

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV. NO.	EXISTING ZONE: C1-1D	DISTRICT MAP: 48-5A205	
AFC: Central	COMMUNITY PLAN: HOLLYWOOD	COUNCIL DISTRICT: (TQM/LABONGE)	
CENSUS TRACT: 195.000 1952.00	ARN: 5438-040-016, 017 and 018	STAFF APPROVAL:	DATE:

**Approval for Filing by Community Planning Staff, When Applicable*

CASE NO. _____

APPLICATION TYPE ZONE VARIANCE, ZONING ADMINISTRATOR ADJUSTMENT AND VESTING TENTATIVE TRACT MAP.

(Zone Change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 2239 - 2247 N. Hyperion Avenue, Los Angeles, Zip Code 90027

Legal Description: Lot FR111, FR112, FR113 Block none Tract 3911 (M.B. 43-57)

Lot Dimensions Rectangular Lot Area (sq. ft.) approx. 12,007* s.f. Total Project Size (sq. ft.) approx. 11,157 s.f.

* Prior to street dedications.

2. PROJECT DESCRIPTION

Describe what is to be done: Construct 11 new three-story loft-style single-family residential condominium dwellings over one-level partially at-grade and subterranean parking (maximum height 42 ft), with 26 on-site parking spaces (2 spaces per unit, 3 guest spaces and 1 additional undesignated space). The project site is currently vacant and contains a temporary advertising billboard (to be removed). The development will have a maximum floor area of approximately 11,157 s.f. Anticipated entitlements include: Zone Variance to allow an FAR of 1.35:1, in lieu of the 1.0:1 FAR allowed by Footnote No. 6 to the Hollywood Community Plan land use plan and the 0.5:1 FAR imposed by a restrictive "D" limitation per Ordinance 164,694; Zoning Administrator Adjustment to permit reduced front yard setback of zero feet; and Vesting Tentative Tract Map for condominium purposes. There are no plans for future expansion. See Attachment A for additional project information.

Present Use: Undeveloped.

Proposed Use: Eleven (11) single family residences.

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	

Additions to the 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: Ord. 164,694 & Comm'ty Plan Footnote. Code Sec. which authorizes relief: Sec. 12.27
A ZONE VARIANCE to allow a floor area ratio ("FAR") of 1.35:1 otherwise permitted in the C1-1 Zone in lieu of the 1.0:1 allowed by Footnote No. 6 to the Hollywood Community Plan land use plan and the 0.5:1 FAR as imposed by the "D" development limitation in the referenced ordinance.

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

Code Section from which relief is requested: 12.13 C.1 Code Section which authorizes relief: Sec. 12.28
A Zoning Administrator Adjustment to allow a zero foot front yard setback in the C1-1D Zone in lieu of the 5 feet otherwise required by code (10 feet less 50% reduction allowed per LAMC Section 12.22 C.6 for steeply slopping lots).

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

Code Section from which relief is requested: n/a Code Section which authorizes relief: _____

List related or pending case number relating to this site.

VESTING TENTATIVE TRACT MAP NO. 69297

4. SIGNATURES OF ADJOINING OR NEIGHBORING PROPERTY OWNERS IN SUPPORT OF THE REQUEST; NOT REQUIRED BUT HELPFUL, ESPECIALLY FOR PROJECTS IN SINGLE-FAMILY RESIDENTIAL AREAS. (ATTACH SHEET, IF NECESSARY)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

5. OWNER/APPLICANT INFORMATION

Applicant's Name Serko Khatchadourian Company Quadrant Inc.
 Address: 7586 Woodrow Wilson Dr. Telephone: (310) 858-1388 FAX: (310) 858-1399
Los Angeles, CA Zip: 90048 E-mail: serko@quadrantinc.net

Property Owner's Name (if different than applicant) Hyperion Partners, LLC
 Address: 7586 Woodrow Wilson Dr. Telephone: (323) 882-8079 FAX: (323) 882-8309
Los Angeles Ca Zip: 90046 E-mail: Serkoquadrant@sbrcglobal.net

Contact Person for Project Information Greg Jackson, Rosenheim & Associates, Inc.
 Address: 21550 Oxnard Street, Suite 780 Telephone: (818) 716-2689 FAX: (818) 593-6184
Woodland Hills, CA Zip: 91367 E-mail: greg@raa-inc.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: [Handwritten Signature]
 (Record owner only)

Subscribed and sworn before me this (date): 9-21-07

Print: HYPERION PARTNERS LLC
SEVAK KHATCHADOURIAN, MANAGING MEMBER

In the County of Los Angeles State of California
 Notary Public [Handwritten Signature]

Date: 9-21-07



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 Attachments A, B, C, and D

NOTE: All applicants are eligible to request a one time, one-year only freeze on charges by various City departments in connections 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 on an application.

Planning Staff Use Only

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

ATTACHMENT "A"

PROJECT DESCRIPTION

HYPERION 2 RESIDENTIAL LOFTS

2239, 2243 & 2247 N. HYPERION AVENUE
LOS ANGELES, CALIFORNIA 90027

PROJECT OVERVIEW/REQUEST

The Applicant, Quadrant Inc., proposes to construct, use and maintain an approximately 11,157 square foot, three-story residential condominium project with one level of basement parking. The structure will have a maximum height of 42-feet, with roof top screen walls extending an additional 9 ½ feet to provide privacy for roof top patios. The loft-style residential condominium project will have 11 single-family attached dwelling units with related common open space areas. There will be 26 off-street parking spaces provided for the proposed use (2 spaces per unit, 3 guest spaces plus 1 additional undesignated space) within one level of partially at-grade and subterranean parking. The subject property is an approximately 0.27 acre (approximately 12,007 gross square feet) parcel of land classified in the C1-1D Zone within the adopted Hollywood Community Plan area. It is anticipated that the Bureau of Engineering will require a 5-foot dedication along Hyperion Avenue to complete a 45-foot half roadway adjacent to the subject property. The required street dedication will reduce the subject property's lot depth to 95-feet and total lot area to approximately 11,407 net square feet.

The Applicant is requesting the following:

- Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.27, a **ZONE VARIANCE** from Footnote No. 6 to the Hollywood Community Plan land use plan and from Ordinance No. 164,694 to allow a floor area ratio ("FAR") of 1.35:1 otherwise permitted in the C1-1 Zone in lieu of the 1.0:1 FAR allowed by Footnote No. 6 to the Hollywood Community Plan land use plan and the 0.5:1 FAR as imposed by the "D" development limitation in the referenced ordinance.
- Pursuant to LAMC Section 12.28, a **ZONING ADMINISTRATOR ADJUSTMENT** from LAMC Section 12.13 C.1 to allow a zero foot front yard setback in the C1-1D Zone in lieu of the 5 feet otherwise required by code (10 feet less 50% reduction allowed per LAMC Section 12.22 C.6 for steeply sloping lots).

