

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2009-2214 CE</u>	Existing Zone <u>RE11-1</u>	District Map <u>150B197</u>
APC <u>CENTRAL</u>	Community Plan <u>HOLLYWOOD</u>	Council District <u>4</u>
Census Tract <u>1892.00</u>	APN <u>5588015001</u>	Staff Approval*
		Date <u>7/16/09</u>

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

CASE No. ZA 2009-2213 F

APPLICATION TYPE ZA Determination

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 2208 N. Catalina St. Zip Code 90027
 Legal Description: Lot 4 (arb 2) & Fr 5 (arb 2) Block - Tract 3733
 Lot Dimensions Approx. 150x150' Lot Area (sq. ft.) 22,500 Total Project Size (sq. ft.) 6581

2. PROJECT DESCRIPTION

Describe what is to be done: Construct walls/fences to a maximum height of 7 feet within the front, side & rear yard setbacks, including a pedestrian gate to a maximum height of 8 feet within the side yard setback.

Present Use: Single-family dwelling Proposed Use: Single-family dwelling

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

Check all that apply:

<input checked="" 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 checked="" 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
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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: 12.21-C,1(g) Code Section which authorizes relief: 12.24-X,7
Construct walls/fences to max of 7 ft. height within front/side/rear yard setbacks, including ped gate to max 8 ft. height within the side yard setback.

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

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

List related or pending case numbers relating to this site:
ORD 144019 (Building Line)

4. OWNER/APPLICANT INFORMATION

Applicant's name Mark Gunsky Company _____
 Address: 2208 N. Catalina St. Telephone: (310) 625-2598 Fax: (866) 486-9201
Hollywood CA Zip: 90027 E-mail: _____

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

Contact person for project information John Parker Company Pacific Crest Consultants
 Address: 1276 Bayside Circle Telephone: (805) 984-5684 Fax: (805) 984-4918
Oxnard, CA Zip: 93035 E-mail: JParker@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: Mark S. Gunsky Print: MARK S. Gunsky
 ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 6th JULY 2009 before me, RAFFI DILSIZIAN NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared MARK S. GUNSKY, 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.

R. Dilisian (Seal)
 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>873</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>7/16/09</u>
Receipt No. <u>278608</u>	Deemed Complete by <u>[Signature]</u>	Date

**REQUEST & FINDINGS FOR
ZONING ADMINISTRATOR DETERMINATION FOR
WALLS/GATES IN FRONT, REAR & SIDE YARDS
(PURSUANT TO LAMC SEC. 12.24-X,7) FOR:**

2208 N. CATALINA STREET

REQUEST:

The instant request is to permit walls and gates to a maximum height of 7 feet, within the required front, rear and westerly side yard setbacks, including a pedestrian gate to a maximum height of 8 feet within the side yard setback, for a total lineal distance of approximately 345 feet, in lieu of the requirements of LAMC Sec. 12.21-C,1(g).

BACKGROUND & PROJECT DESCRIPTION

The subject property is a square-shaped parcel of land, located on the northeasterly corner of Los Feliz Boulevard and Catalina Street. It measures 150 feet square and contains approximately 22,500 square feet of lot area. The subject site and nearby properties on both sides of Los Feliz Boulevard are located in the RE11-1 Zone.

The existing dwelling is an estate-size home which contains 6581 square feet of floor area and was constructed in 1929, according to the records of the Los Angeles County Assessor. It is two stories in height, with a maximum building height of approximately 27 feet. There is an attached 3-car garage, which is accessed via an existing driveway on Catalina Street.

As is typical of the properties fronting Los Feliz Boulevard on its north side, the site slopes up from the street, rising approximately 8 feet over an average horizontal distance of approximately 38 feet to the driveway traversing the property (a 21 percent slope). From the driveway to the northern edge of the property, the topography continues to gently rise an additional 5 feet.

A building line 35 feet in depth runs along the Los Feliz Boulevard frontage of the subject property. This was enacted pursuant to Ordinance No. 144019, which established building lines along the length of Los Feliz Boulevard, varying (with minor exceptions) between 20 feet and 35 feet. LAMC Sec. 12.22-C,1 provides that the space between a building line and the front or side lot line may be used as the front or side yard, in lieu of the front or side yard otherwise required by the Zone Code.

The proposed new walls will be 7 feet in height and will be composed of masonry covered with a stucco finish to match the exterior finish of the dwelling. The walls will

run along the length of the two frontages on Los Feliz Boulevard and Catalina Street, and will measure a total of approximately 345 feet in length. This will include a 35-foot return wall along the northerly property line, which will place it within the rear yard setback, and a 10-foot return wall along the easterly property line within the required front yard setback. The walls along both street frontages will be set back 5 feet from the property line.

A vehicle gate is proposed, 7 feet in height, at the existing driveway on Catalina Street, which will be constructed of mahogany wood on a steel frame. A pedestrian gate will also be located on Catalina Street constructed of the same materials as the vehicle gate. With its framing elements, the pedestrian gate will be approximately 7 feet 4 inches in width.

On the street side of the fences, landscaping will be installed within the 5-foot setbacks. It will consist of low-height plants, intended to soften the appearance of the walls.

Because Catalina Street, as the Continuous Paved Roadway from the driveway to the boundary of the Hillside Area, is less than 28 feet in width (25 feet), the property is subject to the Hillside Ordinance. No deviations from that ordinance are necessary or requested.

