

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|-------------------------|---|--|
| ENV. No. | Existing Zone C4-1D, R3-1, R3-1XL, RD1.5-1XL Zone | District Map 150B197 153B197 |
| APC Central | Community Plan Hollywood Community Plan | Council District CD 4 - Tom LaBonge |
| Census Tract 1891.00 | APN 5590-003-001, 5590-003-038, 5590- 003-002, 5590-003- 015, 5590-003-014 | Staff Approval* |
| | | Date |

* Approval for Filing by Community Planning Staff, When Applicable

CASE No. _____

APPLICATION Zone Change, General Plan Amendment and Height District Change, Zoning Administrator's Adjustment re: Building Line, Vesting Tentative Tract Map, Site Plan Review.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 4500, 4508, 4514W. Los Feliz Blvd., 2131 N. Hillhurst Avenue, 4507, 4509, 4511 W. Avocado St, Los Angeles, CA Zip Code 90057

Legal Description: Lots Lot: 7, 8, 22, 23, and 24 Tract Avocado Tract

Lot Dimensions 215.73' x 325.18' Lot Area (sq. ft.) 53,792 Total project size (sq. ft.) _____

2. PROJECT DESCRIPTION The applicant proposes to construct a mixed-use project, including 80 condominiums and 40,000 s.f. supermarket and 7,441 sf of neighborhood retail. See attachment "A" for further detail.

Describe what is to be done:

Present Use: The site is presently occupied by a restaurant / bar (The Derby), Louise's Restaurant, and surface parking.

Plan Check No. (if available) _____

Date Filed: _____

- Check all that apply:
- New Construction Change of Use Alterations Demolition
 - Commercial Industrial Residential
- Additions to a building:
- Rear Front Height Side Yard

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: See Attachment "A" Code Section which authorizes relief: _____

List related or pending case numbers relating to this site

4. SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family areas. (Attach sheet, if necessary)

| NAME (Print) | SIGNATURE | ADDRESS | KEY # ON MAP |
|--------------|-----------|---------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

4. OWNER/APPLICANT INFORMATION

Applicant's Name Michael S. Adler Company Attn: Hillhurst/Los Feliz, LLC
 Address: 21800 Burbank Boulevard, Suite 300, Telephone: (818) 884-2200 Fax: (818) 884-2205
Los Angeles, CA Zip: 91367 E-mail: _____

Property Owner's Name (if different than applicant) Same As Above
 Address: _____ Telephone: _____ Fax: _____
 Zip: _____ E-mail: _____

Contact Person for Project Information Chaska Berger, Craig Lawson & Co., LLC
 Address: 8758 Venice Boulevard, Suite 200 Telephone: (310) 838-2400 x102 Fax: (310) 838-2424
Los Angeles Zip: 90034 E-mail: chaska@craiglawson.com

6. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b: The information presented is true and correct to the best of my knowledge.

Signature: *MSA*
(Record owner only)
 Print: Michael S. Adler
 Date: 8-10-05

Subscribed and sworn before me this (date): 8.10.05
 In the County of Los Angeles, State of California
 Notary Public Justin Raymond Marino
 Stamp: ASAP Below

7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide. SEE ATTACHED

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

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



ATTACHMENT "A"
REQUESTS FOR DISCRETIONARY APPROVAL
Los Feliz – Hillhurst Project
4500 Los Feliz Boulevard, Los Angeles, 90027

Hillhurst/Los Feliz, LLC ("the Applicant") is proposing to develop an 80-unit condominium project with a 40,000 square foot supermarket (30,000 s.f. supermarket plus 10,000 s.f. mezzanine) and 7,441 square feet of neighborhood retail. The project fronts on Los Feliz Boulevard, Hillhurst Avenue, and Avocado Street and is in the Los Feliz Community of the City of Los Angeles.

Applicant requests that the Advisory Agency grant the following:

1. **VESTING TENTATIVE TRACT MAP PURSUANT TO L.A.M.C. SECTION 17.01** for Condominium purposes (Tract No. 61901) to construct a 6-story, 80-unit multifamily development project with a retail component consisting of approximately 40,000 s.f. supermarket and 7,441 square feet of neighborhood retail on the ground floor.