BACKGROUND

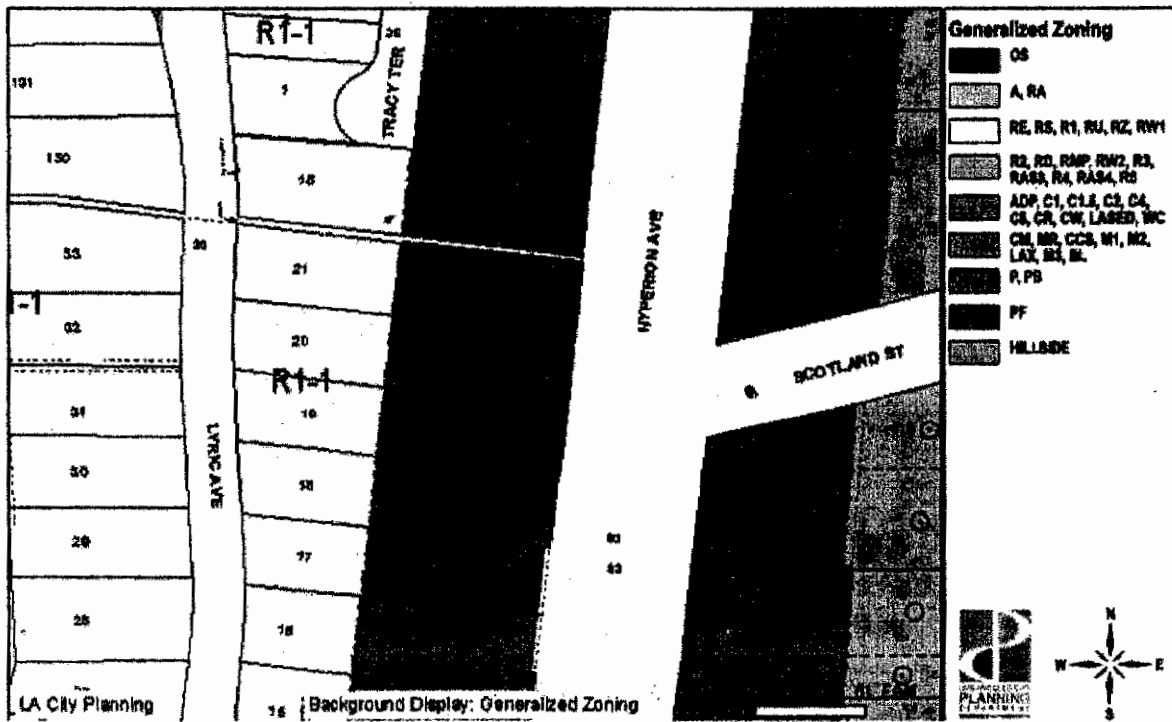
Subject Property

The subject property consists of an approximately .27 acre (approximately 12,007 gross square feet and 11,407 net square feet after dedications), steeply sloping, rectangular, interior lot comprised of 3 contiguous interior parcels, having a uniform depth of approximately 95 feet (after 5 foot dedication) and a frontage of approximately 120 feet on the west side of Hyperion

Avenue (classified as a secondary highway) opposite the "T" intersection with Scotland Street (a local street). The north side of the property is adjacent to a public stairway/sidewalk extending westerly from Hyperion Avenue uphill to Lyric Avenue. The subject property is legally described as Lots FR 111, FR 112, FR 113 of Tract 3911.

The subject property is within the C1-1D (Limited Commercial) Zone and within Height District No. "1" which, by itself, does not limit the total height of the development but restricts the total floor area of all buildings on the property to a maximum of one and one half times (1.5:1) the buildable area of lots in commercial zones. The floor area ratio (FAR) is further restricted to 0.5:1 FAR by a "D" (development) limitation per Ordinance No. 164,694 which became effective May 16, 1989). However, Footnote #6 to the Hollywood Community Plan land use plan dated September 1991 allows for an FAR of 1.0:1 for properties with less than one hundred (100) feet of lot depth, such as the subject property (after street dedication). The Hollywood Community Plan is currently being updated and the recommendation is to delete the "D" Development Limitation Condition imposed by Ordinance No. 164,694 and restore Height District 1 FAR to 1.5:1, consistent with the citywide standard for commercial designations in order to accommodate economic growth.

SITE LOCATION MAP
(w/ Zoning)



The subject property is currently vacant, undeveloped land, with an existing advertising billboard erected on-site. Topography is a steep east-facing slope, with a grade differential of approximately 38 feet between the front and rear property lines. Landscaping on-site includes eight (8) California Black Walnut trees and various wild shrubs throughout the site's interior; the proposed development will result with the removal of all existing trees and landscaping on the property. According to the Oak Tree Report prepared by Arbor Essence (April 13, 2007), most of the eight black walnut trees are in average to poor condition and consist of small secondary regrowth on stumps. The project site is not known to possess any significant cultural, historic, or scenic features.

Project Description

The proposed project consists of a three-story building approximately 42 feet in height (and an additional 9 ½ feet for roof access) containing 11 dwelling units and roughly 11,157 square feet of floor area, with one level of partially at-grade and subterranean parking providing 26 on-site parking spaces. Building height will vary in a terraced fashion, following the slope of the hillside.

Specifically, the building will contain 6 two-bedroom units with a split two-level floor plan, ranging in size between 1075+/- and 1085+/- square feet; and 5 three-bedroom units with a three-level floor plan, ranging in size between 1475+/- and 1485+/- square feet. Each unit will have access to a private roof deck. The dwelling units are designed to provide opportunity for combined living and work quarters.

A total of approximately 1,976 square feet of usable open space will be provided as part of the project, which includes 550+/- square feet of private open space and 1426+/- square feet of common open space, consisting of a landscaped central court yard. The project exceeds by 51 feet the applicable minimum open space requirement of 1,925 square feet.