The subject property is a reversed corner lot, per the definition of such in LAMC Sec. 12.03. For a reversed corner lot, LAMC Sec. 12.22-C,20(f)(3)(4th par.) provides that a fence or wall located within 5 feet of the side street lot line may not exceed 3 ½ feet in height. The proposed wall/gates on Catalina Street will lie immediately beyond that depth and are therefore not subject to that provision. However, they are subject to the basic provision within a Hillside Area, that a fence or wall located within a side yard setback shall not exceed a 6-foot height limit. Notwithstanding the age of the development of the subject site, since the existing dwelling is set well back from Catalina Street and is more than 18 feet in height, the required side yard setback along Catalina Street is 6 feet.

FINDING NO. 1: THE USE IS IN CONFORMITY WITH THE PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE AND GOOD ZONING PRACTICE.

Consistency of the proposed wall with development along Los Feliz Boulevard. In some previous cases for walls/fences along Los Feliz Boulevard, concerns have focused on the precedent-setting effect of another wall approval. In reality, there are already a great number of existing walls/fences/hedges within the building line setback areas all along the street. As described infra in this finding, there are many such walls/fences in the immediate vicinity of the subject property, within 3 blocks west and 3 blocks east along Los Feliz Boulevard.

A few of those walls, as noted, were built pursuant to City Planning cases, but the great majority have no case record. Given their high visibility and the attention focused on walls along Los Feliz Boulevard, it is more likely that these existing walls are legally nonconforming rather than illegal, and required no case approval.

Further, approval of the instant request should not constitute a precedent, if it is approved for site-specific and justifiable reasons. The validity of any application to the City Planning Department, this or a future one for walls along Los Feliz Boulevard, should rise or fall on its own merits.

Maintenance of views into the subject property. In some previous cases along Los Feliz Boulevard, concerns have focused on views into a property. These concerns relate to either blocking views of an attractive estate building and/or to law enforcement concerns with visibility. The applicant strongly agrees that maintenance of views of their impressive home is important. This is normally accomplished by either fences of an open design or, as in the present case, by walls which are sufficiently low so as to retain open views of the home.

As noted supra, and as is typical of the properties fronting Los Feliz Boulevard on its north side, the site slopes up from the street, rising approximately 8 feet to the driveway and dwelling. Therefore, while the front wall on Los Feliz Boulevard will provide privacy within the great majority of the lawn area for the benefit of the applicants, and while existing lines of sight from the street and sidewalk will be affected by the wall, views of virtually the entire dwelling will be unimpeded.

With specific respect to safety and security for police purposes, law enforcement personnel, even a short horizontal distance (8-10 feet) outside the wall, will have open views of the building.

Wall appearance. In order to preserve the dwelling's integrity of design, the proposed wall will be built to match the exterior finish of the residence. On the street side of the fences, landscaping will be installed within the 5-foot setbacks along Los Feliz Boulevard and Catalina Street. It will consist of low-height plants, intended to soften the appearance of the walls. The presence of generous landscaping, either in front of solid walls, or

readily visible through fences of open construction, is a distinguishing characteristic along Los Feliz Boulevard.

Privacy, security and safety. As with virtually all fence/gate requests, the driving intent behind the instant application is to provide privacy, safety and security within the property, which are well established property rights typically enjoyed by the owners/residents of single-family dwellings, particularly in more affluent communities. At a wall height of 7 feet, the request is not excessive in serving those objectives.

Los Feliz Boulevard is heavily used by motorists through the east Hollywood community. The location of the dwelling away from the street leaves the front portion of the lot as an expanse of usable space for the residents. However, the front portion of the property is exposed to the view of motorists, neighbors and visitors to the area, and therefore does not provide the privacy necessary to function as a viable open space without a wall.

To enhance onsite security and safety, the applicant also has camera surveillance of various portions of the subject property.

Vehicle access. There will be no change in vehicular access to the property. The existing driveway on Catalina Street will continue to be the point of access. The wall/vehicle gate will be set back approximately 19 feet from the street curb, which will permit the queuing of at least one vehicle between the fence and curb, while the gate is opened as the property is entered or as a vehicle pauses when leaving the property.

Further, where the property is located, there are good lines of sight along Catalina Street in both the northerly and southerly directions. There is approximately 95 feet of clear view south from the center of the driveway to the roadway of Los Feliz Boulevard. To the north, there is an unimpeded view for approximately 580 feet from the center of the driveway to the point where Catalina curves. The street is improved with a 25 foot roadway with curbs on both sides.

Over-in-height elements and cases on neighboring properties. Numerous properties within the immediate area enjoy the benefits of high walls, fences, gates and hedges within front yard (and side yard) setbacks. The first and primary section below will address properties within the immediate environs of the subject site along Los Feliz Boulevard, between Chislehurst Drive to the west and Vermont Avenue to the east. As noted previously, the great majority of those walls/fences, which are all located within the building line setback area, have no planning case numbers relating to them (where such numbers were found, they are included).

Properties within the immediate vicinity of the subject property on Los Feliz Boulevard:

- 4857 Los Feliz Boulevard (across Catalina Street from subject property): 2-foot masonry walls topped by 8-foot wrought iron fences, to a total height of 10 feet, including pilasters (see Photo Exhibit No. 9).

