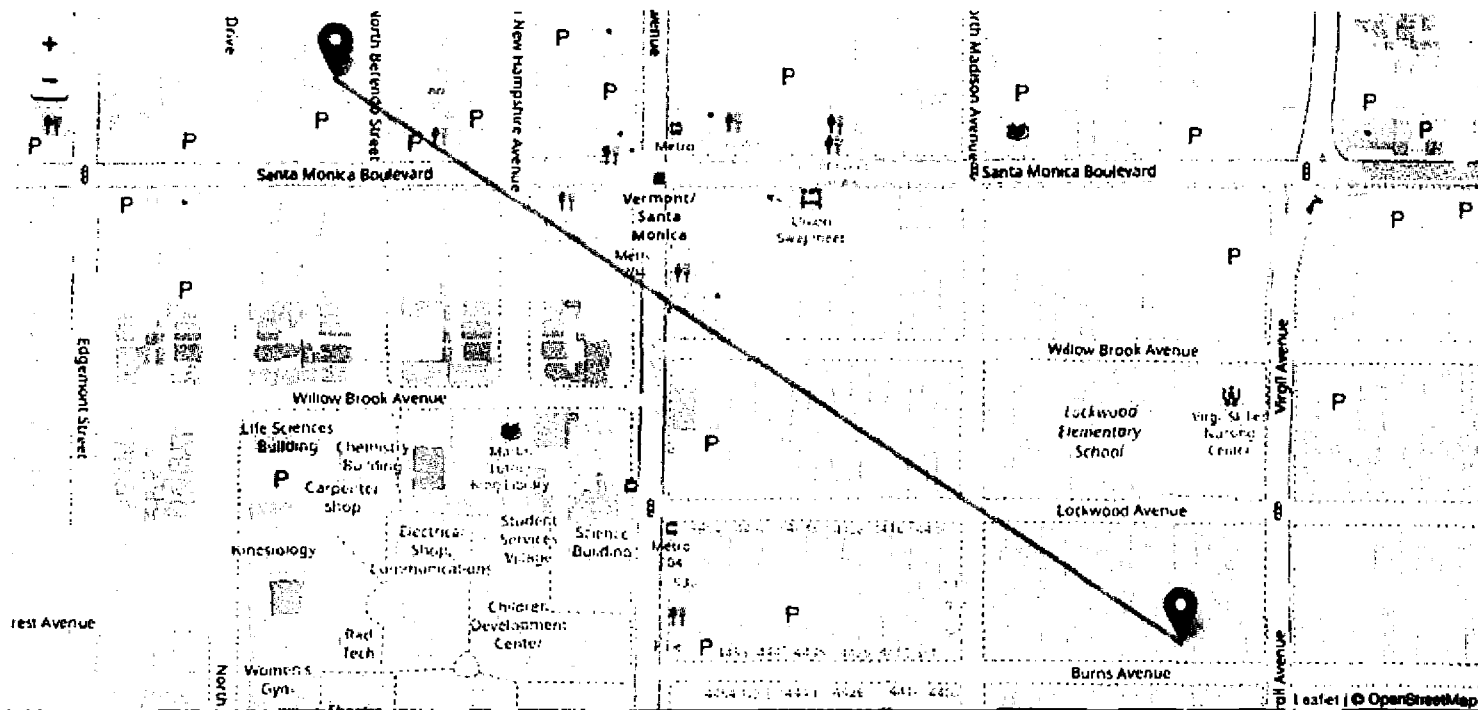
0.39 nmi

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Department of City Planning

Case Summary & Documents

Los Angeles, CA
 77.0 F
 Wind: 3.5 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2017-2481-SPB Search Format: AA.YYYY.1234 Example: ZA 2011-3260 Download: [Link]

Case Number: DIR-2017-2481-SPB
Case Filed On: 06/21/2017
Accepted for review on: 08/03/2017
Assigned Date: 09/06/2017
Staff Assigned: RIC-ARC REASER
Hearing Waived / Date Waived: No
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 10/13/2017
End of Appeal Period: 10/28/2017
Appealed: Yes
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
1128 N HELIOTROPE DR 80029	East Hollywood	13

View All Addresses

Project Description: DEMOLITION OF AN EXISTING SFD AND THE CONSTRUCTION OF TWO NEW DUPLEXES.
Requested Entitlement: PURSUANT TO LAMC SECTION 11.5.7C A PROJECT PERMIT COMPLIANCE WITH THE VERMONT WESTERN SNAP.
Applicant: DAVID VIVANCO ; Company: LA JOMA CORPORATION
Representative: LUCIO RIVERA ; Company: ROCS INC.

View All Plans

Permanent Link: <http://www.laplaning.com/case/160/case2481SPB.html>

19 Case Documents found for Case Number: DIR-2017-2481-SPB

Type *	Scan Date	Signed
Initial Actions (12)		
Demolition Plan	10/17/2017	
Determination Letter	10/17/2017	
Elevation Plan	10/17/2017	
Elevation Plan	06/13/2018	Yes
Floorplan	10/17/2017	
Floorplan	06/13/2018	Yes
Landscape Plan	10/17/2017	
Landscape Plan	06/13/2018	Yes
Site Plan	06/13/2018	Yes
Survey	10/17/2017	
Survey	06/13/2018	Yes
Title Sheet	10/17/2017	
Appeal Actions (2)		
Correction Letter	03/29/2018	
Determination Letter	01/23/2018	
Approved Plans (5)		
Elevation Plan	06/13/2018	Yes
Floorplan	06/13/2018	Yes
Landscape Plan	06/13/2018	Yes
Site Plan	06/13/2018	Yes
Survey	06/13/2018	Yes

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<http://planning.lacity.org>

VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

October 13, 2017

Owner & Applicant

David Vivanco
La Joma Corporation
P.O. Box 39459
Downey, CA 90239

Representative

Lucio Rivera
R.D.C.S. Inc.
3006 S. Vermont Ave #190
Los Angeles, CA 90007

Case No. DIR-2017-2481-SPP

CEQA: ENV-2017-2482-CE

Specific Plan Subarea: A-Neighborhood Conservation

Location: 1118 Heliotrope Drive

Council District: 13 – Mitch O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1XL

Legal Description: Lot 82, Tract 2577

Last Day to File an Appeal: October 28, 2017

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 184,414, 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 demolition of an existing one-story, single-family dwelling and the construction two (2), three-story duplexes within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan.