The one level of partially at-grade and subterranean parking to be constructed on-site will provide all required parking for the project. A total of 26 parking spaces will be provided, with 10 standard spaces, 14 compact spaces and 2 handicapped-accessible spaces; 16 of the spaces will be tandem. Parking for residents and guests will be accessed through a security gate through a single entrance along Hyperion Avenue. Together, the 26 spaces provided for the project will exceed by 4 spaces the minimum parking requirement for 22 spaces specified in the City of Los Angeles Municipal Code. In addition to the code required parking, Los Angeles Department of City Planning's Residential Parking Policy calls for one-quarter guest parking space for each dwelling unit, which translates into 4 guest parking spaces required and provided by the proposed project. A trash/recycle room and mechanical room will also be provided on the parking level. **Table 1**, below, provides the LAMC-required and Project-provided parking.

TABLE 1 PROJECT PARKING		
Use	Required	Provided
Residential (11 dwelling units)	22 (2.0 per dwelling unit) ¹	26
Guest	3 (.25 per dwelling unit)	
Extra - unassigned	1	

Note:

1 Pursuant to Section 12.21A4(a) of the LAMC.

The structure is a combination of a cast-in-place concrete foundation, retaining wall and subterranean parking structure, supporting wood framed residential units. The finish will be integrally colored cement plaster "stucco" and pre-finished fiber cement panels, with Kynar coated sheet metal fascias, aluminum storefront glazing with clear glass, and steel railings. The internal courtyard will be landscaped with trees, flowering low shrubbery and seating areas.

Vehicular access to the project site will be provided along Hyperion Avenue via a single, gated driveway at the north edge of the building. Pedestrian access will be available from the parking level by either stairs or elevator to the first floor level. Pedestrian access is also available along Hyperion Avenue via entry stairs at each sideyard.

Surrounding Properties

The project site is located in the Hollywood community plan area of the city of Los Angeles, within the Hillside Grading area and the Very High Fire Hazard zone. Hyperion Avenue is the boundary line between two community plan areas, with the Silver Lake-Echo Park community located immediately to the east of the site. The project area is an urban neighborhood that has been developed for some time. Properties to the north, south and east of the project site along Hyperion Avenue are generally zoned for commercial uses; further to the east are a combination of multi-family and single family zoning designations; immediately to the west are properties zoned for single-family residential uses.

Hyperion Avenue, a secondary highway, is a commercial corridor which supports a combination of neighborhood serving commercial uses (office and retail) as well as residential uses (single- and multi-family) in the vicinity of the project site. Building heights along Hyperion vary between one and two stories in the project vicinity.

Adjoining properties to the north of the subject property is zoned C1-1D and are developed with one and two-story single- and multi-family dwellings.

Adjoining properties to the south of the subject property are zoned C1-1D and are developed with one and two-story single- and multi-family dwellings.

Adjoining properties to the east of the subject property are zoned [Q]C2-IVL and are generally developed with one story commercial buildings and surface parking lots.

Adjoining properties to the west and uphill of the subject property are zoned R1-1 and are developed with two story single-family dwellings.

Streets and Circulation

Hyperion Avenue, adjoining the subject property on the east, is designated as a generally northerly-southerly Secondary Highway, dedicated a variable width of 80 to 83 feet and improved with asphalt roadway, concrete curb, gutter and sidewalk. An additional 5 foot roadway dedication may be required in order to conform with City-wide highway standards.

PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC.

Subject Property

The following is a summary of the previous zoning related actions for the subject property:

CPC-1986-831-GPC – On March 22, 1989 the City Council adopted the recommendations of the City Planning Commission and changed the zones and zone boundaries of certain properties within the Hollywood Community Plan area, as part of the General Plan and Zoning consistency (AB283) program.

ORD-164,694 – Effective May 16, 1989 the City of Los Angeles changed the zones and height districts of certain properties within the Hollywood Community Plan Area as part of the City's General Plan/Zoning Consistency Program. A "D" Development limitation was imposed on the subject property restricting the maximum floor area contained in new buildings to one half (0.5) the buildable area of the lot.

Surrounding Properties

The following is a summary of the previous zoning related actions for surrounding properties:

ZA-1999-3062-ZV – On February 25, 2000 the Associate Zoning Administrator approved a variance from Ordinance No. 164,694 on neighboring property (2221-29 Hyperion Avenue) to allow construction of a new 3 unit two-story apartment building with a floor area ratio of 1.0 times the building area of the lot in lieu of the 0.5 FAR imposed by Ordinance 164,694.

ZA-2006-9628-ZV – On January 16, 2007 the Associate Zoning Administrator approved a variance from Ordinance No. 176,826 on a nearby property (2508 Hyperion Avenue) and permitted the construction of a 45-foot high building in lieu of the 30-foot height limit permitted; the Advisory Agency approved a related case for this property (TT-66869) by approving a 1-lot subdivision for a maximum 5-unit joint living and work quarter residential condominium project.

FLOOD HAZARD EVALUATION

The subject property is located within Zone C, area of minimal flooding, of the National Flood Insurance Program rate map, which are part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081.

GENERAL PLAN, SPECIFIC PLAN AND INTERIM CONTROL ORDINANCES

Community Plan:

The subject property is located within the adopted Hollywood Community Plan area and is designated for Limited Commercial land uses with corresponding zones of CR, CI, CI.5, and P.

The Hollywood Community Plan is in the process of being updated, and the currently proposed draft recommends the deleting the "D" Development Limitation Condition imposed by Ordinance No. 164,694 and restoring Height District 1 FAR to 1.5:1, consistent with the citywide standard for commercial designations in order to accommodate economic growth.

Given that Hyperion Avenue is the boundary line between two community plan areas, properties in the vicinity of the subject site but on the east side of Hyperion are in the Silver Lake-Echo Park Community Plan, designated for Community Commercial land uses with corresponding zones of CR, C2, C4, and RAS3, and a Height District of 1-VL.

Specific Plans and Interim Control Ordinances:

The subject property is not located within a specific plan area or an area impacted by any interim control ordinances.

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ATTACHMENT B

PROJECT OVERVIEW / ACTIONS REQUESTED

HYPERION 2 RESIDENTIAL LOFTS

2239, 2243 & 2247 N. HYPERION AVENUE
LOS ANGELES, CALIFORNIA 90027

PROJECT OVERVIEW

The Applicant, Quadrant Inc., proposes to construct, use and maintain an approximately 11,157 square foot, three-story residential condominium project with one level of basement parking. The structure will have a maximum height of 42-feet, with roof top screen walls extending an additional 9 ½ feet to provide privacy for roof top patios. The loft-style residential condominium project will have 11 single-family attached dwelling units with related common open space areas. There will be 26 off-street parking spaces provided for the proposed use (2 spaces per unit, 3 guest spaces plus 1 additional undesignated space) within one level of partially at-grade and subterranean parking. The subject property is an approximately 0.27 acre (approximately 12,007 gross square feet) parcel of land classified in the C1-1D Zone within the adopted Hollywood Community Plan area. It is anticipated that the Bureau of Engineering will require a 5-foot dedication along Hyperion Avenue to complete a 45-foot half roadway adjacent to the subject property. The required street dedication will reduce the subject property's lot depth to 95-feet and total lot area to approximately 11,407 net square feet.