- 4801 Los Feliz Boulevard (abutting subject property on the east): 9-foot masonry wall with solid hedge, and 12-foot wrought iron pedestrian gate (see Photo Exhibit No. 3).
- 4824 Los Feliz Boulevard (facing subject property across the street): 6-foot wrought iron fence topped with 1-foot light fixtures, and 7-foot wrought iron driveway gate topped with 1-foot light fixture (see Photo Exhibit No. 4).
- 4830 Los Feliz Boulevard (facing subject property): 6-foot wrought iron fence topped with 3-foot light fixtures, and 7-foot wrought iron driveway gate topped with 3-foot light fixtures (see Photo Exhibit No. 5).
- 4838 Los Feliz Boulevard (facing subject property): 6-foot wrought iron fence topped with 3-foot light fixtures, and 7-foot wrought iron driveway gate topped with 3-foot light fixtures (see Photo Exhibit No. 6).
- 4848 Los Feliz Boulevard (facing subject property): 4 ½ -foot wrought iron fence with 7-foot solid hedge, and 6-foot solid wood driveway gate with 6 foot masonry pilasters (see Photo Exhibit No. 7).
- 4915 Los Feliz Boulevard: 6-foot masonry wall with 8-foot masonry pilasters, and 8-foot wood driveway gate with 9-foot pilasters.
- 4955 Los Feliz Boulevard: Approximately 5-foot wrought iron fence with 5-foot masonry pilasters, and 8-foot wrought iron pedestrian gate with 7-foot masonry pilasters. Case No. ZA 2004-1901(ZAA): In August, 2004, a wrought iron fence a maximum of 4 feet 10 inches in height, with masonry pilasters a maximum of 5 feet 6 inches, were approved within the front yard setback.
- 4930 Los Feliz Boulevard: 6-foot combination masonry and wrought iron wall (2 ft. + 4 ft.), and 8-foot wrought iron pedestrian gate.
- 4910 Los Feliz Boulevard: 8-foot combination masonry and wrought iron wall (2 ft. + 6 ft.) with solid hedge, and 8-foot wrought iron driveway gate.
- 4904 Los Feliz Boulevard: 12-foot masonry walls, and 12-foot solid metal driveway gate with 12-foot masonry pilasters topped by 2-foot light fixtures.
- 4900 Los Feliz Boulevard: 12-foot solid metal driveway gate with 12-foot masonry pilasters topped by 2-foot light fixtures.
- 4860 Los Feliz Boulevard: 9-foot combination masonry and wrought iron wall (6 ft. + 3 ft.), 10-foot masonry pilasters topped with 2-foot light fixtures, and 9-foot wrought iron driveway gate.

- 4815 Los Feliz Boulevard: 6-foot wrought iron fence topped with 1-foot light fixtures, and 7-foot wrought iron driveway gate topped with 1-foot light fixtures.
- 4760 Los Feliz Boulevard: 6 ½ -foot fence/hedge with 6-foot masonry pilasters, and 6 ½ -foot wrought iron pedestrian gate.
- 4754 Los Feliz Boulevard: 5 ½ -foot wrought iron fence with 5 ½ -foot masonry pilasters, and 6-foot wrought iron pedestrian gate with 6-foot masonry pilasters topped with 1-foot light fixtures.
- 4744 Los Feliz boulevard: 7 ½ -foot solid metal fence with 14-foot solid hedge, and 7 ½ -foot solid metal pedestrian and driveway gates.
- 4705 Los Feliz Boulevard: 7-foot fence/hedge, and 8-foot solid metal pedestrian gate with 7 ½ -foot masonry pilasters topped with 2-foot light fixtures.
- 4723 Los Feliz Boulevard: In February, 1999, under Case No. ZA 1998-0929(F), a maximum 5 ½ -foot masonry wall was approved along two street frontages on a reversed corner lot.
- 4751 Los Feliz Boulevard: 14-foot solid masonry wall with 10-foot solid wood pedestrian gate inset. Case No. ZA 1987-0737(YV): In November, 1987, a 12-foot high block wall in the front yard was approved.
- 4763 Los Feliz Boulevard: 8-foot combination masonry and wrought iron wall (2 ft. + 6 ft.), 8 ½ -foot wrought iron pedestrian gate, and 10-foot wrought iron driveway gate.
- 4773 Los Feliz Boulevard: 7-foot wrought iron fence, and 12-foot wrought iron pedestrian gate.

Properties not on Los Feliz Boulevard, within the immediate vicinity of the subject property:

- 2221 Catalina Street, on west side of street: Fence with hedge to 12 feet, and vehicle and pedestrian gates from 6 feet to 7 feet in height (see Photo Exhibit No. 10).
- 2235 Catalina Street: 7-foot masonry wall and pilasters, and 8-foot gate.
- 2301 Catalina Street: In October, 1997, under Case No. ZA 1997-0604(F), a 5 ½ foot combination masonry and wrought iron wall was approved in the front yard setback.
- 2220 Berendo Street: In June, 1997, under Case No. 1997-0173(F), walls/gates/light fixtures were approved to a maximum height of 8 feet in the front yard setback.

- 2250 Berendo Street: In May, 1990, under Case No. 1990-0037(F), existing walls/pilasters were approved to a maximum height of 7 ½ feet in the front yard.
- 4785 Cromwell Avenue: 10-foot walls, pilasters and gates.
- 4797 Cromwell Avenue: 8 foot pilasters with a 6 ½ -foot wrought iron gate.
- 4851 Cromwell Avenue: 6-foot combination masonry and wrought iron walls.

Other properties with City Planning cases on Los Feliz Boulevard between Chislehurst Drive and Western Avenue:

- 5136 Los Feliz Boulevard: In July, 1993, under Case No. ZA 1993-0537(F), an 8-foot in height masonry wall with gates was approved with front and side yards for an existing dwelling.
- 5276 Los Feliz Boulevard: In October, 2004, under Case No. ZA 2004-3277(F), a 7-foot, 5 ½ -inch masonry and wrought iron wall, with gates and light fixtures, was approved.

As is normally the case with requests for zoning entitlements, the requirement that it be “in conformity with the public necessity, convenience, general welfare and good zoning practice” requires interpretation, since most such actions are sought for the primary benefit of a private property owner. The threshold consideration is that such a request must have no adverse impacts upon the public’s convenience or welfare. That is the case here, as described in the preceding and following findings.

FINDING NO. 2: THE USE WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE VARIOUS ELEMENTS AND OBJECTIVES OF THE GENERAL PLAN.