Applicant requests that the City Planning Commission grant the following Zone Change:

2. **GENERAL PLAN AMENDMENT PURSUANT TO 12.32 E OF THE LOS ANGELES MUNICIPAL CODE (L.A.M.C.):** to revise the subject site's Land Use Designation from Medium Residential and Low Medium II Residential to Neighborhood Office Commercial.
3. **ZONE CHANGE FROM C4-1D, R3-1, R3-1XL, RD1.5-1XL, and TO RAS4-1L PURSUANT TO SECTION 12.32 F OF L.A.M.C.** to permit the new construction of a 6 story, 75 foot in height, mixed-use building comprised of 14 loft units, 3 town home units, 9 one bedroom units, and 54 two bedroom units, (for a total of 80 condominium units), a 40,000 square foot supermarket (30,000 s.f. supermarket and a 10,000 s.f. mezzanine), 7,441 square feet of neighborhood retail, and 390 parking spaces located above grade and in a subterranean garage.
4. **HEIGHT DISTRICT CHANGE FROM HEIGHT DISTRICT 1D AND 1XL TO HEIGHT DISTRICT 1L PURSUANT TO SECTION 12.32 F OF THE L.A.M.C.** to permit the construction of a proposed 75 foot high, 6-story, mixed-use (neighborhood retail, supermarket and residential) building incidental to the requested Zone Change. There is a 20 foot grade difference from the Corner of Los Feliz Boulevard and Hillhurst Avenue (elevation 524.02 TC) to the corner of Avocado Street and Hillhurst Boulevard (elevation 544.45 TC).

5. **BUILDING LINE ("BL") (PER L.A.M.C. SECTION 12.32 R(f)):** a Building Line removal ("BL") to remove the 20-foot Building Line along Avocado Street (incidental to the requested Zone Change) required by Ordinance 49013.

Applicant requests that the Zoning Administrator grant the following Zone Change:

6. **PURSUANT TO 12.27 OF THE L.A.M.C., the applicant requests a VARIANCE from 12.11.5 A2 OF THE L.A.M.C.,** to allow commercial uses below and above the ground floor in a mixed use project. There is a 20 foot grade difference from the Corner of Los Feliz Boulevard and Hillhurst Avenue (elevation 524.02 TC) to the corner of Avocado Street and Hillhurst Boulevard (elevation 544.45 TC). Each story or basement level of retail uses is within a portion of the building that has an access door that is directly accessible to and fronts on the street. Due to the slope of the site, a portion of the ground floor retail is located directly above and below another ground floor.
7. **PURSUANT TO 12.27 OF THE L.A.M.C., the Applicant requests a Variance from 17.15 C OF THE L.A.M.C.,** to permit construction to commence (early start) for the proposed condominium project in conjunction with an approval of Vesting Tentative Tract No. 61901 and a Haul Route, prior to the recordation of a Final Map.
8. **PURSUANT TO 16.05 OF THE LOS ANGELES MUNICIPAL CODE (L.A.M.C.),** the Applicant requests that the decision-maker make the appropriate Site Plan Review findings.
9. Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: demolition, excavation, shoring, grading, foundation, building and tenant improvements.

PROJECT DESCRIPTION

The proposed project involves the construction of a 147,918 square foot mixed-use project consisting of a supermarket, neighborhood retail and residential components. The development features 80 condominium (for-sale) residential units, a 40,000 s.f. supermarket (30,000 s.f. supermarket with a 10,000 s.f. adjoining mezzanine) and 7,441 square feet for neighborhood serving retail uses with at-grade, above grade, and subterranean parking. The complex is between 1 and 6 stories above grade and reaches a maximum height of approximately 75 feet (measured per the Los Angeles Municipal Code), although the actual height as measured from the Los Feliz/Hillhurst corner is 55 feet.