ACTIONS REQUESTED

The Applicant is requesting the following:

- Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.27, a **ZONE VARIANCE** from Footnote No. 6 to the Hollywood Community Plan land use plan and from Ordinance No. 164,694 to allow a floor area ratio ("FAR") of 1.35:1 otherwise permitted in the C1-1 Zone in lieu of the 1.0:1 FAR allowed by Footnote No. 6 to the Hollywood Community Plan land use plan and the 0.5:1 FAR as imposed by the "D" development limitation in the referenced ordinance.
- Pursuant to LAMC Section 12.28, a **ZONING ADMINISTRATOR ADJUSTMENT** from LAMC Section 12.13 C.1 to allow a zero foot front yard setback in the C1-1D Zone in lieu of the 5 feet otherwise required by code (10 feet less 50% reduction allowed per LAMC Section 12.22 C.6 for steeply sloping lots).

Please note the following requests are being submitted under separate cover and are related to the proposed project:

- A **VESTING TENTATIVE TRACT MAP (No. 69297)**, pursuant to Section 17.01 of the LAMC, to subdivide the property into one lot for condominium purposes with 11 residential condominium units.

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ATTACHMENT C
ZONE VARIANCE
ADDITIONAL INFORMATION / FINDINGS
HYPERION 2 RESIDENTIAL LOFTS
2239, 2243 & 2247 N. HYPERION AVENUE
LOS ANGELES, CALIFORNIA 90027

PROJECT OVERVIEW/REQUEST

The Applicant, Quadrant Inc., proposes to construct, use and maintain an approximately 11,157 square foot, three-story residential condominium project with one level of basement parking. The structure will have a maximum height of 42-feet, with roof top screen walls extending an additional 9 ½ feet to provide privacy for roof top patios. The loft-style residential condominium project will have 11 single-family attached dwelling units with related common open space areas. There will be 26 off-street parking spaces provided for the proposed use (2 spaces per unit plus 3 guest spaces and 1 undesignated space) within one level of partially at-grade and subterranean parking. The subject property is an approximately 0.27 acre (approximately 12,007 gross square feet) parcel of land classified in the C1-1D Zone within the adopted Hollywood Community Plan area. It is anticipated that the Bureau of Engineering will require a 5-foot dedication along Hyperion Avenue to complete a 45-foot half roadway adjacent to the subject property. The required street dedication will reduce the subject property's lot depth to 95-feet and total lot area to approximately 11,407 net square feet.

The applicant hereby requests:

- Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.27, a **ZONE VARIANCE** from Footnote No. 6 to the Hollywood Community Plan land use plan and from Ordinance No. 164,694 to allow a floor area ratio ("FAR") of 1.35:1 otherwise permitted in the C1-1 Zone in lieu of the 1.0:1 FAR allowed by Footnote No. 6 to the Hollywood Community Plan land use plan and the 0.5:1 FAR as imposed by the "D" development limitation in the referenced ordinance.

JUSTIFICATIONS / FINDINGS

The following information has been developed pursuant to the City of Los Angeles' "Special Instructions for: Zone Variance Application (ZV): Zone Code Section: 12.27 Variances" and LAMC Section 12.27.

1. **That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The general purpose and intent of zoning regulations with respect to floor area ratio (FAR) is to restrict the size, density and impacts (such as traffic generation, parking demands, noise, etc.) resulting from commercial development; however, the Planning and Zoning Code of the City is written on a citywide basis and cannot take into account the unique characteristics of a specific property.

The subject property consists of three contiguous, steeply sloping hillside lots, each approximately 40 feet wide by 100 feet deep, which individually are substandard in size for the multi-family residential project being proposed in the C1-1D zone which generally allows for R3 residential uses that require a minimum lot size of 5,000 square feet. Special circumstances that do not generally apply to other property in the same zone and vicinity but which impact the subject property include a steeply sloping hillside lot, loss of lot area to roadway dedication, and an FAR restriction imposed by "D" limitation and footnote to Community Plan land use map.

Strict application of the zoning ordinance would call for a development with a maximum floor area of 4,125 square feet (1,375 per individual lot). It would be impractical and infeasible to develop the site with a commercial use because of design constraints resulting from the steep slope, loss of lot area to roadway dedication, the FAR restriction of 0.5:1 and applicable parking requirements for commercial uses.

This variance is sought to bring relief from zoning regulations that do not take into account the physical constraints and special circumstances that affect this property with a commercial zoning designation, "D" limitation and the residential nature of the proposed development. The variance will also bring relief from FAR restrictions being imposed by land use and zoning regulations which are in the process of being phased out in order to accommodate economic growth in the area. The Applicant, in seeking relief from FAR restrictions is in turn providing a high-quality multi-family residential development that increases the availability of ownership dwelling units in the neighborhood, provides opportunity for combined living and work quarters, and observes the 1.5:1 FAR currently recommended for commercial designations in the Community Plan area

Requiring strict adherence to the zoning ordinance in this instance would prevent the subject property from being developed in such a manner due to the practical difficulty of providing Plan-consistent parking on the subject property's awkwardly configured lot, or the unnecessary economic hardship of creating subterranean parking for affordably priced units.

2. **That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not generally apply to other property in the same zone and vicinity.**

Special circumstances that do not generally apply to other property in the same zone and vicinity but which impact the subject property include a steeply sloping hillside lot, loss of lot area to roadway dedication and an FAR restriction imposed by "D" limitation and footnote to Community Plan land use map.

The subject property consists of three contiguous, steeply sloping hillside lots, each approximately 40 feet wide by 100 feet deep, which individually are substandard in size for the multi-family residential project being proposed in the C1-1D zone which generally allows for R3 residential uses that require a minimum lot size of 5,000 square feet. In conformance with the Citywide roadway standards adopted in 1999, a 5-foot roadway dedication will be required for the already small property, reducing the lot depth to 95 feet and resulting in a combined buildable area for the three lots of approximately 8,250 square feet. The general vicinity is a built-up urban neighborhood and a majority of properties along Hyperion were developed prior to adoption of the current City-wide roadway standards; the roadway dedication required by these relatively new standards represents a loss of 600 square feet of total lot area for the subject property, a circumstance that previously did not generally apply to development along Hyperion.