The Hollywood Community Plan designates the subject property for Very Low II Residential land use, with corresponding zones of RE11 and RE15 and Height District No. 1. The site is not located within any interim control ordinance or specific plan area. The General Plan does not specifically designate uses permitted by conditional uses or similar quasi-judicial approvals, such as the instant requests. Los Angeles Municipal Code Section 12.24-X,7 permits the requested use within the zones corresponding to the land use designation. Further, the General Plan does not address minor deviations in the heights of fences or gates. However, the primary residential use of the property is consistent with the General Plan. The request is therefore consistent with the adopted community plan.

FINDING NO. 3: THE PROPOSED WALL/FENCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OR IMPROVEMENTS IN THE SAME ZONE AND VICINITY IN WHICH THE PROPERTY IS LOCATED. [LAMC Sec. 12.24-X,7(c)]

This will substantially recapitulate discussion within the previous findings, but it is repeated here for the purpose of making the present finding.

As to the appropriateness of the design and materials of the fences/gates:

- The proposed new walls will be composed of masonry covered with a stucco finish to match the exterior finish of the dwelling, in order to preserve the dwelling's integrity of design. A vehicle gate and pedestrian gate are proposed on Catalina Street, which will be constructed of mahogany wood on a steel frame. The design and materials of the walls and gates will blend well with development within the neighborhood, which contains similar types of improvements.
- At a wall height of 7 feet, the request is not excessive in serving the objectives of privacy, security and safety.

As to the appropriateness of the location of the fences and gates:

- Numerous dwellings along Los Feliz Boulevard have over-height fences, walls, gates and hedges located within the building line setback area. Dwellings are well removed from each other in the vicinity of the subject property and mutually concealed by extensive vegetation. Catalina Street, where the driveway gate is located, has clear lines of sight in both directions.
- The fences and gates are proposed to be located within the front yard setback, and as a reversed corner lot within the street-facing side yard setback, to provide maximum security and privacy within the property, and to maximize usable yard areas within the site.
- The proposed location is consistent with the character of development on adjacent properties within the neighborhood.

As to the effects on the view of adjoining properties and environmental effects:

- The height of the walls and gates is reasonable and those elements will be well-removed from neighboring properties. Therefore there will be no impacts upon the views of occupants of adjoining properties. In addition to distances between dwellings, neighboring properties are mutually concealed by extensive vegetation.
- As is demonstrated in the photographic exhibits submitted with the application (and in preceding findings), properties within the immediate vicinity along Los Feliz Boulevard and other nearby streets have elements within their own sites, including

over-height fences, walls, gates and hedges, which frequently block views from those sites of the street and of the subject property.

- There will be no change in vehicular access to the property. The existing driveway will continue to be the point of access. The fence will be set back approximately 19 feet from the street curb, which will permit the queuing of at least one vehicle between the wall and curb, while either the gate is opened as the property is entered or as a vehicle pauses when leaving the property. Further, where the property is located, there are good lines of sight along Catalina Street in both the northerly and southerly directions.
- The light, air and ventilation for the subject property and adjoining properties will not be affected because of a combination of the relatively modest height of the improvements, and the substantial distance of the fences and gates from the subject or neighboring dwellings.

As to security on the subject property which the fences/gates will provide:

- The primary purpose of the improvements will be to provide privacy, safety and security within the site. Privacy will be enhanced by landscaping. While the fences and gates, at a typical height of 7 feet, are not intended to be a failsafe barrier to invasion of the property, they will be of sufficient height to discourage more casual or impulsive intrusion.

RESPONSE TO QUESTIONNAIRE FOR FENCES & WALLS TO 8 FEET (FORM CP-2075)

The following questions repeat the specific information contained in the Findings, as noted below.

1. The environmental effects and appropriateness of materials, design and location of any proposed fence or wall.

See Finding No. 3.

2. The detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

See Finding No. 3

3. The security to the subject property which the fence or wall would provide.

See Finding No. 3.

4. The proposed fence, wall or hedge is in conformity with the public necessity, convenience, general welfare and good zoning practice.

See Finding No. 1.

5. The proposed fence, wall or hedge is in substantial conformance with the various elements and objectives of the General Plan.

See Finding No. 2.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK

ROOM 305, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3—City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 95-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
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PROJECT TITLE * ZA 2009-2213 F	LOG REFERENCE ENV 2009-2214 CE
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PROJECT LOCATION * 2208 N. CATALINA ST

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* 7' FENCE WITH 8' PEDESTRIAN GATE ALONG FRONT, SIDE & REAR LOT

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
*

CONTACT PERSON * JOHN PARKER	AREA CODE * 805	TELEPHONE NUMBER * 984-5684	EXT.
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EXEMPT STATUS: (Check One)

	CITY CEQA GUIDELINES	STATE EIR GUIDELINE
<input type="checkbox"/> MINISTERIAL	Art. III, Sec. 2b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. III, Sec. 2a (1)	Sec. 15269
<input type="checkbox"/> EMERGENCY PROJECT	Art. III, Sec. 2a (2) & (3)	Sec. 15269
<input type="checkbox"/> GENERAL EXEMPTION	Art. III, Sec. 1	Sec. 15061 (b) (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Art. III, Sec. 1	Sec. 15300 et seq.