The proposed mixed-use complex comprises 80 apartment-, loft-, and town home-style residences above retail uses along Hillhurst Avenue and Los Feliz Boulevard. The residential condominium portion of the project includes 54 typical two-bedroom units, 9 one-bedroom units, 14 Lofts, and 3 town homes. The residences are oriented towards the streets as well as two lushly landscaped interior courts. The residential portion along Los Feliz Boulevard is three stories high. Along Hillhurst Avenue its height follows the slope of the street stepping down gradually to two stories above the retail to correspond to the scale and character of the buildings along Avocado Street.

The 80 condominium units will be developed on all levels, beginning with the 3-story town homes fronting Avocado Street at Level A (Avocado) up to the typical condominium units at Level 4 above ground level due to the grade differential. The Los Feliz Boulevard level is proposed to be developed with the 40,000 s.f. supermarket while the neighborhood retail will front along Hillhurst Avenue to coincide with the neighborhood retail uses along Hillhurst Avenue.

There is a substantial grade differential on the site of roughly 20 feet from the north property line (Los Feliz Boulevard) to the south property line (Avocado Street), which is enough of a difference to create 6 different above grade levels within the project. The proposed town homes each have a private garage on the first level and are two stories above the garage, for a total of three stories, 30 feet in height.

The richly articulated exterior of the complex emulates the traditional California Spanish-Colonial style, with its often whimsical and even playful use of building components and other compositional elements and materials commensurate with this architectural style. The architectural style provides multi-faceted massing, roof forms, fenestration, and other architectural elements consistent with the Spanish/Colonial architecture in the area. Open space is a large component of the project with 14,106 square feet provided (4,681 square feet over the required). It comes from a variety of sources including each condominium having its own private balcony, a 3,053 s.f. Avocado Courtyard and a 6,528 s.f. Landscaped Podium Courtyard.

Height / FAR

The site's current zoning and density would limit the total floor area of the site to approximately 106,000 s.f. (2.13:1 FAR). A Zone Change over the entire site to the RAS4 Zone would permit 149,034 s.f.(3:1 FAR). The project proposes a total square footage 147,918 s.f. (2.97:1 FAR), with 100,477 s.f. of residential and 47,441 s.f. of retail. (See table below)

| ZONE AND HEIGHT DISTRICT | Floor Area | Height Limit |
|--------------------------|------------|--------------|
| Current Zoning | | |

| | | |
|------------------------------------|-------------------------------------|--|
| C4-1D (D Limitation FAR 1:1) | Approximately 25,000 s.f. | No height limitation. |
| R3-1 and R3-1XL (FAR of 3:1) | Approximately 42,000 s.f. | R3-1: 45 feet R3-1XL: 2 stories and 30 feet |
| RD1.5-1XL (FAR of 3:1) | Approximately 39,000 s.f. | 2 stories 30 feet |
| (FAR of 2.13:1) | TOTAL 106,000 s.f. | |
| Proposed Zoning | | |
| RAS4-1L Zone | | |
| Permitted FAR of 3:1 | 149,034 s.f. | HD1L shall not exceed 6 stories, nor shall it exceed 75 feet in height |
| Proposed FAR of 2.97: 1 | 147,918 s.f. | Pursuant to the L.A.M.C., the proposed height of the building is 75 feet (there is a 20 foot grade difference from the corner of Los Feliz & Hillhurst and the corner of Hillhurst & Avocado). Height to the top of the building measured from the corner of Los Feliz & Hillhurst is 55 feet and 1 story for the supermarket and three stories above of residential condominiums. Height to the top of the building measured from the corner of Avocado & Hillhurst 31 feet and 3 stories |

Incidental to the request for a Zone Change, the applicant is requesting a Height District Change from -1D, -1, and -1XL to -1L for the entire site. Height District 1L (Limited Height District) limits the total number of stories to 6 and height to a maximum of 75 feet. The applicant is proposing to provide a 75 foot high building as measured by the Los Angeles Municipal Code. There is a 20 foot grade difference from the corner of Avocado Street and Hillhurst Avenue to the corner of Hillhurst Avenue and Los Feliz Boulevard. Thus, although the height as measured per the LAMC is 75 feet, while standing on the corner of Los Feliz and Hillhurst, the building would only reach a height of 55 feet.