DETERMINE that based on the whole of the administrative record, the construction of two (2) duplexes is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 3, Category 2 (multi-family residential structure with no more than four units) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

Custom Search

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Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 4321 Burns Ave. Los An

To 1118 N. Heliotrope Dr. L

Air distance Driving distance Measure

Distance in km

0.76 km

Distance in miles

0.47 miles

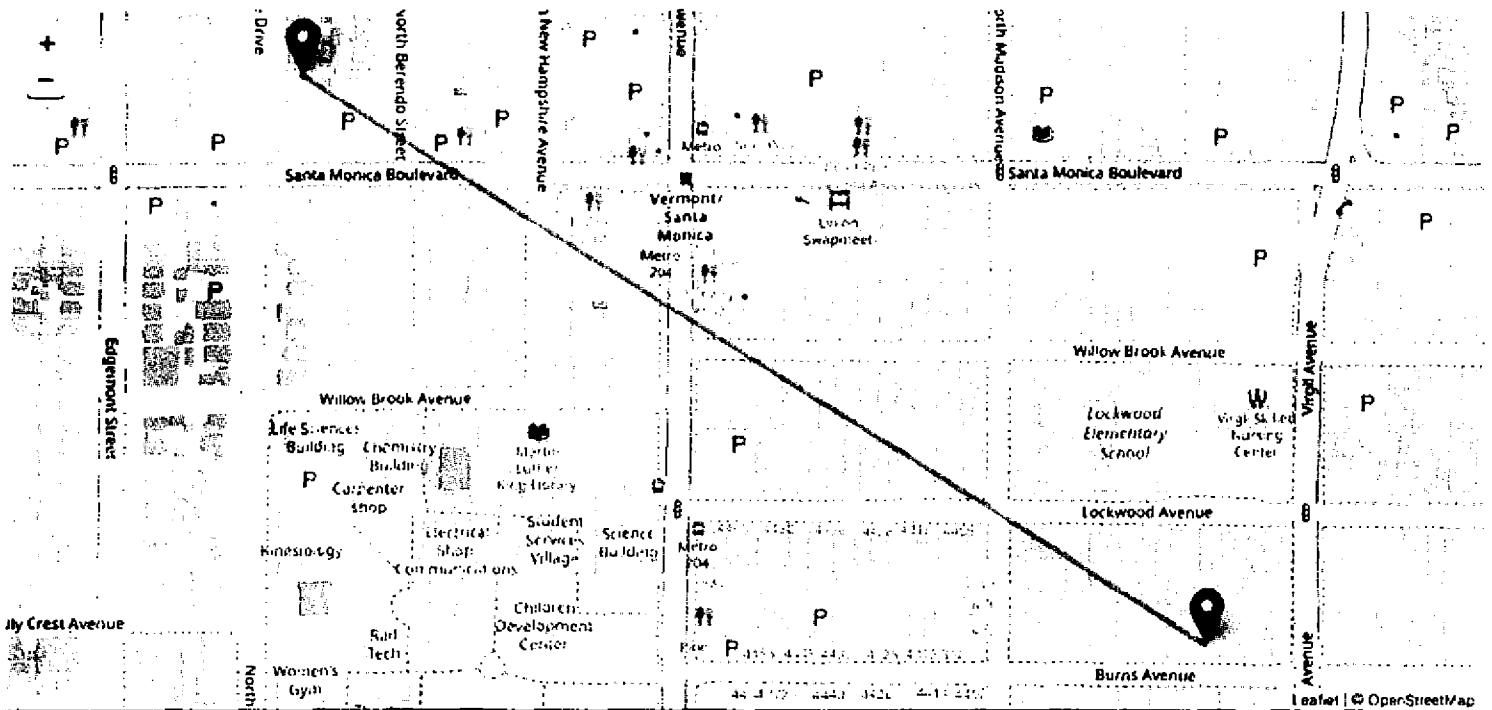
Distance in nautical miles

0.41 nmi

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- The blue line indicates the driving distance route.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2017-2254-DB Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2017-2254-DB

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2017-2254-DB

Case Filed On: 06/07/2017

Accepted for review on: 08/28/2018

Assigned Date: 08/30/2018

Staff Assigned: JASON HERNANDEZ

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
1111 N KENMORE AVE 90029	East Hollywood	13

[View All Addresses](#)

Project Description: DEMOLITION OF (E) SFD AND (E) DUPLEX TO CONSTRUCT (N) 21 UNIT RESIDENTIAL BUILDING WITH 3 UNITS SET ASIDE AS VERY LOW INCOME AFFORDABLE

Requested Entitlement: PER LAMC 12.22.A.25, A DENSITY BONUS WITH 2 ON MENU INCENTIVES TO INCREASE HEIGHT AND FAR.

Applicant: SHAHRAM & DAVID SHOURED [Company:]

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> Cities > Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 4321 Burns Ave. Los An

To 1117 N. Kenmore Ave. L

Air distance Driving distance Measure

Distance in km

0.99 km

Distance in miles

0.62 miles

Distance in nautical miles

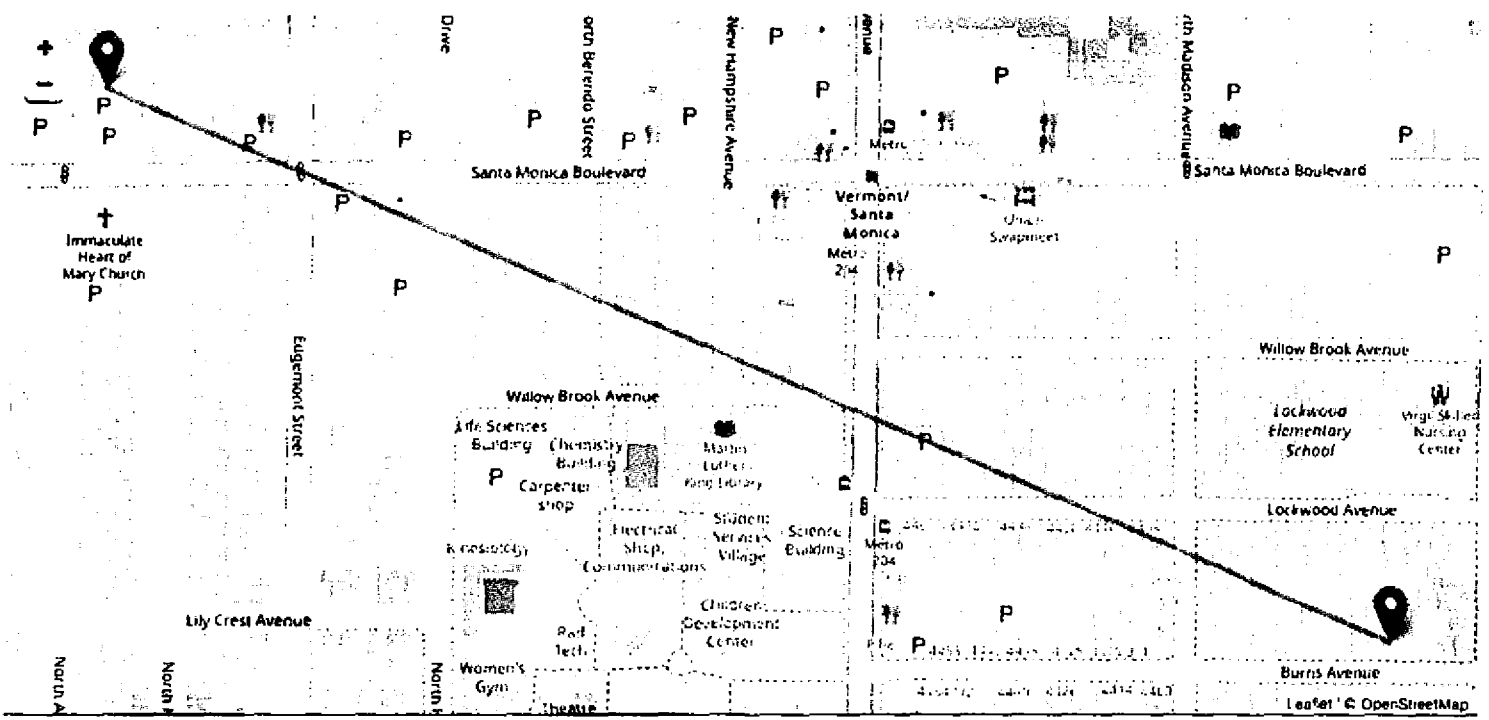
0.54 nmi

onlinemapfinder

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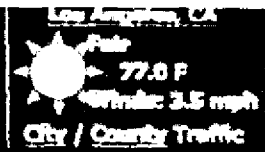
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- The red line on the map indicates the **Great Circle Distance**.
- The black line is the **Rhumb line** between the two points.
- The blue line indicates the **driving distance route**.