Class 3 Category 6 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 and set forth state and city guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Accessory (appurtenant) structures, including garages, carports, patios, swimming pools, and fences.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

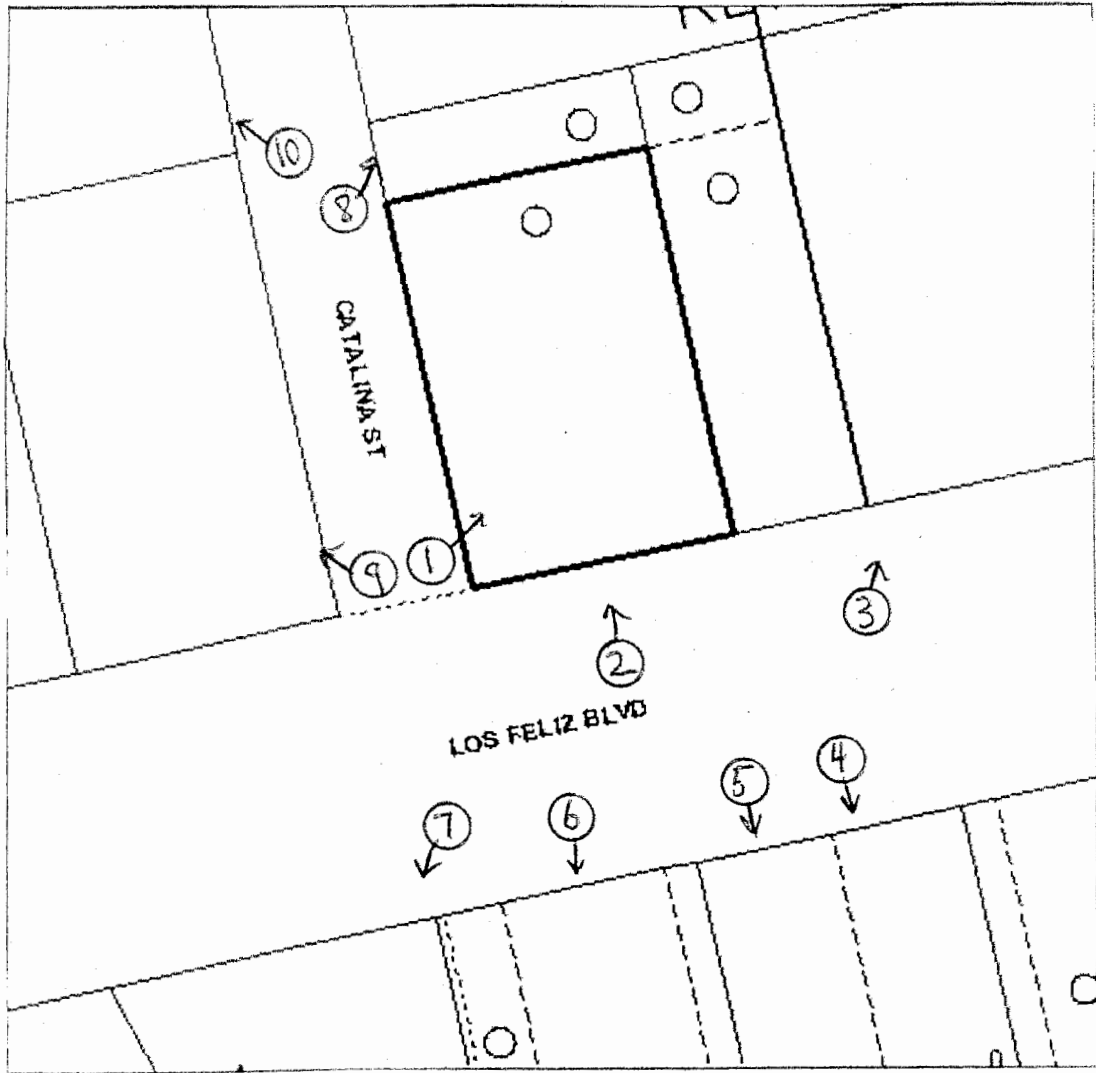
SIGNATURE 	TITLE PLANNING ASSISTANT	DATE 7/16/09
FEE: 79	RECEIPT NO. 278608	REC'D. BY BNS
		DATE 7/16/09

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

* CHRIS PARKER
NAME (PRINTED)