The "D" Limitation imposed by Ordinance No. 164,694 restricts development on the site to an FAR of 0.5:1 of the buildable lot area, which would allow for a project with approximately 4,125 sq. ft. of floor area. A footnote on the existing Hollywood Community Plan refines this "D" Limitation by recommending an FAR of 1:1 for properties with a depth of less than 100 feet; for the subject property, this would allow development of approximately 8,250 square feet of floor area. Although the subject property is zoned C1-1D and designated for limited commercial use, other properties along the block are developed with single- and multi-family dwellings. Properties on the east side of Hyperion are in the Silverlake-Echo Park Community Plan, are designated for community commercial use and are zoned [Q]C2-1VL with a resulting FAR of 1.5:1. In addition, the Hollywood Community Plan is in the process of being updated, and the most recent draft indicates that proposed changes for the project area (identified as Plan Subarea 13:1B) would delete the existing "D" Development Limitation Condition imposed by Ordinance 164694 and would restore Height District 1 FAR to 1.5:1 consistent with the City-wide standard for commercial designations to accommodate economic growth and comparable to the prevalent FAR in the immediate project neighborhood.

It would be impractical and infeasible to develop the site with a commercial use because of design constraints resulting from the steep slope, loss of lot area to roadway dedication, the FAR restrictions and applicable parking requirements for commercial uses.

In order to produce an economically viable and marketable development on the constrained site, a multi-family residential project is proposed, consistent with neighboring

properties and in conformance with the R3 uses allowed by the C1-1D zoning. A higher FAR is proposed for the residential development, comparable to the FAR recommended for commercial designations in the pending Hollywood Community Plan update and consistent with prevalent FAR in the neighborhood.

Taking into consideration the combined effects of the site constraints discussed above and the fact that proposed changes to the Community Plan propose deletion of the restrictive "D" condition, the subject property is clearly affected by special circumstances that do not generally apply to other property in the same zone and vicinity. Granting the Variance will not result with overdevelopment of the site; rather, it compensates for unnecessary hardships caused by special circumstances and physical constraints related to the project site.

- 3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

The Department of City Planning granted a variance request for increased FAR for two lots directly south of the project site (2221-2229 Hyperion Avenue / Lots 107 & 108, Tract 3911). The Associate Zoning Administrator in Case No. ZA 99-3062(ZV) stated that "[n]umerous other uses in the area have had additions and modifications made to them over time as family size or lifestyle or cultural changes take place, and the applicant here is merely seeking parity with such other properties."

In addition to the aforementioned property, there are numerous other locations on Hyperion Avenue in the immediate vicinity that have been developed with greater floor area than the 0.5 FAR presently allowed. It is presumed that those properties were developed prior to the imposition of the "D" condition limiting FAR because there are no records of similar zone variance grants for those sites.

Special circumstances, which impact the subject property include a steeply sloping hillside lot, loss of lot area to roadway dedication and an FAR restriction imposed by "D" limitation and footnote to the Community Plan-. It should be noted that the properties on the east side of Hyperion Avenue are not subject to these limitations, in that the topography is generally level to the east and none of the commercial properties have similar "D" conditions limiting FAR.

Granting the variance request would allow the Applicant to enjoy a reasonable use of the subject property that is compatible with the surrounding neighborhood and responsive to the needs of potential homeowners seeking an opportunity for combined living and work quarters.

4. **That the granting of such variance will NOT be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The proposed development provides 11 dwelling units, which is roughly 78% of the maximum density of 14 units that could be built in accordance with the R3 uses allowed for the site. The project design, with ground floor parking and garage access and two to three residential stories terraced into the hillside, is similar to developments on neighboring properties. The development offers homeownership opportunities for residents desiring combined living and work quarters, in a built-up urbanized neighborhood.

Granting the requested variance will not be materially detrimental to the public welfare or be injurious to the property or improvements in the immediate vicinity.

5. **That the granting of the variance will not adversely affect the General Plan.**

The Hollywood Community Plan is in the process of being updated, and the most recent draft indicates that proposed changes for the project area (identified as Plan Subarea 13:1B) would delete the existing "D" Development Limitation Condition imposed by Ordinance 164694 and would restore Height District 1 FAR to 1.5:1 consistent with the City-wide standard for commercial designations to accommodate economic growth.

The unusual configuration of the subject property poses many challenges in developing a project that is useful and appealing in the ways that are called for in the adopted Hollywood Community Plan. The requested variance will allow for a development that provides needed housing, allows for flexible live-work quarters, is distinctive in design, and enhances the neighborhood.

Granting the Variance to allow an FAR of 1.35:1 will enable the Applicant to develop the property with a use and density in a way that would be compatible with the surrounding urban neighborhood, consistent with the General Plan and good planning practice, and is responsive to the housing needs of the local community.

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ATTACHMENT D
ZONING ADMINISTRATOR ADJUSTMENT
(YARD VARIANCE)

ADDITIONAL INFORMATION / FINDINGS

HYPERION 2 RESIDENTIAL LOFTS

2239, 2243 & 2247 N. HYPERION AVENUE
LOS ANGELES, CALIFORNIA 90027

PROJECT OVERVIEW/REQUEST

The Applicant, Quadrant Inc., proposes to construct, use and maintain an approximately 11,157 square foot, three-story residential condominium project with one level of basement parking. The structure will have a maximum height of 42-feet, with roof top screen walls extending an additional 9 ½ feet to provide privacy for roof top patios. The loft-style residential condominium project will have 11 single-family attached dwelling units with related common open space areas. There will be 26 off-street parking spaces provided for the proposed use (2 spaces per unit plus 3 guest spaces and one additional undesignated space) within one level of partially at-grade and subterranean parking. The subject property is an approximately 0.27 acre (approximately 12,007 gross square feet) parcel of land classified in the C1-1D Zone within the adopted Hollywood Community Plan area. It is anticipated that the Bureau of Engineering will require a 5-foot dedication along Hyperion Avenue to complete a 45-foot half roadway adjacent to the subject property. The required street dedication will reduce the subject property's lot depth to 95-feet and total lot area to approximately 11,407 net square feet.