Department of City Planning Case Summary & Documents



Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2017-2402-03-SPD Search Format: AA YYYY-1234 Examined: ZA 2011-3259

Case Number: DIR-2017-2402-03-SPD
 Case Filed On: 06/15/2017
 Accepted for review on: 08/02/2017
 Assigned Date: 06/16/2017
 Staff Assigned: JASON HERNANDEZ
 Hearing Waived / Date Waived: No
 Hearing Location:
 Hearing Date / Time: 12:00 AM
 DIR Action: APPROVED WITH CONDITIONS
 DIR Action Date: 12/27/2017
 End of Appeal Period: 01/11/2018
 Appealed: No
 BOE Reference Number:
 Case on Hold?: No

Primary Address

Address	CNC	CD
1223 N. EDMONT ST 90029	East Hollywood	13

View All Addresses

Project Description: DENSITY BONUS AND PROJECT PERMIT COMPLIANCE PER THE SNAP TO CONSTRUCT 13 UNIT APARTMENT INCLUDING 1 VERY LOW INCOME UNIT
Requested Entitlement: PURSUANT TO: 12.22.A 25: 27.5% DENSITY BONUS, PARKING OPTION 1, AND ONE INCENTIVE (FOR HEIGHT OF 8' AND 3") ALLOWING A BUILDING HEIGHT OF 38'-3". PURSUANT TO: 11.57: PROJECT PERMIT COMPLIANCE FOR THE STATION NEIGHBORHOOD AREA PLAN SPECIFIC PLAN. DWELLING DATA: DEMO 1 SFD, 12 MARKET RATE, AND 1 AFFORDABLE
Applicant: PAUL SCHON (Company:STG 1223 EDMONT, LLC)
Representative: ERIC LIEBERMAN (Company:QES, INC.)

View Related Cases

Permanent Link: <http://ocinfo.cityoflosangeles.org/CaseId/11EDONT13>

10 Case Documents found for Case Number: DIR-2017-2402-03-SPD		
Type *	Seen Date	Signed
* Initial Actions (10)		
Determination Letter	01/05/2018	
Elevation Plan	01/05/2018	
Floorplan	01/05/2018	
Garage	01/05/2018	
Landscape Plan	01/05/2018	
Open Space Plan	01/05/2018	
Roof Plan	01/05/2018	
Site Plan	01/05/2018	
Survey	01/05/2018	
Title Sheet	01/05/2018	

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VERONICA PADILLA-CAMPOS
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ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

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KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

**DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES &
VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW**

December 27, 2017

Owner/Applicant
Paul Schon
STG 1223 Edgemont, LLC
1600 Vine St #1024
Los Angeles, CA 90028

Representative
Eric Lieberman
QES, Inc
14549 Archwood St #308
Van Nuys, CA 91405

Case No. DIR-2017-2402-DB-SPP
CEQA: ENV-2017-2403-CE
Location: 1223 North Edgemont Street
Council District: 13 – O'Farrell
Neighborhood Council: East Hollywood
Community Plan Area: Hollywood
Specific Plan Subarea: A – Neighborhood Conservation
Land Use Designation: Medium Residential
Zone: R3-1XL
Legal Description: Lot 19, Block None; Shafer and Lanterman Tract

Last Day to File an Appeal: January 11, 2018

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 184,888, 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 an after-the-fact demolition of an existing one-story, 1,549 square-foot, single-family dwelling and the construction, use and maintenance of a two-story (not including mezzanine level), 13-unit apartment building, over a one level semi-subterranean parking garage within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan.

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, I have reviewed the proposed Project and as the designee of the Director of Planning, I hereby:

Approve with Conditions the following one (1) on-menu incentive requested by the Applicant for a project totaling 13 dwelling units, reserving one (1) unit for Very

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Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 4321 Burns Ave. Los An

To 1223 N. Edgemont Ave.