SIGNATURE

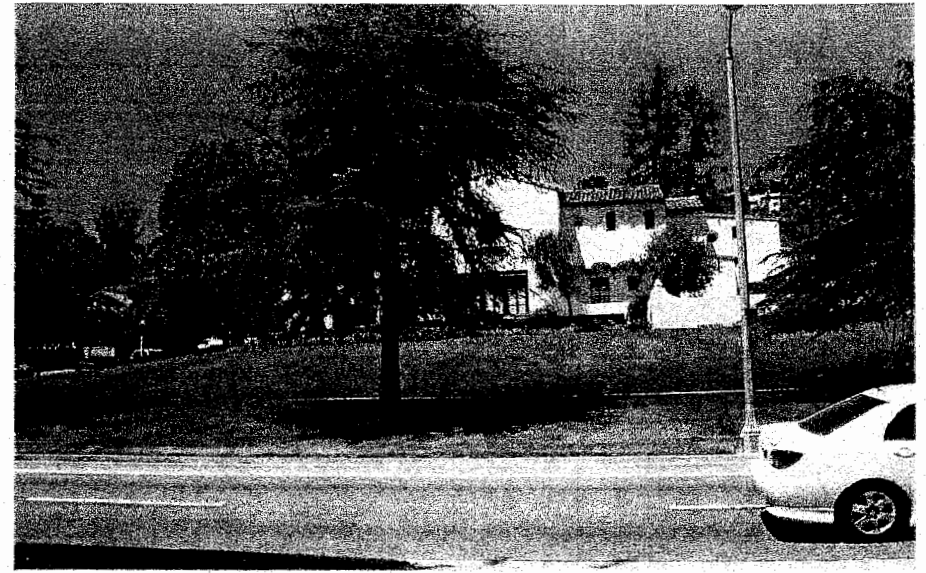


**PHOTOGRAPHS
KEY MAP**

2208 N. CATALINA STREET



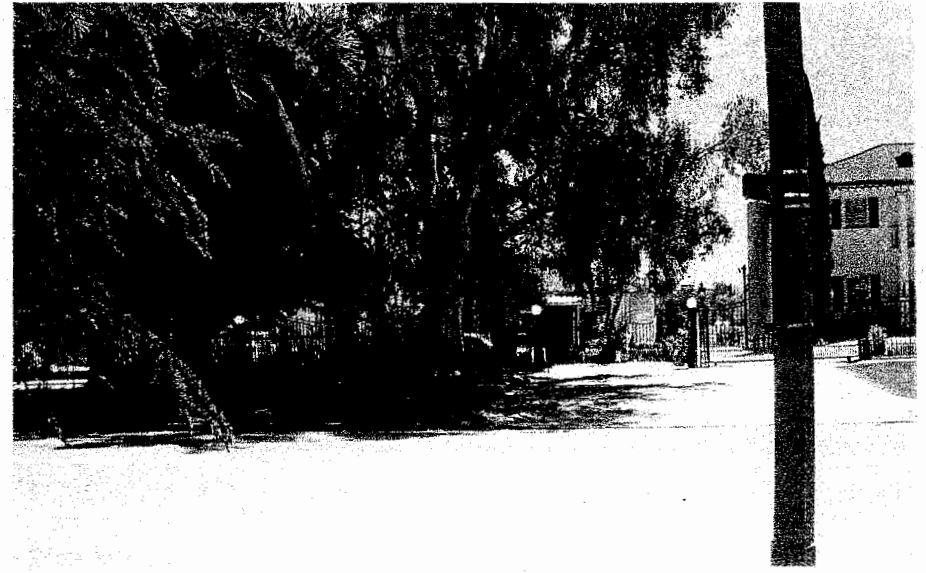
1. View northeast of subject property from the intersection of Catalina Street & Los Feliz Blvd.



2. View north of subject property from Los Feliz Blvd.



3. View northeast of 4801 Los Feliz Blvd., abutting subject property to the east.



4. View south of 4824 Los Feliz Blvd., facing subject property.



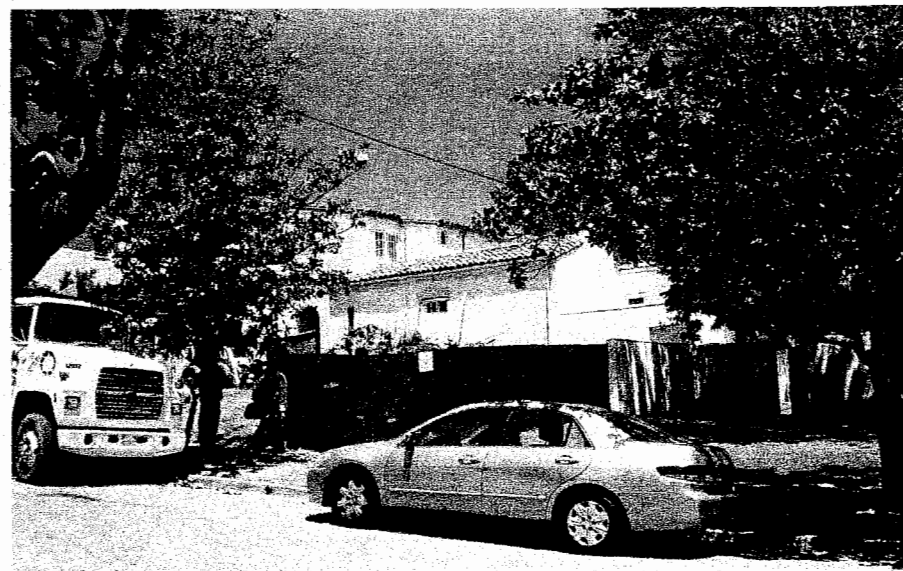
5. View south of 4830 Los Feliz Blvd., facing subject property.



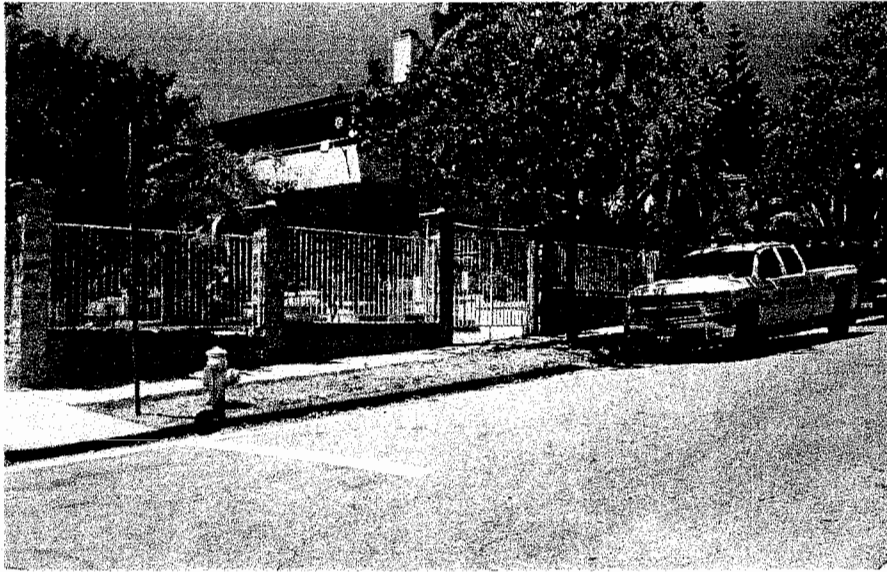
6. View south of 4838 Los Feliz Blvd., facing subject property.