Highway Dedication

A five-foot dedication along Avocado Street and a five-foot dedication along Hillhurst Avenue will be provided, as well as the 20 foot radius return (corner cut) on both street intersections (i.e. Avocado Street & Hillhurst Avenue and Hillhurst Avenue & Los Feliz Boulevard).

Project Date

Development of the proposed project involves demolition of an existing restaurant / bar (The Derby), Louise's Restaurant, and surface parking; 131 parking stalls and 2 handicapped stalls. These parking spaces are not tied to any other lots by covenant and their demolition will not result in a deficit of parking spaces for another development. The existing one-story stucco/ brick building located at 4500 Los Feliz, is approximately 12,170 square feet and built to a height of 23.5 feet.

PROJECT DATA TABLE

| | |
|--|--|
| Site Square Footage | 53,792 SF (pre-dedication) 51,210 SF (post dedication) 49,678 SF (post dedication & setbacks) |
| Existing Building to be demolished | 12,170 SF |
| Proposed Building (FAR) Square Footage | 147,918 SF (FAR of 2.97:1) |
| Proposed Retail Square Footage | 40,000 SF Supermarket 7,441 SF Neighborhood Retail 47,441 SF Retail |
| Proposed Residential Square Footage (Includes Trash/ Recycling Room & Lobbies) | 100,477 SF |
| Number of Proposed Residential Units | 54 – 2 Bedroom Units 9 – 1 Bedroom Units 14 – Loft Units 3 – Town houses 80 Residential Units (Condominiums) |
| Residential Parking Retail Parking | 200 spaces required (2.5 spaces per unit) 190 spaces required 390 spaces required |
| Open Space | 9,425 SF required 9,581 SF Common Open Space 4,525 SF Private Open Space 14,106 SF provided |
| Building Height | 75 feet to the tallest point (proposed) |

All the required parking is provided in the enclosed subterranean garage below the complex and hidden from view behind the retail spaces. The project's parking is based on the combination of multiple parking requirements. The proposed uses are subject to the parking requirements of the Los Angeles Municipal Code and the parking policy of the Advisory Agency.

Residential Uses

Tenant parking: The Advisory Agency parking policy (No AA 2000-1) is applicable to the residential portion of the project and requires 2.0 parking spaces per unit. This policy requires the project to provide 160 parking spaces for the residential tenants, all of which the Applicant is providing, and an additional number of guest parking spaces as identified below.

Guest Parking: The project will achieve the Advisory Agency guest parking policy of 0.5 per unit in parking congested areas. This policy generates the need for 40 dedicated guest parking spaces. Thus, the total number of parking spaces for the residential component of the project is 200, which represents 2.5 parking spaces per unit.

Retail/Supermarket Uses

The L.A.M.C. requires 4.0 parking spaces per 1,000 square feet of retail space for the neighborhood retail and the supermarket for a total of 190 parking spaces which will be provided.

PARKING TABLE

| USE | SQUARE FEET/ DENSITY | PARKING RATIO | CODE NO. SPACES REQUIRED | PARKING PROVIDED |
|----------------------------|-----------------------|----------------------|--------------------------|------------------|
| Retail | 7,441 SF | 4 spaces per 1000 SF | 30 | 30 |
| Supermarket | 40,000 SF | 4 spaces per 1000 SF | 160 | 160 |
| Residential - Condominiums | 80 units (100,477 SF) | 2.5 spaces per unit | 200 | 200 |
| TOTAL | | | 390 | 390 |

Parking Access

There are two points of vehicular access to and from the garage, one off Hillhurst Avenue and the other off Los Feliz Boulevard. The access point from Los Feliz Boulevard is at the northwest corner of the project and the one from Hillhurst Avenue at the east side of the project. The town homes have their own individual garages off Avocado Street.

The Los Feliz Boulevard access drive utilizes the location of the existing driveway to the property, in order to retain all existing street trees. Similarly, no street trees will need to be removed along Hillhurst Avenue.