Air distance Driving distance Measure

Distance in km

1.06 km

Distance in miles

0.66 miles

Distance in nautical miles

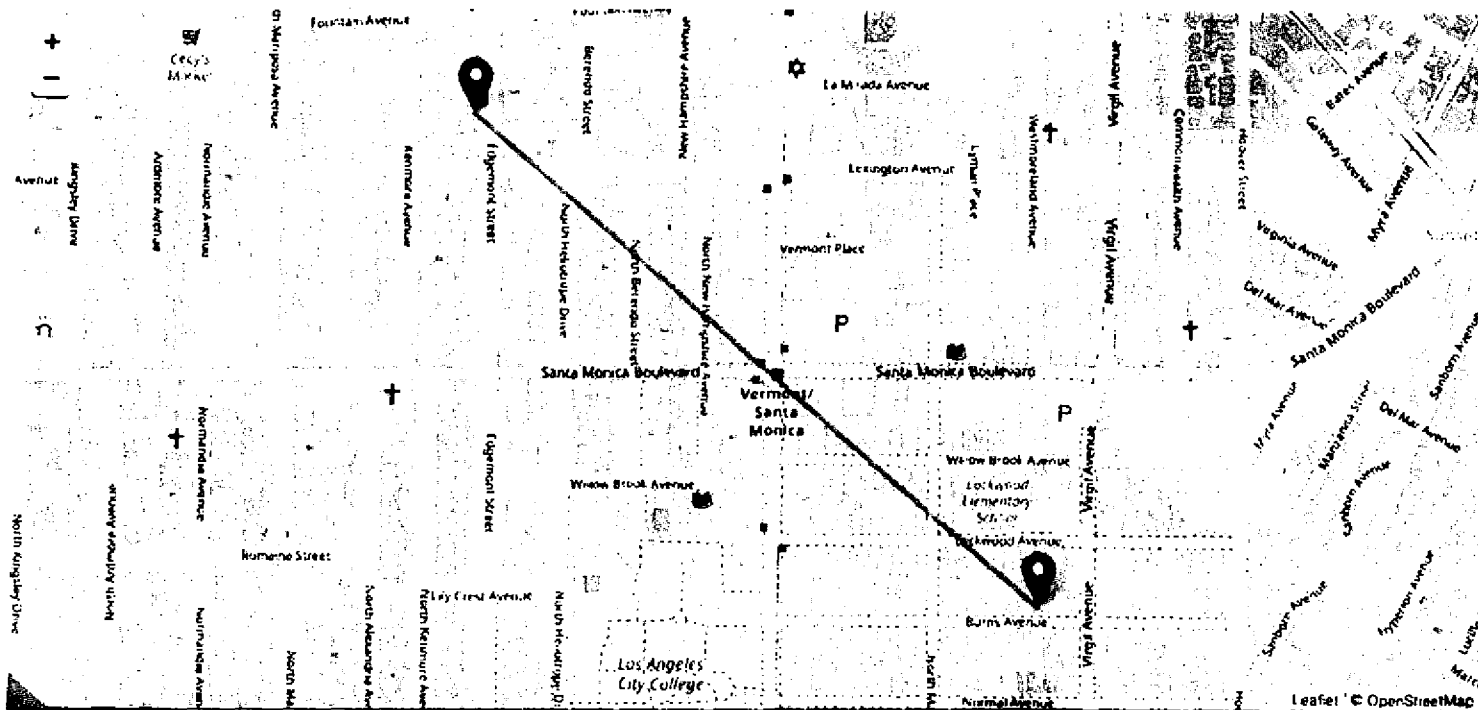
0.57 nmi

onlinemapfinder

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Department of City Planning Case Summary & Documents

Los Angeles, CA
Fair
77.0 F
Winds: 3.5 mph
City / County Traffic

Case Number | Ordinance | Zoning Information | CPC Cards | ZA Cards

Case Number: ZA 2001 3205 ZV ZAA-ZA Search Format: AA YYYY 1234 Example: ZA 2011 3269 Advanced Search Help

Case Number: ZA 2001 3205 ZV ZAA ZAD SP SPP
 Case Filed On: 04/16/2002
 Accepted for review on: 07/20/2002
 Assigned Date: 10/04/2002
 Staff Assigned: ONDREA TYE
 Hearing Waived / Date Waived: No /
 Hearing Location: CITY HALL
 Hearing Date / Time: 11/08/2002 2:30 PM
 ZA Action: APPROVED
 ZA Action Date: 03/25/2002
 End of Appeal Period: 04/09/2002
 Appealed: No
 BOE Reference Number:
 Case on Hold?: No

Primary Address

Address	CNC	CD
415 N HOOVER ST 90004	East Hollywood	13

[View All Addresses](#)

Project Description: PLAN APPROVAL
Requested Entitlement: REQUEST FOR EXISTING OVERALL SITE OPERATIONS TO BE EXPANDED TO INCLUDE 12 HOMELESS SHELTER BEDS, ADDITION OF (11) TRANSITIONAL BEDS AND (30) SINGLE FAMILY OCCUPANCY UNITS.
Applicant: RUSSEL TYNER [Company: HOUSTON/TYLER ARCHITECTS]
Representative: RUSEL TYNER [Company:]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pd/scaseinfo/CaseId/MTAzhjQ00>

31 Case Documents found for Case Number: ZA 2001 3205 ZV ZAA-ZAD SP SPP

Type 1	Scan Date	Signed
Initial Actions (13)		
Clarification	08/29/2003	View
Determination Letter	08/29/2003	View
Determination Letter (Rev: 1)	09/13/2003	View
Floorplan	08/29/2003	View
Radius Map	08/29/2003	View
Roof Plan	08/29/2003	View
Site Plan	08/29/2003	View
Site Plan	09/13/2003	Yes View
Site Plan (Rev: 1)	09/13/2003	Yes View
Site Plan (Rev: 2)	10/03/2003	Yes View
Title Sheet	09/13/2003	Yes View
Title Sheet	08/29/2003	View
Title Sheet (Rev: 1)	10/03/2003	Yes View
Plan Approval / Modifications (10)		
Demolition	06/25/2010	Yes View
Determination Letter	06/25/2010	Yes View
Site Plan	06/25/2010	Yes View
Determination Letter (PA 2)	04/15/2016	View
Floorplan (PA 2)	02/14/2018	Yes View
Floorplan (PA 2)	04/15/2016	View
Plot Plan (PA 2)	04/15/2016	View
Site Plan (PA 2)	04/15/2016	View
Site Plan (PA 2)	02/14/2018	Yes View
Site Plan (PA 2)	03/07/2018	Yes View
Approved Plans (8)		
Site Plan	09/13/2003	Yes View
Site Plan (Rev: 1)	09/13/2003	Yes View
Site Plan (Rev: 2)	10/03/2003	Yes View
Title Sheet	09/13/2003	Yes View
Title Sheet (Rev: 1)	10/03/2003	Yes View

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
JAE H. KIM
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
VINCENT P. BERTONI, AICP
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

March 4, 2016

Mara Pelsman (A)(O)
Gateways Hospital and Mental
Health Center
1891 Effie Street
Los Angeles, CA 90026

Karen Varilla (R)
Gateways Hospital and Mental
Health Center
1891 Effie Street
Los Angeles, CA 90026

CASE NO. ZA 2001-3205(ZV)(SPP)(SP)(PA2)
APPROVAL OF PLANS
415-423 & 444-450 North Hoover Street;
436-444 North Commonwealth Avenue
Silver Lake-Echo Park-Elysian Valley;
Wilshire Planning Areas
Zone : R3-1VL, R3-1, R2-1
D. M. : 141A201, 139-5A201
C. D. : 13
CEQA: ENV-2015-1376-CE
Legal Description: Lots 4-8 and 19-20,
Block N, Dayton Heights Tract; Lots 20
and 21, Block 8, Bellevue Temple tract;
and portion of Lot 1, Block A, North
Hoover Street Tract

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U, I hereby APPROVE:

plans to permit the expansion of the existing homeless shelter/medical center, located at 415-423 & 444-450 North Hoover Street; 436-444 North Commonwealth, by the addition of 6 new beds for a new total of 37 beds,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such