7. View southwest of 4848 Los Feliz Blvd., facing subject property.



8. View northeast of 2220 Catalina Street, abutting subject property to the north.



9. View northwest of 4857 Los Feliz Blvd., facing subject property on Catalina Street.



10. View northwest of 2221 Catalina Street, across from subject property to the northwest.

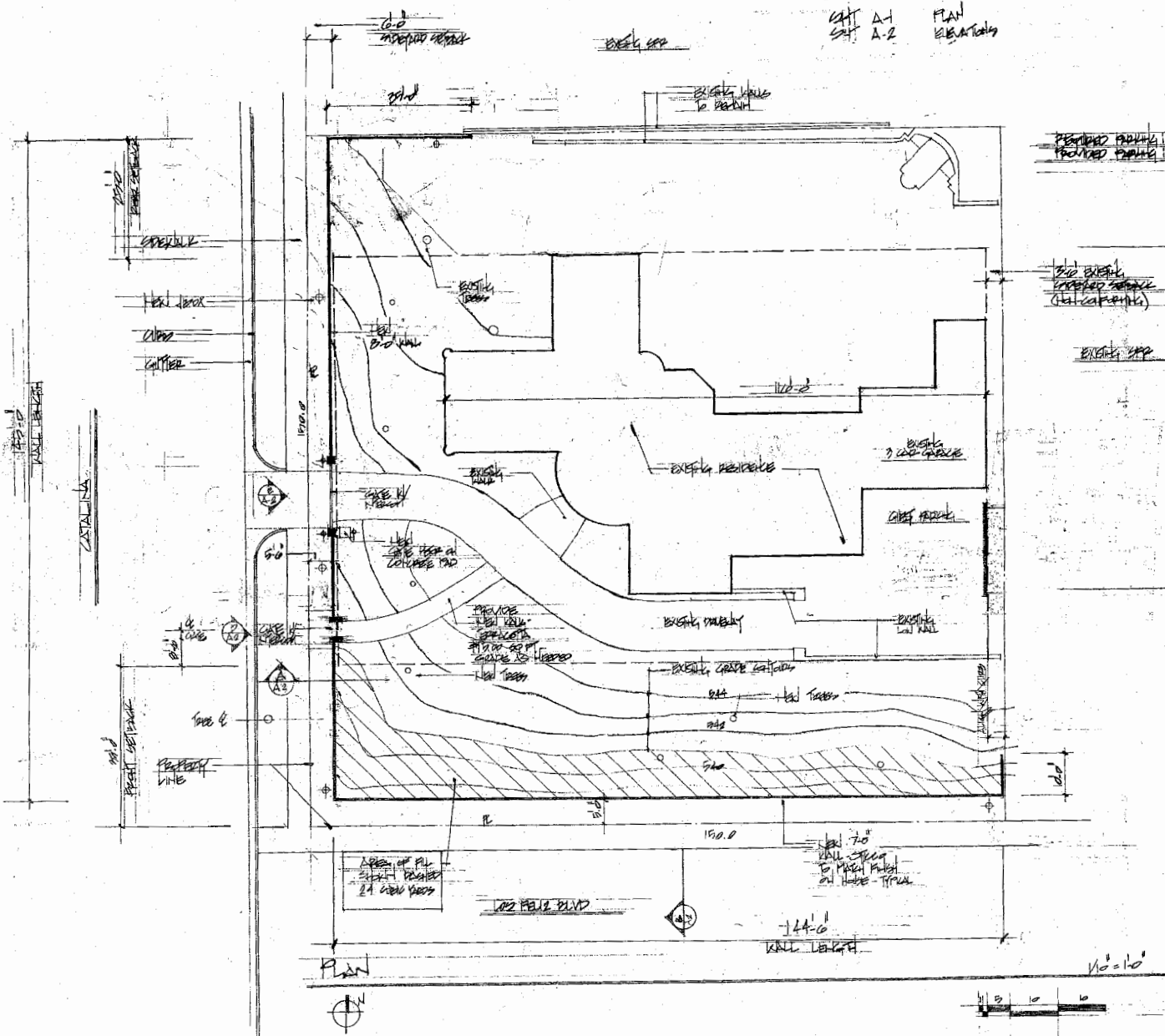
SHEET 1 OF 2
 CAT A-1 PLAN
 SHT A-2 ELEVATIONS

TRELLIS GUNSKY RESIDENCE

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100-100-001



PROTECTED PERMITS 2 EXEMPT
 PROTECTED PERMITS 3 EXEMPT

NEW ENTRY
 EXISTING PORCH
 (SEE ELEVATIONS)