The Applicant hereby requests:

- Pursuant to LAMC Section 12.28 a **ZONING ADMINISTRATOR ADJUSTMENT** from LAMC Section 12.13 C.1 to allow a zero foot front yard setback in the C1-1D Zone in lieu of the 5 feet otherwise required by code (10 feet less 50% reduction allowed per LAMC Section 12.22 C.6 for steeply sloping lots).

JUSTIFICATIONS / FINDINGS

The following information has been developed pursuant to the City of Los Angeles' "*Special Instructions for: Zone Administrator Adjustments (ZAA): Area, Yards, Height*" and LAMC Section 12.28.

1. That the granting of an adjustment will result in development compatible and consistent with the surrounding uses.

The project area is an older well-established neighborhood originally developed in the mid-1920's. Land uses surrounding the site are a mixture of residential (multiple and single family) and commercial uses (primarily professional office and neighborhood retail). Adjoining properties to the north on Hyperion Avenue are zoned C1-1D and developed with several professional offices and a series of single-family and multi-family residences. To the northwest, west and southwest, are single-family homes with R-1 zoning that are separated from the subject site substantially by elevation (approximately 50-feet) and are accessed from Tracy Street approximately 750-feet to the north. The adjoining property to the south is zoned C1-1D and developed with a new three story office buildings. Beyond that property are a mixture of multi-family residential and office buildings all developed in the C1-1D Zone.

On the east side of Hyperion Avenue, all of the properties are designated for Community Commercial development and zoned C1-1. The property directly across from the subject site to the southeast is developed with a surface parking lot, which services a large professional office building (formerly Safeway supermarket). To the northeast is an automotive repair facility and a series of small commercial retail and service oriented businesses.

The subject site is being developed with eleven (11) new two & three-story loft-style dwellings, over a level of surface/subterranean parking. The overall site design, with the building being terraced back into the hillside with the three-story component setback nearly 50-feet from Hyperion Avenue, is compatible and consistent with existing and emerging residential development in the immediate and surrounding neighborhood.

A Zoning Administrator Adjustment is being requested to allow building permits to be issued for construction of residences with a zero (0) foot front yard setback along the Hyperion Avenue frontage in lieu of the five (5) feet required by code (10 feet less 50% reduction allowed per LAMC Section 12.22 C.6 for steeply sloping lots). The adjoining structures to both the north and south maintain similar zero front yard setbacks. Furthermore, the proposed structure will be setback five-feet in comparison to the adjoining properties because of the required street dedication.

It should be noted that the subject property probably qualifies for a reduced front yard setback under LAMC Section 12.22 C.4, which permits front yard reductions by-right for structures located between projecting buildings. The property owner has however chosen to request an adjustment after consulting with Department of Building &

ATTACHMENT D
ZONING ADMINISTRATOR ADJUSTMENT
(YARD VARIANCE)

ADDITIONAL INFORMATION / FINDINGS

HYPERION 2 RESIDENTIAL LOFTS

2239, 2243 & 2247 N. HYPERION AVENUE
LOS ANGELES, CALIFORNIA 90027

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Safety staff who were unable to verify the reduced front setback of some of the older adjacent structures because of incomplete building permit records.

The strict application of the front yard setback requirement would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

2. That the granting of an adjustment will be in conformance with the intent and purpose of the General Plan of the City.

The purpose of the General Plan, in part, is to “promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions...reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible.”

It is an Objective of the General Plan “[t]o make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.” While not specifically addressed, deviation from the technical requirement for a front yard setback will not adversely affect the General Plan. On the contrary, the proposed project will contribute to the overall vibrancy and health of the community.

3. That the granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

Strict adherence to the front yard building setback requirement would significantly reduce the buildable floor area space for each townhome. The strict application of the Zoning Code would limit the property owner’s ability to develop the site in a manner that is comparable to new developments within the surrounding area. Granting the requested adjustment will allow the property owner to develop the site and provide much needed housing within the community. Granting the requested adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City in general.

4. **That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.**

The proposed project is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The proposed project will in fact have greater front yard setback than all neighboring properties due to the required 5-foot street dedication. The project exhibits outstanding design qualities and features that will make it highly desirable and beneficial to the neighborhood. The applicant has shown sensitivity to the neighboring properties and uses by designing a building that fits in with the surrounding building massing and provides transitions that are sensitive to the surrounding uses. The project will contribute to the public welfare by providing safe and attractive new housing that will also set the standard for residential projects along Hyperion Avenue.

Approval of the requested adjustment would enable the property to be developed in a manner consistent and compatible with existing buildings in the surrounding neighborhoods, and will have no adverse impact on the immediately adjacent properties.

5. **That the site and/or existing improvements make strict adherence to the zoning regulations impractical or infeasible.**

The requested adjustment for reduced front-yard setback is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the immediate vicinity. As previously stated, it is anticipated that the Bureau of Engineering will require a 5-foot dedication along Hyperion Avenue to complete a 45-foot half roadway adjacent to the subject property. The required street dedication will reduce the subject property's lot depth to only 95-feet and total lot area to approximately 11,407 net square feet. To impose a front-yard setback in addition to the street dedication requirement would be an unnecessary hardship to this project.

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**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT**

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 69297 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

2239 HYPERION AVENUE (N, S, W, E, of) INTERSECTION OF SCOTLAND STREET
(Circle one)

Map reference location: CENSUS TRACT 1951.00 / 1952.00 DISTRICT MAP 148.5 A 205

(5) Thomas Bros. Map: Page No. 594 Page (CWS) C Grid No. 4

(6) Proposed number of lots 1

(7) Tract area: 0.28 net acres within tract border; 0.39 gross acres.
11,407 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	<u>11</u>	<u>22</u>	+	<u>4</u>
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	_____	_____		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) _____ (O)	_____	_____		_____

(10) Number/type of units to be demolished VACANT LAND

(11) Community Plan area HOLLYWOOD Council District # 4

(12) Community planning designation LIMITED COMMERCIAL to _____ DU's/GA

***Multiple dwelling projects only**

(13) The existing zone is C1-1D. The proposed zone is C1-1D
approved under City Planning Case No. _____ on _____ by the () City
Planning Commission and/or () City Council (CF No _____).

- a. Has the tract map been filed to effectuate a zone change?
Yes No .
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone
incident to a subdivision being requested?
Yes No .
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision
being concurrently filed?
Yes No .
- d. Has the property been considered at a public hearing for a Conditional Use (),
Variance (), Other (specify) _____
Under Case Nos. : _____

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern
California Black Walnut) on this property? Yes No
How many? ⁸ _____

If yes, how many are 4 inches or more in diameter? ⁸ _____
How many absolutely must be removed? ⁸ _____

SEE TREE REPORT

Are there other trees 12 inches or more in diameter? Yes No

If yes, how many? ^{NA} _____. How many must be removed? ^{NA} _____. Indicate type and trunk
diameter of each tree, and whether the tree is to be retained or removed, on a tree map
superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?

