

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2010-1038 CE</u>	Existing Zone <u>RETI-1</u>	District Map <u>153B197</u>
APC <u>CENTRAL</u>	Community Plan <u>HOLLYWOOD</u>	Council District <u>4</u>
Census Tract <u>1892.00</u>	APN <u>5588010029</u>	Staff Approval*
		Date <u>4/23/10</u>

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. AA-2010-1037-PMEX

APPLICATION TYPE PMEX
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 2494 & 2496 Edgemont Drive Zip Code 90027

Legal Description: Lot 6 & 7 APB1 Block -- Tract 9863

Lot Dimensions Irregular Lot Area (sq. ft.) 32,630 Total Project Size (sq. ft.) n/a

2. PROJECT DESCRIPTION

Describe what is to be done: Lot-line adjustment between neighboring parcels

Present Use: Vacant & single-family dwelling Proposed Use: Same

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver
Additions to the building: <input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard

No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: _____ Code Section which authorizes relief: 17.50B

PARCEL MAP EXCEPTION TO ALLOW A LOT LINE ADJUSTMENT BETWEEN

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

2 LOTS- PARCEL 1-21,616 SF PARCEL 2-11,014 SF

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Jeffrey Deane AKA JEFFREY ALAN DEANE Company AD
 Address: 2494 N. Edgemont Drive Telephone: (310) 490-8421 Fax: ()
Los Angeles, CA Zip: 90027 E-mail: nuria@chazdean.com

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information Chris J. Parker Company Pacific Crest Consultants
 Address: 23622 Calabasas Road, Suite 100 Telephone: (818) 591-9309 Fax: (818) 591-1230
Calabasas CA Zip: 91302 E-mail: CParker@PCCLA.com

5. 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: [Handwritten Signature] 4/7/10 Print: JEFFREY ALAN DEANE
 ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On April 7, 2010 before me, Eliza Suruchlian (NOTARY)
(Insert Name of Notary Public and Title)

personally appeared Jeffrey Alan Deane, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Eliza Suruchlian Signature

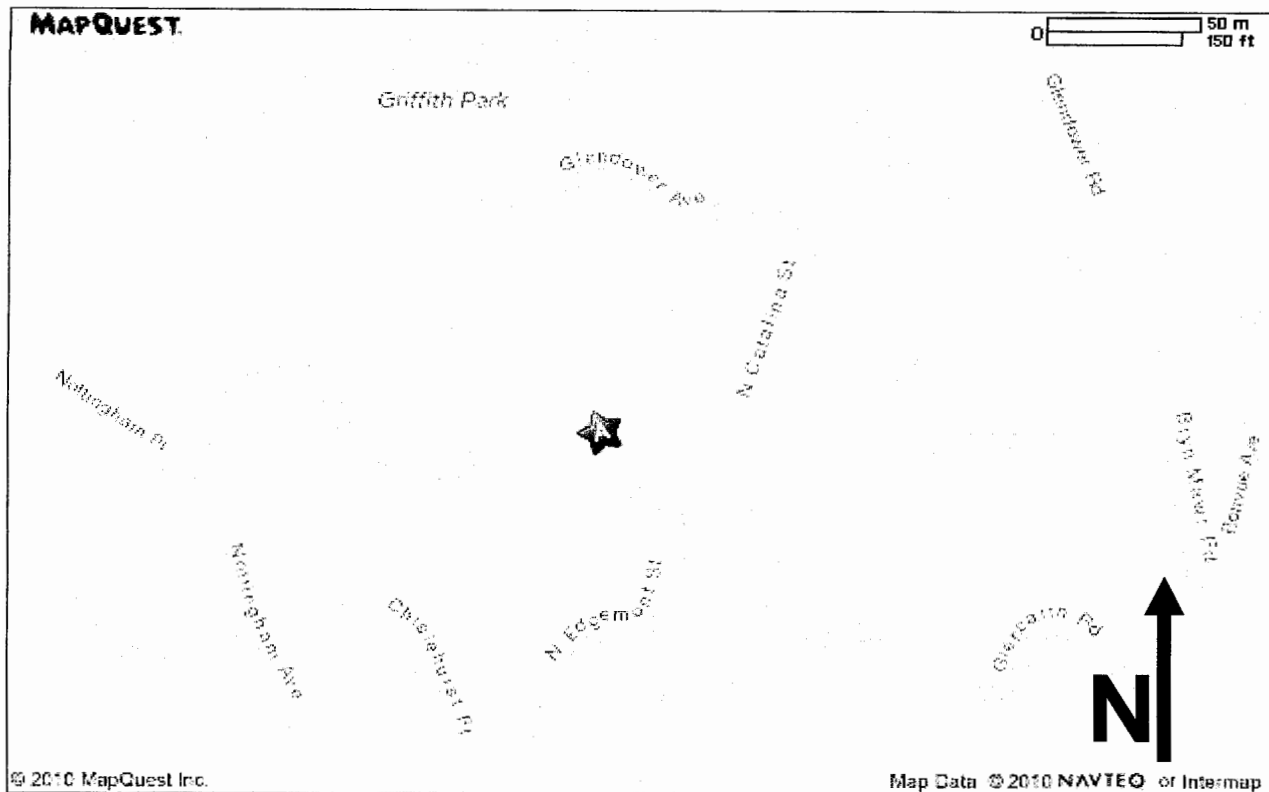


6. ADDITIONAL INFORMATION/FINDINGS

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 attached sheet(s) this additional information using the handout as a guide.

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 <u>2,797.00</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>4/23/10</u>
Receipt No. <u>1.909 VN0716 253272</u>	Deemed Complete by <u>[Signature]</u>	Date _____



VICINITY MAP EDGEMONT PMEX

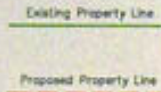
Lot Line Adjustment

Site Address: 2494 and 2496 Edgemont Street, Los Feliz

Date of Survey: December 31, 2009



Scale: 1" = 30'



Existing Area
Parcel 1: 19,322 square feet, 0.44 acres
Parcel 2: 13,308 square feet, 0.30 acres

Proposed Area
Parcel 1: 21,816 square feet, 0.49 acres
Parcel 2: 11,014 square feet, 0.25 acres

Area Conveyed: 2,294 square feet, 0.05 acres

Zone: RE11-1

Owner: Parcels 1 & 2: Jeffrey A. Deane
2494 & 2496 Edgemont Street
Los Angeles, CA 90027

Plan Prepared By: M & M & Co.
16145 Roscoe Boulevard
North Hills, CA 91343
(818) 891-9100
Michael J. Amoroso, L.S. 5392