ENGINE APP

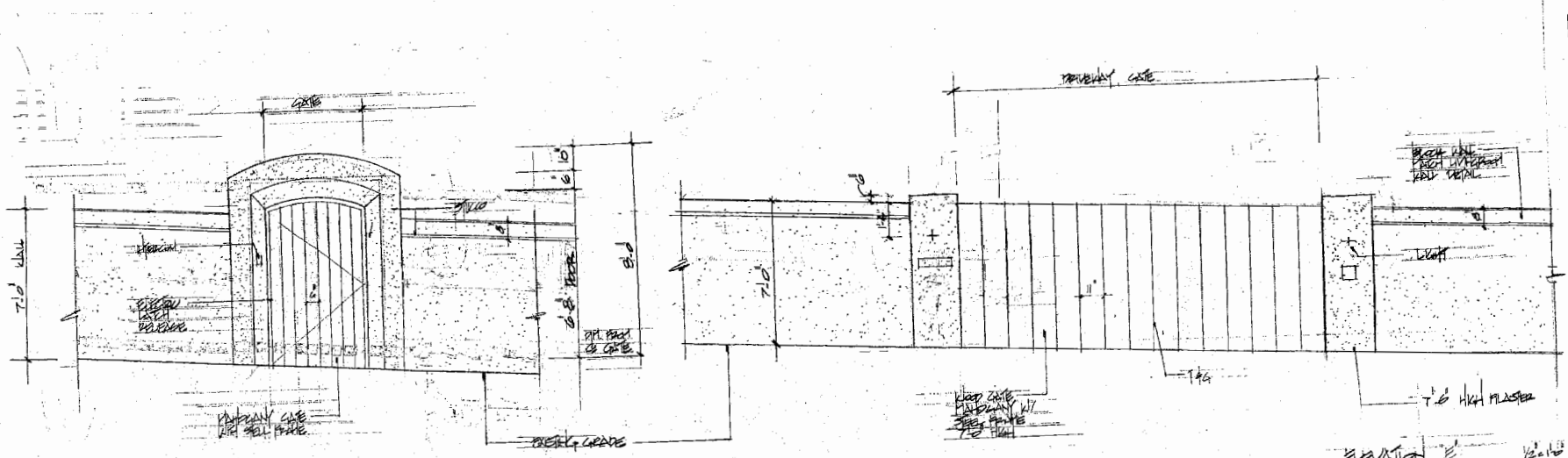
FLOOR AREA: 6000 SQ FT
 BUILDING HEIGHT: 2 STORIES
 FLOOR AREA RATIO: 52.10%

PROTECTED PERMITS - QUANTITY
 WORKMAN EXEMPT 2

TRELLIS GUNSKY RESIDENCE

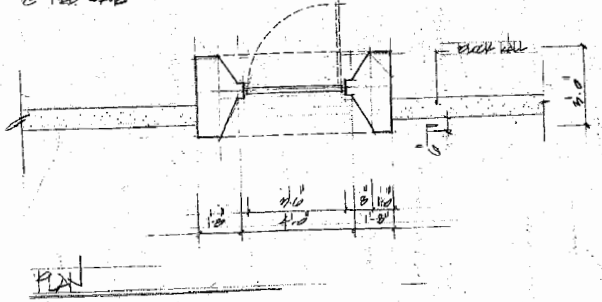
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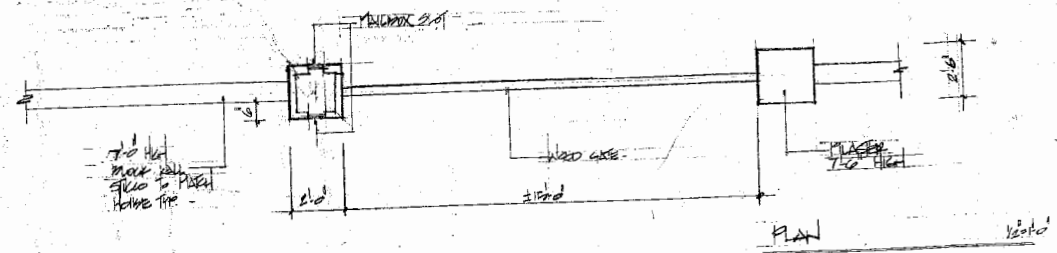


ELEVATION D
C FAWNEY CASE

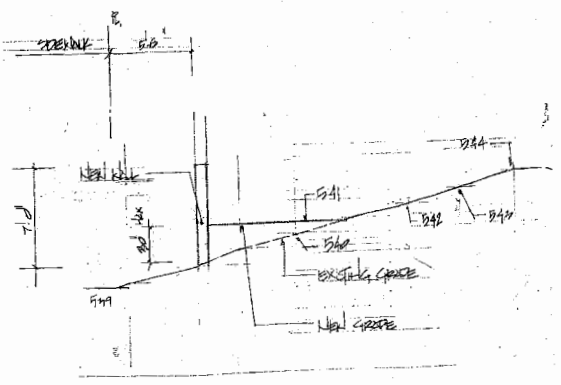
ELEVATION E
C FAWNEY CASE



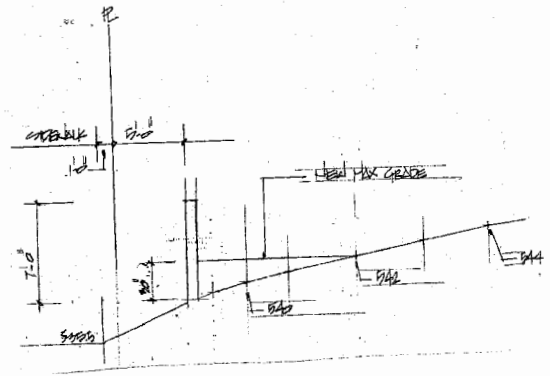
PLAN



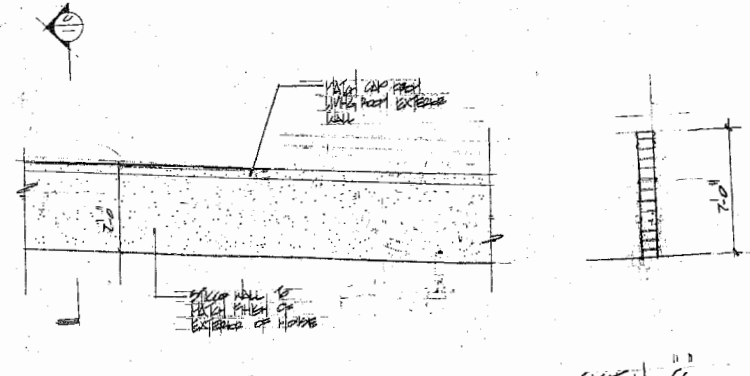
PLAN



SECTION A



SECTION B



ELEVATION @ WALL

SECTION C