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From 4321 Burns Ave. Los An

To 415 N. Hoover St. Los A

Air distance Driving distance Measure

Distance in km


1.10 km

Distance in miles

0.68 miles

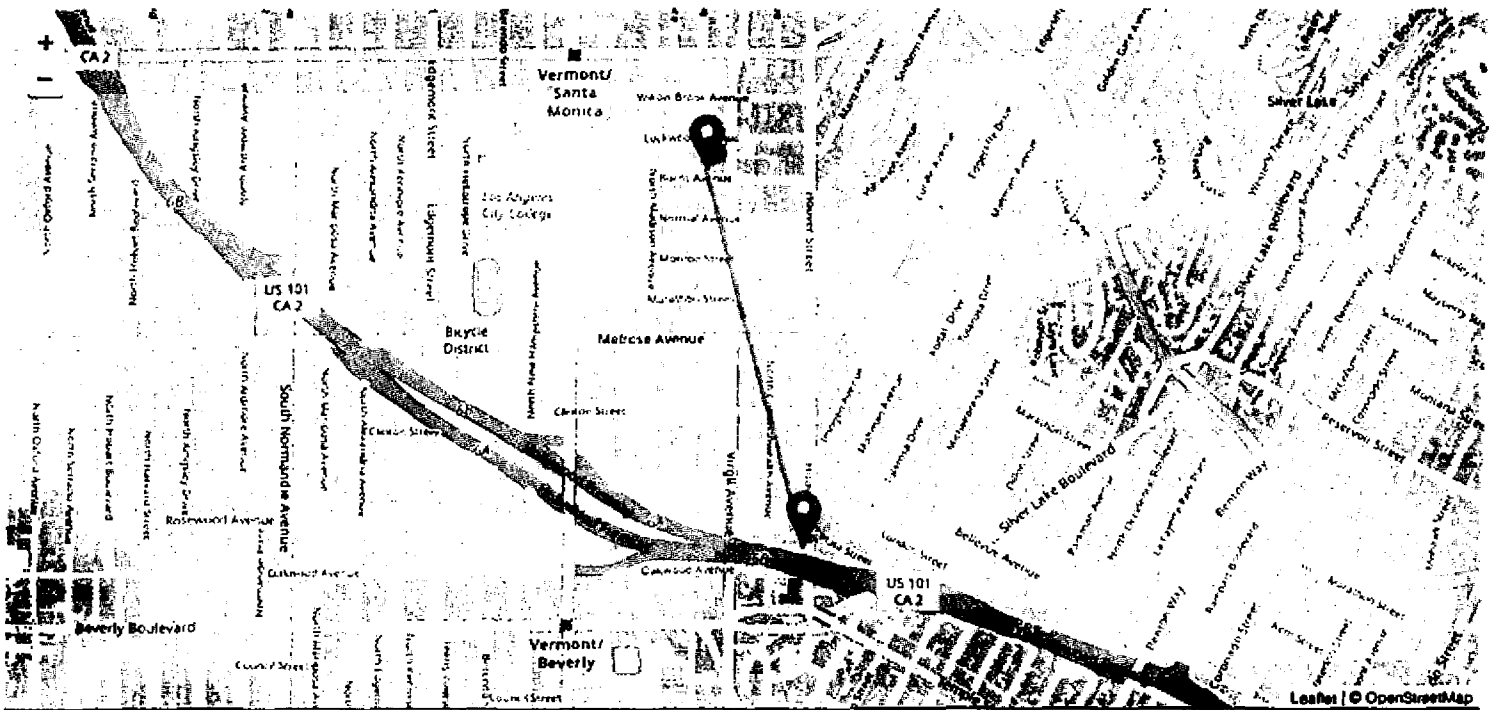
Distance in nautical miles

0.59 nmi

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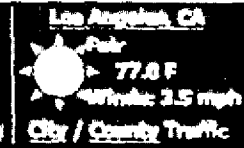
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Department of City Planning Case Summary & Documents



Case Number Ordinance Zoning Information OPC Cards ZA Cards

Case Number: DIR-2015-4317 SP# Search Format: AA YYYY 1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2015-4317 SP#
Case Filed On: 11/24/2015
Accepted for review on: 03/16/2016
Assigned Date: 11/25/2015
Staff Assigned: WINDY NGUYEN
Hearing Waived / Date Waived: No
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 05/03/2016
End of Appeal Period: 05/18/2016
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
4527 W LEXINGTON AVE 90029	East Hollywood	13

View A Address

Project Description: DEMOLITION OF AN EXISTING CHURCH AND NEW CONSTRUCTION OF 2 DUPLEXES ON A 6,400 S.F. PARCEL IN THE RD1.5-1XL ZONE IN THE WESTERNVERMONT S'NAP

Requested Entitlement: A SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW PER LAMC SECTION 11.5.7 RELATED TO THE DEMOLITION OF AN EXISTING CHURCH AND NEW CONSTRUCTION OF 2 DUPLEXES TOTALING 4,016 S.F. ON A 6,400 S.F. PARCEL IN THE RD1.5-1XL ZONE IN THE WESTERNVERMONT STATION NEIGHBORHOOD AREA PLAN.

Applicant: JAMES GANN | Company: ROSEWOOD AVENUE SOLUTIONS LLC |
Representative: LUCYO RIVERA | Company: ADAPTIVE DESIGN |

View Related Cases

Permanent Link: <https://opencityplanning.lacity.org/prod/cases.html?CaseId/MJA1\DM70>

16 Case Documents found for Case Number DIR-2015-4317 SP#		
Type *	Scan Date	Signed
Initial Actions (11)		
Correction Letter	05/24/2016	
Determination Letter	05/18/2016	
Door/Window Schedule	05/18/2016	
Door/Window Schedule	05/22/2016	Yes
Elevation Plan	05/18/2016	
Elevation Plan	05/22/2016	Yes
Floorplan	05/18/2016	
Floorplan	05/22/2016	Yes
Landscape Plan	05/22/2016	Yes
Site Plan	05/18/2016	
Site Plan	05/22/2016	Yes
Approved Plans (5)		
Door/Window Schedule	05/22/2016	Yes
Elevation Plan	05/22/2016	Yes
Floorplan	05/22/2016	Yes
Landscape Plan	05/22/2016	Yes
Site Plan	05/22/2016	Yes

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(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

May 3, 2016

Owner & Applicant

Rosewood Solutions LLC
James Gann
2352 Camino Escondido
Fullerton, CA 92833

Representative

Adaptive Design
Lucio Rivera
2006 South Vermont Avenue
Los Angeles, CA 90007

Case No. DIR-2015-4317-SPP

CEQA: ENV-2015-4318-CE

Specific Plan Subarea: A-Neighborhood Conservation

Location: 4527 West Lexington Avenue

Council District: 13 - O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1XL

Legal Description: Block B; Lot 1, Arb 3; City
Boundary Tract

Last Day to File an Appeal: May 18, 2016

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 173,749, 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 demolition of an existing one-story church and the construction, use and maintenance of two, two-story duplexes within Subarea A of the Vermont/Western Station Neighborhood Area Plan.

The project is Categorically Exempt from environmental review pursuant to Article 19, Section 15303.(b) CEQA State Guidelines.