SITE DESCRIPTION

The project site, located on the southwest corner of Los Feliz Boulevard and Hillhurst Avenue at 4500 Los Feliz Boulevard, is situated just south of and with easy access to the Griffith Park (0.50 of a mile away). The irregularly-shaped site is comprised of 5 tax parcels that total 53,792 square feet (1.23 acres) prior to the required highway dedications. After the five-foot dedication along Hillhurst Avenue is taken and the five-foot dedication along the Avocado Street is taken, the site area is reduced to 51,210 square feet. The buildable area is further reduced to 49,678 once the required setbacks for a one-story building are subtracted from the site area. The Los Feliz Boulevard frontage extends approximately 200 feet, Hillhurst Avenue frontage extends approximately 420 feet, and Avocado Street frontage extends approximately 140.5 feet. The site is currently zoned C4-1D, R3 - 1XL, and RD1.5-1XL.

The subject property is geographically within the Hollywood Community Plan area and is not within a Specific Plan area. The project has General Plan Land Use designations of Neighborhood Office Commercial (C4-1D), Medium Residential (R3-1XL), and Low Medium II Residential (RD1.5-1XL). These land use designations are within Height Districts 1D, 1, and 1XL.

SURROUNDING ZONES AND USES

North: R3-1XL

Across Los Feliz Boulevard: There are 4 separate residential apartment buildings, built in 1960, each with 32 units and 3 stories high.

East: C4-1D

Across Hillhurst Avenue: There are various neighborhood commercial uses along Hillhurst. Directly across the street is a gas station, an office building, surface parking, a restaurant, retail, and office with surface parking in the rear. Further south along Hillhurst is an optical use, a jewelry use, and a café/ restaurant.

South: C4-1D and RD1.5-1XL

Across Avocado: Fronting Avocado is a surface parking lot and a restaurant.

West: R3-1, R3-1XL, and RD1.5-1XL

Adjacent to the property: Fronting Los Feliz Boulevard is a 12 unit residential apartment building, next to this apartment building is a 4 unit apartment building and a 24 unit residential apartment building. Fronting Avocado is a 3 unit residential apartment building and a next to this building is another 3 unit residential apartment building.

STREETS AND CIRCULATION

Avocado Street: adjoining the property on the south is a designated Local Street.

Hillhurst Avenue: adjoining the property on the east is a designated Secondary Highway.

Los Feliz Boulevard: adjoining the property on the north is a designated Scenic Secondary Highway.

PREVIOUS CASES, AFFIDAVITS, PERMITS & ETC.

BZA-5511

February 20, 1998

4500 Los Feliz Boulevard

Lots 7, 8, 22, 23, 24

Board of Zoning Appeals Determination Report

Pursuant to BZA Case No. 5511 and Zoning Administration Case. No. 97-0800-A – Denied the protestant appeal. Results in sustaining the action of the Department of Building and Safety in issuing Building Permit Nos. 97VN15913 and 97VN19317 in connection with the construction, use and maintenance of a single level subterranean parking garage approved under Zoning Administration Case No. 94-1936 (CUZ) and Board of Zoning Appeals Case No. 51288.

ZA-1997-800-A

November 25, 1997

Appeal from an Action of Department Building and Safety.

4500 Los Feliz Boulevard (2131 Hillhurst) Louise's Trattoria, Inc.

Board of Building and Safety Commissioner did not err in sustaining the issuance of the Building Permit Nos 97VN5913 and 97VN19317 in connection with the construction, use and maintenance of single level subterranean parking garage at the above referenced location approved under Zoning Administration Case NO. ZA 94-0936 (CUZ) and Board of Zoning Appeals Case No. BZA 5188. The action of the Department of Building and Safety Commissioners of September 23, 1997 sustained and the appeal is denied.

BZA-5188 –

Meeting date: December 19, 1995.

Mailing Date: January 18, 1996

2131 Hillhurst Avenue

Lot 7, 8, and 22-24

Applicant: Home Savings of America.

Board of Zoning Appeals Determination. Appeal granted.