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May 24, 2018

909 Hoover LLC and 909 Loft LLC (O)(A)
1004 E. Olympic Boulevard Suite B
Los Angeles, CA 90021

Gilbert Engineering, Inc. (E)
2028 East Route 66, Suite 203
Glendora, CA 91740

Barry Segal (R)
Segal + Rea Architecture
P.O. Box 6108
Altadena, CA 91003

RE: Vesting Tentative Tract Map No.: 73692-SL
Related Cases: N/A
Address: 909 S. Hoover (901 and 909 S.
Hoover Street; 2608 W. James Wood
Boulevard)
Community Plan: Wilshire
Zone: R4-1 Zone
Council District: 1
CEQA No.: ENV-2015-3480-MND

LETTER OF CLARIFICATION

On April 21, 2016 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. 73692-SL, located at 909 S. Hoover Street (901, 909 S. Hoover Street and 2608 W. James M. Wood Boulevard) for a maximum of eight (8) small lot homes for the purposes of a Small Lot Subdivision as shown on map stamp-dated April 7, 2016 in the Wilshire Community Plan.

Since the time of approval, the applicant submitted a request for a clarification of the Setback Matrix. The requested changes are due to building projections at and above the third floor. The required vehicular backup spaces have not changed. As described in the submitted request, the front yard measurements of Lots 3 and 4 have been reduced due to significant angle at the property line off of James M. Wood Boulevard. The requested clarification is to address the Advisory Agency's intent as it related to the correct setbacks for each lot. The footprints and relationship from the building to the property line at these two lots have not changed. The requested clarification will not result in a material change to the project and meets the spirit and intent of the original grant.

Revised Setback Matrix:

Lot No.	Setbacks			
	Front	Rear	Side(E)	Side(W)
1	6.72' 6.5'	14' 12'	5'	0.25'
2	6.72' 6.5'	14' 12'	0.25'	0.25'
3	5.25'/2.5'	14' 12'	0.25'	0.25'
4	3.37' 0.5'	13.62' 10.5'	0.83' 0.25'	0.25' 0.83'

5	7.00'	13.62' 10.5'	0.83' 0.25'	0.25' 0.83'
6	8.00'	14' 12'	0.25'	0.25'
7	8.00'	14' 12'	0.25'	0.25'
8	8.00'	14' 12'	5'	0.25'

- 1) The Advisory Agency has approved an 18-foot, 6-inch wide common access strip for the approved subdivision.

This letter hereby clarifies the "Note to City Zoning Engineer and Plan Check" listed under Condition No. 18. In order to effectuate this clarification of the grant, the applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Clarification. A copy of the recorded document shall be submitted to the Department of City Planning for inclusion in the subject case file.

Vincent P. Bertoni, AICP
 Advisory Agency



JENNA MONTERROSA
 Deputy Advisory Agency

JM:bk