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

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From 4321 Burns Ave. Los An

To 4527 Lexington Ave. Lo

Air distance Driving distance Measure

Distance in km

0.65 km

Distance in miles

0.40 miles

Distance in nautical miles

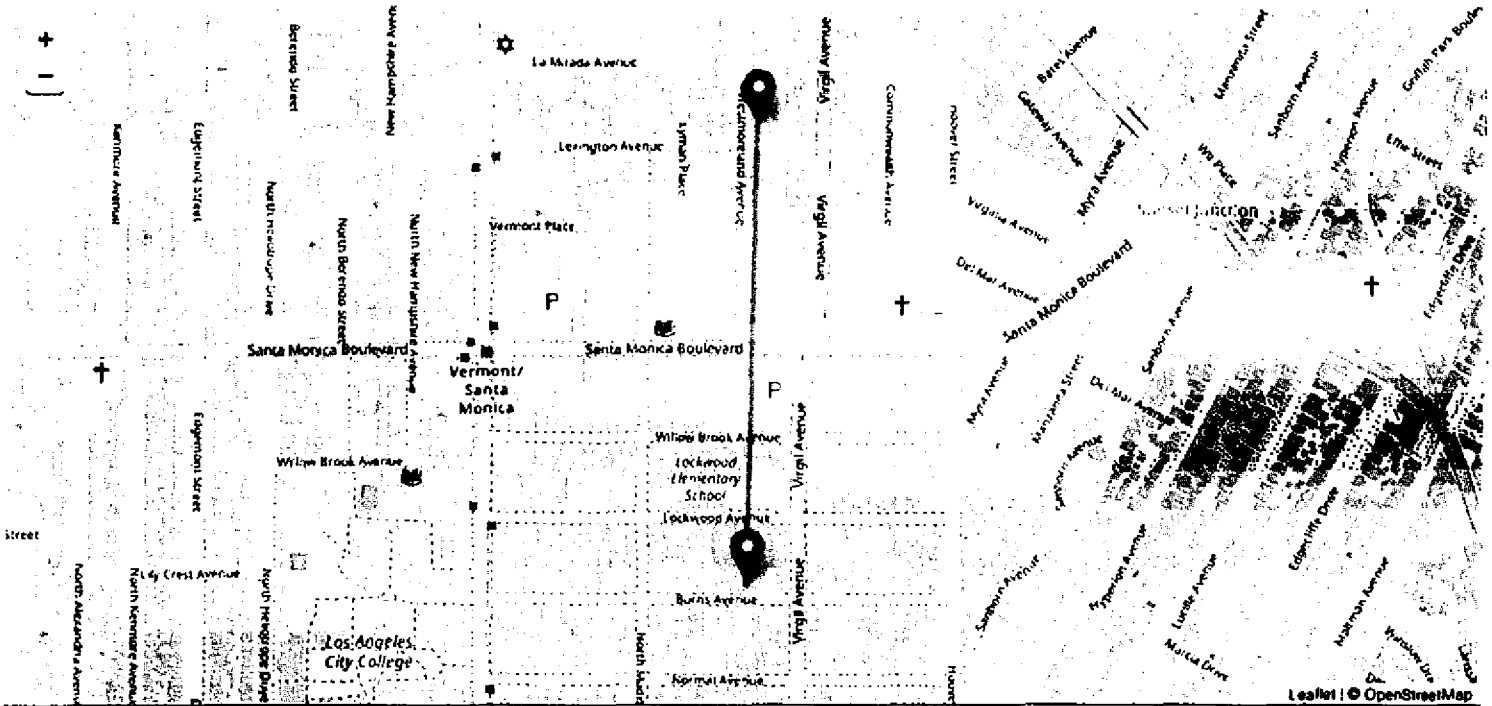
0.35 nmi

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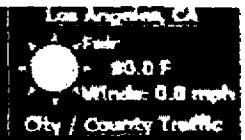
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Department of City Planning Case Summary & Documents



Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2016-1086-SP# Search Format: AA-YYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2016-1086-SP#
 Case Filed On: 03/30/2016
 Accepted for review on: 09/06/2016
 Assigned Date: 04/07/2016
 Staff Assigned: NURI CHC
 Hearing Waived / Date Waived: No
 Hearing Location:
 Hearing Date / Time: 12:00 AM
 DIR Action: APPROVED WITH CONDITIONS
 DIR Action Date: 11/17/2016
 End of Appeal Period: 12/02/2016
 Appealed: No
 BOE Reference Number:
 Case on Hold?: No

Primary Address

Address	CNC	CD
4522 W LEXINGTON AVE 90029	East Hollywood	13

Project Description: PROJECT PERMIT COMPLIANCE VERMONT WESTERN SLAP
Requested Entitlement: PURSUANT TO LAMC SEC. 11.5.7C APPLICANT REQUESTS PROJECT PERMIT COMPLIANCE REVIEW FOR THE VERMONT/WESTERN TOD SPECIFIC PLAN FOR A NEW 9 UNIT APARTMENT BUILDING UTILIZING A BY-RIGHT DENSITY BONUS ON A VACANT LOT. NO ON-MENU DENSITY BONUS INCENTIVES REQUESTED
Applicant: GELENA WASSERMAN (Company:SOYA VENTURES, INC.)
Representative: (Company:SAME AS APPLICANT)

View the full case
 Permanent Link: <http://fd.cpland.lacounty.gov/odiscare/#/CaseID/114727435>

21 Case Documents found for Case Number: DIR-2016-1086-SP#

Type	Scan Date	Signed
Initial Actions (15)		
Demolition	12/02/2016	
Determination Letter	12/02/2016	
Elevation Plan	12/02/2016	
Elevation Plan	04/12/2017	Yes
Floorplan	12/02/2016	
Floorplan	04/12/2017	Yes
Irrigation Plan	04/12/2017	Yes
Landscape Plan	12/02/2016	
Landscape Plan	04/12/2017	Yes
Roof Plan	12/02/2016	
Site Plan	12/02/2016	
Site Plan	04/12/2017	Yes
Survey	12/02/2016	
Title Sheet	12/02/2016	
Title Sheet	04/12/2017	Yes
Approved Plans (6)		
Elevation Plan	04/12/2017	Yes
Floorplan	04/12/2017	Yes
Irrigation Plan	04/12/2017	Yes
Landscape Plan	04/12/2017	Yes
Site Plan	04/12/2017	Yes
Title Sheet	04/12/2017	Yes

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VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

November 17, 2016

Owner/Applicant/Representative

Gelena Wasseman
Skya Ventures, Inc.
5567 Reseda Blvd., Suite 216
Tarzana, CA 91356

Case No. DIR-2016-1086-SPP

CEQA: ENV-2016-1087-CE

Specific Plan Subarea: A-Neighborhood Conservation

Location: 4522 West Lexington Avenue

Council District: 13 – Mitch O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1XL

Legal Description: Lot 17 Arb 1 & 2, Block A, City
Boundary Tract

Last Day to File an

Appeal: December 2, 2016

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 184,414, 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 after-the-fact demolition of an existing one-story school building and the construction, use and maintenance of a multi-family residential building with two stories over a garage level within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080 of the California Public Resources Code, and Article III, Section 1, Class 32 of the CEQA State Guidelines.