Yes No

In a fault rupture study area? Yes No

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes No

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes

No

Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project
site?

Yes No . Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes No If yes, attach a sketch showing
each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes () No
 Is the project within a plan-designated horsekeeping area? Yes () No
 Is the project in an RA or more restrictive zone? Yes () No
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices NA
 b. Anticipated sales terms to tenants NA
 Note: Attach separate sheet, if necessary.
 c. Number of existing parking spaces NA. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes No
- (24) Has a Land Development Counseling Session taken place? Yes No
 If so, what is LDCC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:
VESTING TENTATIVE TRACT MAP 69297 FOR CONDOMINIUM PURPOSES
3-STORY, 11-UNIT, LIVE-WORK CONDOMINIUM PROJECT
26 TOTAL PARKING SPACES (22 RESIDENT AND 4 GUEST SPACES)
ZONE VARIANCE FOR FAR INCREASE AND ZAA FOR REDUCED FRONT YARD SUBMITTED INCIDENT TO THIS TENTATIVE TRACT

I certify that the statements on this form are true to the best of my knowledge.

Signed [Signature] _____
 Date 9/13/07 Date _____

RECORD OWNER(S)
 (From Latest Adopted Tax Roll)
 HYPERION PARTNERS, LLC
 Name C/O SERKO KATCHADOURIAN
 Address 7586 WOODROW WILSON DRIVE
 City LA, CA 90046
 Phone 323-882-8079
 Fax No 323-892-9309

SUBDIVIDER
 Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

ENGINEER OR LICENSED SURVEYOR
 Name IACOBELLIS AND ASSOCIATES INC.
 Name THOMAS D. IACOBELLIS "PLS 4574"
 Address 11145 TAMPA AVENUE #15B
 City NORTHRIDGE, CA 91326
 Phone 818-366-9222
 Fax No 818-366-4813

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
 Council District No.: 4 Community Plan Area: Hollywood
 PROJECT ADDRESS: 2239 - 2247 N. Hyperion Avenue, Los Angeles
 Major Cross Streets: Griffith Park Blvd. and Scotland Street
 Name of Applicant: Quadrant Inc. / Serko Khatchadourian
 Address: 7586 Woodrow Wilson Drive, Los Angeles, CA 90048
 Telephone No.: (310) 858-1388 Fax No.: (310) 858-1399 E-mail: serko@quadrantinc.net

OWNER
 Name: Hyperion Partners, LLC
 Address: 7586 Woodrow Wilson Drive
Los Angeles, CA 90015
 Telephone No.: (310) 858-1388
 Signature: _____

APPLICANT'S REPRESENTATIVE
 Name: Rosenheim & Associates Inc. / Greg Jackson
 (Contact Person)
 Address: 21550 Oxnard Street, Suite 780,
Woodland Hills, CA 91367
 Telephone No.: (818) 716-2689 x3
 Signature: 
 (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other alteration.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps** (8-1/2"x 11 ") showing, nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area circled.
- B. **2 Radius/Land Use Maps** (1"=100'scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100'radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans** showing the location and layout of proposed development including, dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application**- a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures** - two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee**: an undated check in the amount of \$50 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED	
BY: _____	DATE: _____
RECEIPT NO: _____	

I Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Construct 11 new three-story loft-style single-family residential condominium dwellings over one-level partially at-grade and subterranean parking (maximum height 42 ft), with 26 on-site parking spaces (2 spaces per unit, 3 guest spaces and 1 additional undesignated space). The project site is currently vacant and contains a temporary advertising billboard (to be removed). The development will have a maximum floor area of approximately 11,157 s.f. Anticipated entitlements include: Zone Variance to allow an FAR of 1.35:1, in lieu of the 1.0:1 FAR allowed by Footnote No. 6 to the Hollywood Community Plan land use plan and the 0.5:1 FAR imposed by a restrictive "D" limitation per Ordinance 164.694; Zoning Administrator Adjustment to permit reduced front yard setback of zero feet; and Vesting Tentative Tract Map for condominium purposes. There are no plans for future expansion. See Attachment A for additional project information.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No known certification, authorization, clearance or permit required.

II. Existing Conditions:

A. Project Site Area approximately 11,407 square feet Net and approximately 12,007 square feet Gross

B. Existing Zoning: C1-1D

C. Existing Use of Land: undeveloped

D. Existing General Plan Designation: Limited Commercial

Requested General Plan Designation: N/A

E. Number: None type: N/A and age \pm N/A of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: N/A and average rent: N/A

Is there any similar housing at this price range available in the area? If yes, where N/A

F. Number 8, Trunk Diameter one inch to six inches and type California Black Walnut of existing trees.

G. Number 8, Trunk Diameter one inch to six inches and type California Black Walnut of trees being removed (identify on plot plan)

H. Slope: State percent of property which is:

1% Less than 10% slope 1% 10-15% slope 98% over 15% slope

If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay

I. Check the applicable boxes and indicate the condition of the Plot Plan: There are () natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to property, or none of the above.

J. Grading: (specify the total amount of dirt being moved)

7,000 0-500 cubic yards

7,000 if over 500 cubic yards, indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 7,000 cy.*

* Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If project involves more than one phase or substantial expansion or changes of existing uses, please document each* portion separately, with the total or project details written below. Describe entire project, not just area in need of, zone change, variance, or other alteration.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units
 Single Family _____ Apartment _____ or Condominium 11
- B. Number of Dwelling Units with:
 One bedroom _____ Two Bedrooms 6
 Three Bedrooms 5 Four or more bedrooms _____
- C. Total number of parking spaces provided 26 spaces (2 per unit plus 4 guest spaces)
- D. List recreational facilities of project. N/A
- E. Approximate price range of units \$ TBD to \$ TBD
- F. Number of stories 3, height approx. 42 feet feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas/Electric
 Gas heated swimming pool? n/a
- H. Describe night lighting of the project Ornamental accent lighting on exterior of building and security lighting in parking areas. (include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building (footprint) 9,019 s.f. (79%)
 Paving 280 s.f. (2.5%)
 Landscaping 2,108 s.f. (18.5%)
- J. Total number of square feet of floor area approx. 11,157 square feet

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other alteration.