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

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From 4321 Burns Ave. Los An

To 4522 Lexington Ave. Lo

Air distance Driving distance Measure

Distance in km


0.60 km

Distance in miles

0.38 miles

Distance in nautical miles

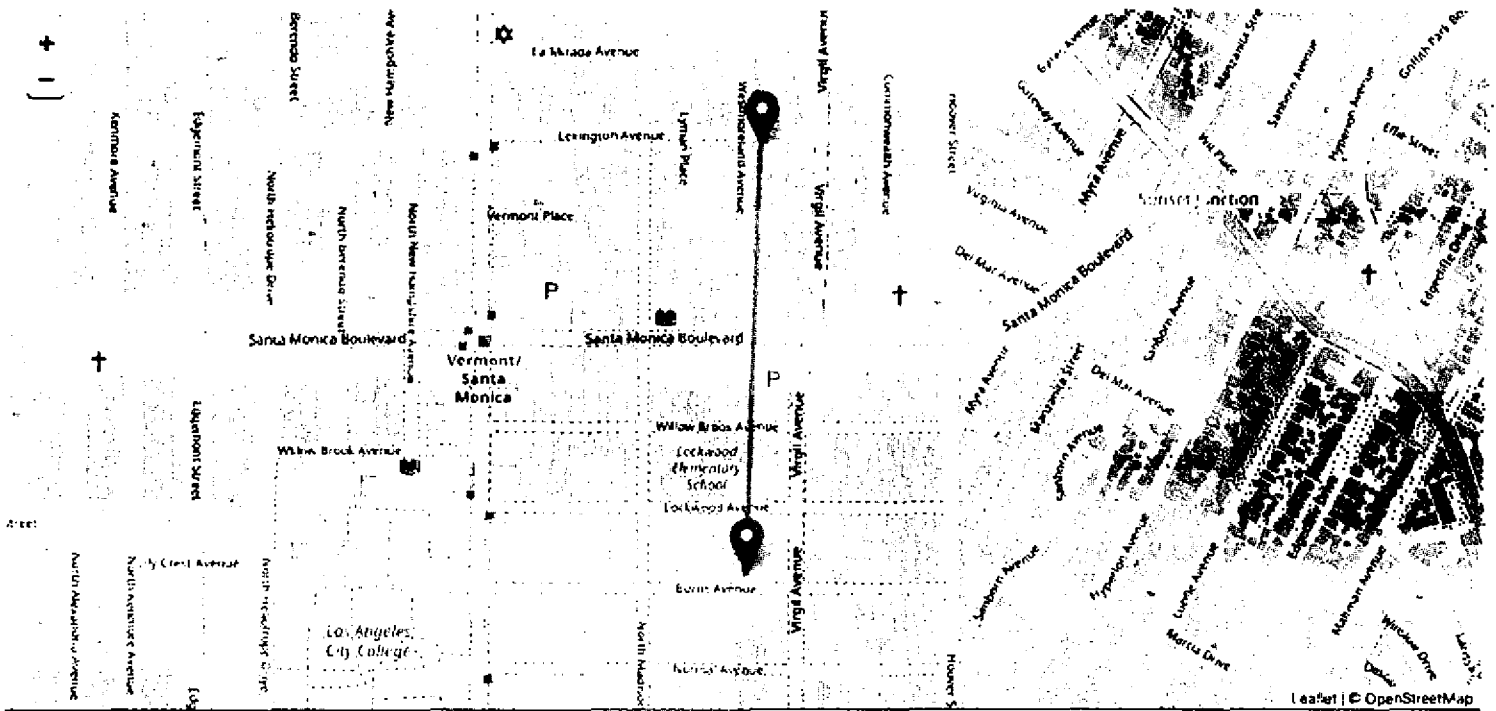
0.33 nmi



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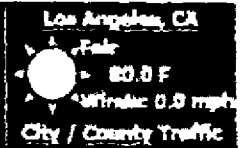
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Department of City Planning Case Summary & Documents



Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR 2017 1739 SFD Search Format: AA-YYYY 1234 Example: ZA-2011-3259 Advanced Search

Case Number: DIR 2017-1739 SFD
 Case Filed On: 09/01/2017
 Accepted for review on: 09/02/2017
 Assigned Date: 09/10/2017
 Staff Assigned: JASON HERNANDEZ
 Hearing Waived / Date Waived: No
 Hearing Location:
 Hearing Date / Time: 12:00 AM
 DIR Action: APPROVED WITH CONDITIONS
 DIR Action Date: 09/20/2017
 End of Appeal Period: 10/05/2017
 Appealed: No
 BOE Reference Number:
 Case on Hold?: No

Primary Address

Address	CNC	CD
1635 W LEXINGTON AVE 90029	East Hollywood	13

Additional Address:

Project Description: DEMOLITION OF EXISTING SFD AND CONSTRUCTION OF (2) DUPLEXES AND A SFD
 Requested Entitlement: PURSUANT TO LAMC 11.5.7, REQUEST FOR PROJECT PERMIT COMPLIANCE TO ALLOW THE DEMOLITION OF EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF (2) NEW TWO STORY DUPLEXES AND (1) NEW TWO STORY SINGLE FAMILY DWELLING.
 Applicant: STEPHEN MORRIS [Company: SIGIL REALTY COMPANY, LLC]
 Representative: LUCIO RIVERA [Company: R.D.C.S. INC]

Other Related Cases

Permanent Link to this Case Summary: [http://www.dir.ca.gov/Casefile/DIR20171739SFD.htm](#)

16 Case Documents found for Case Number: DIR 2017 1739 SFD		
Type *	Seen Date	Signer
Initial Actions (12)		
Demolition Plan	09/27/2017	---
Determination Letter	09/27/2017	---
Door/Window Schedule	09/27/2017	---
Elevation Plan	09/27/2017	---
Elevation Plan	01/23/2018	Yes
Floorplan	09/27/2017	---
Floorplan	01/23/2018	Yes
Landscape Plan	09/27/2017	---
Landscape Plan	01/23/2018	Yes
Site Plan	09/27/2017	---
Site Plan	01/23/2018	Yes
Survey	09/27/2017	---
Approved Plans (4)		
Elevation Plan	01/23/2018	Yes
Floorplan	01/23/2018	Yes
Landscape Plan	01/23/2018	Yes
Site Plan	01/23/2018	Yes

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DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

September 20, 2017

Owner & Applicant

Stephen Morris
Sigil Realty Company, LLC
101 N Croft Ave
Los Angeles, CA 90048

Representative

Lucio Rivera
R.D.C.S. Inc.
3006 S Vermont Ave
Los Angeles, CA 90007

Case No. DIR-2017-1739-SPP

CEQA: ENV-2017-1740-CE

Specific Plan Subarea: A-Neighborhood Conservation

Location: 4635 West Lexington Avenue

Council District: 13 – Mitch O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1XL

Legal Description: Lot 56, Arb 1, Culver's East
Hollywood Tract

Last Day to File an Appeal: October 5, 2017

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 184,414, 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 demolition of an existing one-story, 1,549 square foot, single-family dwelling and the construction, use and maintenance of two (2), two-story duplexes and one (1), two-story single-family dwelling within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan.

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies.

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

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From 4321 Burns Ave. Los An

To 4635 Lexington Ave. Lo:

Air distance Driving distance Measure

Distance in km


0.70 km

Distance in miles

0.44 miles

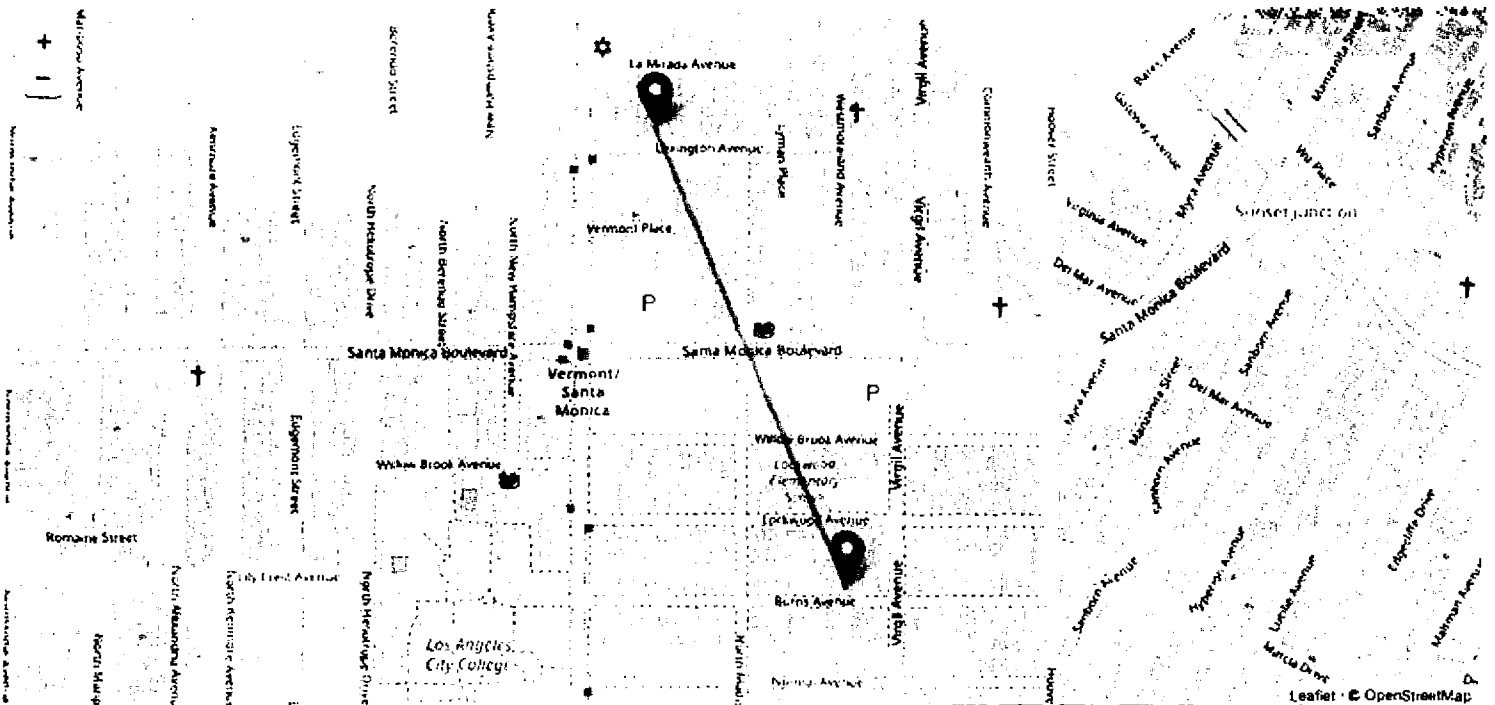
Distance in nautical miles


0.38 nmi

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Little Tokyo Service Center: Santa Monica Vermont 100% Affordable Housing Project
Building Program Plans as of 9/12/2018

Housing for households earning <30% or <60% AMI*

Studios	66
1 BRs	86
2 BRs	39
3 BRs	5
Total Units	196

Permanent Supportive Units	98 (50%)
----------------------------	----------

Parking	87 spaces
Community/Service Space	5,956 sq. ft.
Commercial Space	12,986 sq. ft.
Federally Qualified Health Center	4,657 sq. ft.
Total Square Footage	192,488 sq. ft.

*2017 Los Angeles Area Median Income

Income	1 person	2 person	3 person	4 person
60%	\$37,680	\$43,260	\$48,660	\$54,060
30%	\$18,930	\$21,630	\$24,330	\$27,030

*2017 Rent Limits

Income	Studio	1BR	2BR	3BR
60%	\$946	\$1,014	\$1,216	\$1,406
30%	\$473	\$507	\$608	\$703

Note: Both income and rent limits change annually

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From 4321 Burns Ave. Los An

To 1022 N. New Hampshire

Air distance Driving distance Measure

Distance in km


0.51 km

Distance in miles

0.32 miles

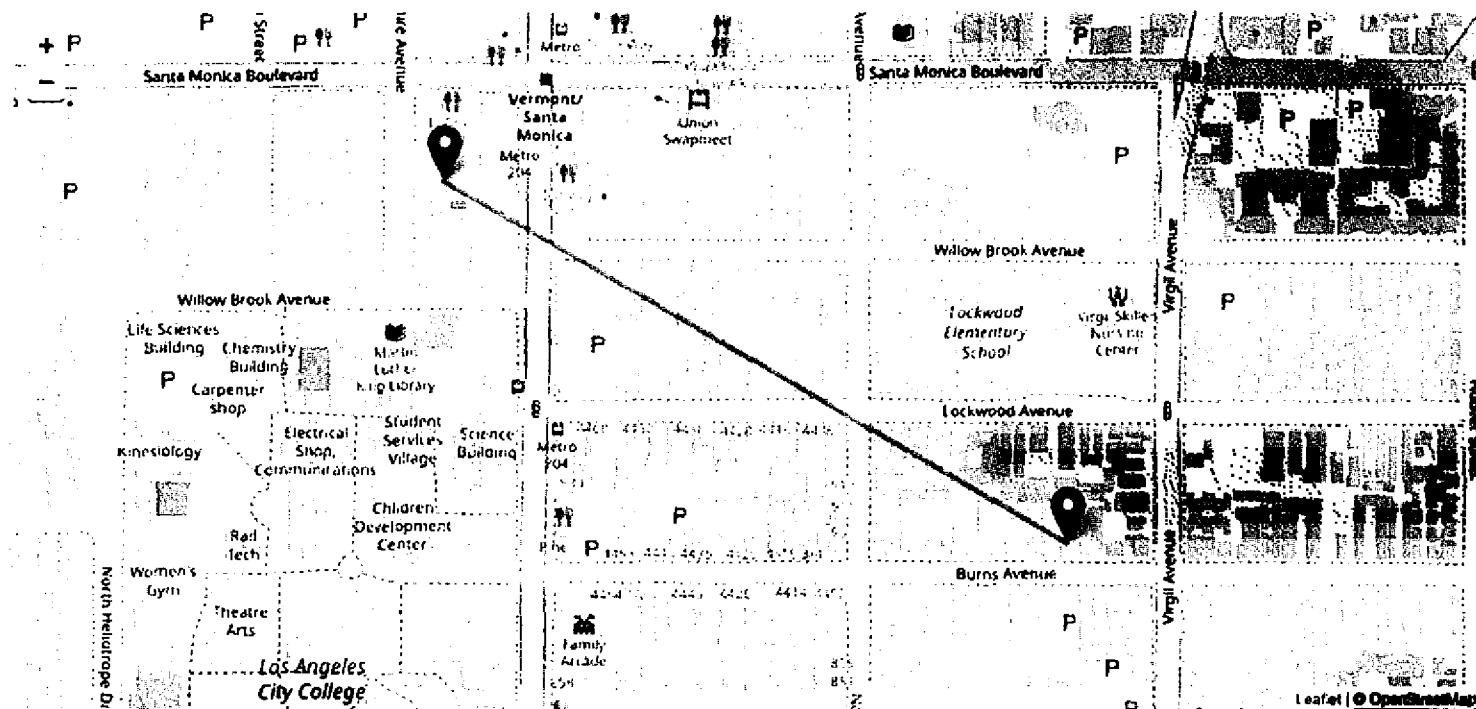
Distance in nautical miles


0.28 nmi

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