- A. Type of use: NOT APPLICABLE
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____, height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for: Building _____
 Paving _____
 Landscaping _____

Historic/Architectural Significant Project

Does the project involve any structures, building, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A
- California Register of Historical Resources N/A
- City of Los Angeles Historic Cultural Monuments N/A
- Within the City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A

V. Hazardous Materials and Substances Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. No known hazardous materials or hazardous substance discharges.

- A. Regulatory Identification Number (if known) N/A
- B. Licensing Agency N/A
- C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance - A clearance may be necessary certifying the project's equipment (i.e., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s): Hyperion Avenue - Secondary Highway - Adjacent to site on the east;

- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day.**
 Day: 7:00 a.m. to 10:00 p.m. N/A
 Night: 10: 00 p.m. to 7:00 a.m. N/A

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

The proposed development will comply with all city, state and federal environmental regulations which will mitigate any potential adverse impact.

*Contact the South Coast Air Quality Management District at 572-6418 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, HYPERION PARTNERS LLC
Owner (Owner in Escrow)*
(Please Print)

I, GREG JACKSON
Consultant*
(Please Print)

FOR HYPERION PARTNERS LLC:

Signed: [Signature]
Owner

Signed: [Signature]
Agent

SEVAK KHATCHADOURIAN, MANAGING MEMBER

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief


State of California, County and City of Los Angeles

Signed: [Signature]
Notary PUBLIC

Signed: _____
Notary

Subscribed and sworn to before me this
21st day of SEPTEMBER, 2007

Subscribed and sworn to before me this
_____ day of _____, 20____

(NOTARY or CORPORATE SEAL)


(NOTARY or CORPORATE SEAL)

* If acting for a corporation, include capacity and company name.

State of California
County of Los Angeles

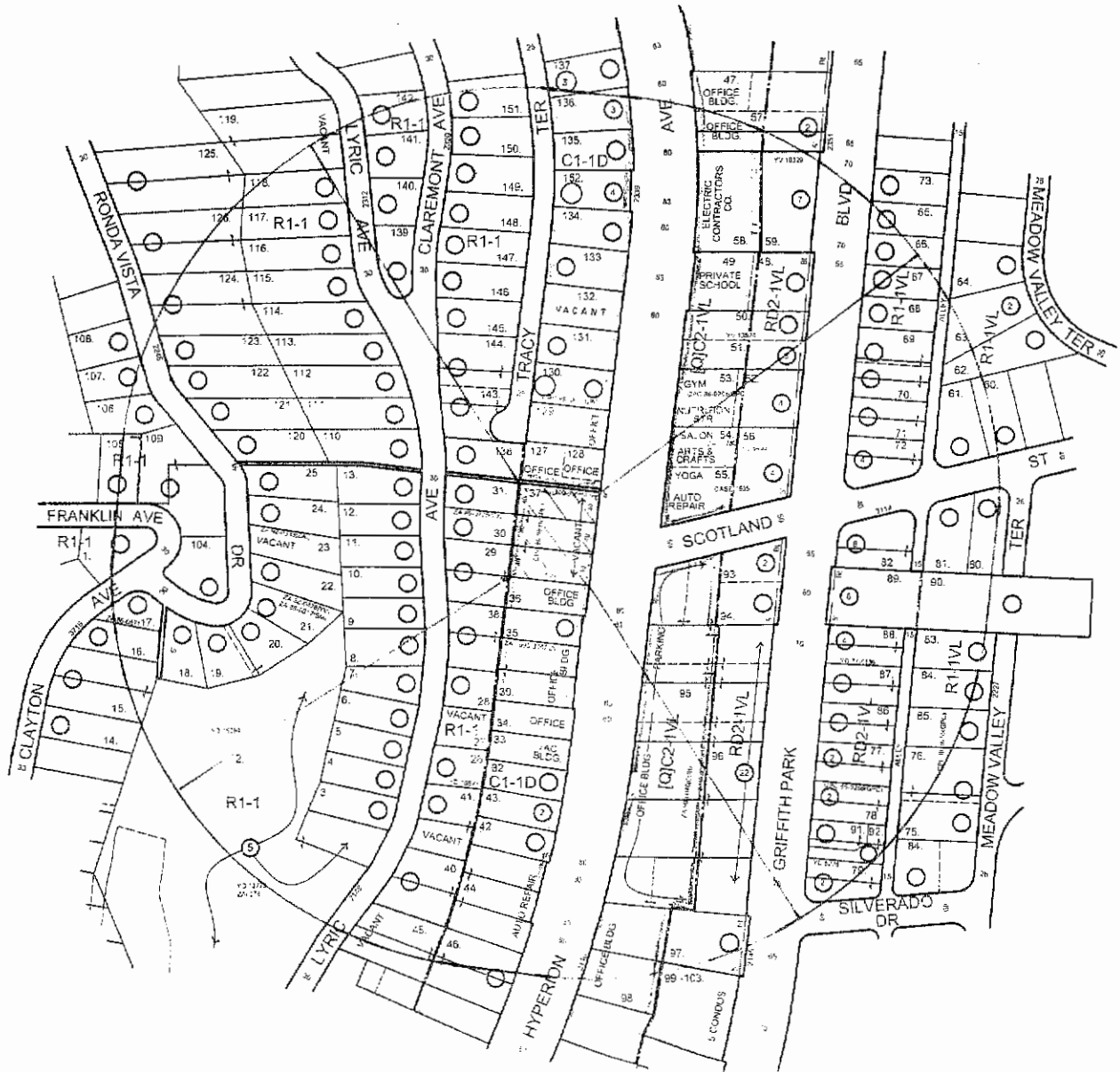
Subscribed and sworn to (or affirmed) before me on this 9th
day of May, 2008, by Greg Jackson,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in cursive script, appearing to read "Dina Snow", written over a horizontal line.



LEGAL: LOTS 111-113, TRACT NO. 3911.

**ZONE VARIANCE
ZONING ADMINISTRATORS ADJUSTMENT
VESTING TENTATIVE TRACT MAP NO. 69297**

C.D. 4
C.T. 1951.00,
1952.00
P.A. HOLLYWOOD

UPDATED 03-31-08

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1060, FAX (626) 441-8850
gcmapping@radiusmaps.com

CASE NO.
DATE: 12-20-2007
SCALE: 1" = 100'
USES FIELD
D.M. 147 A 205
148.5 A 203
T.B. PAGE: 594 GRID: C-4

0.27 NET AC.