

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

CO

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval *
		Date

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

CASE NO. **ZA 2007 3497**

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 4705 West Franklin Avenue Zip Code 90027

Legal Description: Lot 56 Block None Tract 3907

Lot Dimensions 82.5 x 150 Lot Area (sq. ft.) 12403 S.P. Total Project Size (sq. ft.) 775 SQ FT

2. PROJECT DESCRIPTION

Describe what is to be done: (See Attached)

Present Use: Residential Proposed Use: Residential

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

- Check all that apply:
- New Construction
 - Change of Use
 - Alterations
 - Demolition
 - Commercial
 - Industrial
 - 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: 12.10 C Code Section which authorizes relief: 12.28

A Zoning Administrator's Adjustment from Section 12.10 C for additional density to allow the use of an additional dwelling unit from a 16 unit apartment building, with an office, to a 17 unit apartment building in the R3-1XL Zone.

Code Section from which relief is requested: 12.10 C2 Code Section which authorizes relief: 12.28

A Zoning Administrator's Adjustment from Section 12.10 C2 for a reduced side yard from six ~~yards~~ ^{FEET} to five ~~yards~~ ^{FEET} for a 17 unit apartment building in the R3-1XL Zone.

Code Section from which relief is requested: 12.21 . 1 Code Section which authorizes relief: 12.28

A Zoning Administrator's Adjustment from Section 12.21 for additional height from a 2 story building to a 3 story building, restricted by the 1XL height designation, to allow continue the use of a 17 unit apartment building in the R3-1XL Zone.

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

List related or pending case numbers relating to this site:

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

4. OWNER/APPLICANT INFORMATION

Applicant's Name Bradley Kraemer Company _____
 Address: 2020 Glyndon Avenue Telephone: (310) 397-0040 Fax: () _____
Los Angeles, California Zip: 90291 E-mail: _____

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

Contact Person for project information Morrie GOLDMAN - Urban Solutions
 Address: 900 Wilshire Boulevard, Suite 930 Telephone: (213) 689-4745 Fax: (213) 627-3859
Los Angeles, California Zip: 90017 E-mail: MGoldman@UrbanSolutionsLA.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: Bradley Kraemer
 Print: Bradley Kraemer
 Date: 5-14-07

Subscribed and sworn before me this (date): MAY 14, 2007
 In the County of Los Angeles State of California
 Notary Public [Signature]



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 attached sheet(s) this additional information using the hand-out 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	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

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LOS ANGELES CITY PLANNING DEPARTMENT

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ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval *
		Date

DIR 2007 3501 -SPP

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

CASE NO. _____
APPLICATION TYPE Project Permit Compliance - Vermont/Western Station Specific Plan
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 4705 Franklin Avenue, Los Angeles, CA Zip Code 90027
Legal Description: Lot 56 Block None Tract 3907
Lot Dimensions 82.5 x 150 Lot Area (sq. ft.) 12,375 403 Total Project Size (sq. ft.) 12,375 775

2. PROJECT DESCRIPTION

Describe what is to be done: The applicant is applying for a ZAA to permit one additional dwelling unit within an existing 16 unit apartment building for a total of 17 units (see attached). The applicant is proposing to convert the basement office to an apartment unit.

Present Use: Residential Proposed Use: Residential

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

Check all that apply: New Construction Change of Use Alterations Demolition

Commercial Industrial 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: 11.5.7 Code Section which authorizes relief: 11.5.7
Project Permit Compliance, Section 11.5.7 for a project within the Vermont/Western Station Specific Plan.

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

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:

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

4. OWNER/APPLICANT INFORMATION

Applicant's Name Bradley Kraemer Company _____
 Address: 2020 Glyndon Avenue Telephone: (310) 397-0040 Fax: () _____
Venice, California Zip: 90291 E-mail: _____

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

Contact Person for project Information Morrie Goldberg - Urban Solutions
 Address: 900 Wilshire Boulevard, Suite 930 Telephone: (213) 689-4745 Fax: (213) 627-3859
Los Angeles, California Zip: 90017 E-mail: MGoldman@UrbanSolutionsLA.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.

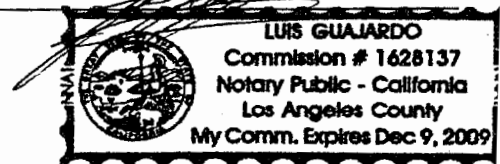
Signature: *Bradley Kraemer*
 Print: Bradley Kraemer
 Date: 7-3-07

Subscribed and sworn before me this (date): 07-03-2007

In the County of Los Angeles State of California

Notary Public _____

Stamp:



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 attached sheet(s) this additional information using the hand-out 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	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

COMMUNITY PLANNING BUREAU AUTHORIZATION FORM

(Revised 7/26/05)

This form, completed and signed by appropriate Community Planning Bureau staff must accompany any Master Land Use Application submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, HPOZs, DRBs, CDOs, or POD areas.

VERMONT/WESTERN SNAP, ORD. NO. 173,749

(Name of Specific Plan, HPOZ, DRB, CDO, OR POD, and Ordinance Number)

1. Location of proposed project - Attach ZIMAS Map and Report		
4705 FRANKLIN LA CA 90027		
2. For HPOZs: is project located in a Federal District/ Nation Register Historic District or a California Register Historic District?	<input type="checkbox"/> Yes (See No. 8, below)	<input type="checkbox"/> No
3. For HPOZs: does project involve the <u>demolition</u> of a Contributing building or structure?	<input type="checkbox"/> Yes (See No. 8, below)	<input type="checkbox"/> No
4. Description of proposed project:		
CONVERT EXISTING MANAGERS OFFICE INTO DWELLING UNIT IN EXISTING MFD		

Existing Use: MFD		
Proposed use: MFD		
New construction <u>0</u> sq. ft.	Addition <u>0</u> sq. ft.	Renovation <u>0</u> sq. ft.

5. Name, Address and phone number of Property Owner:

BRADLEY KRAEMER, 2020 GLYNDON AVE,
VENICE, CA 90291 310.397-0040

6. Name, Address and phone number of Applicant:

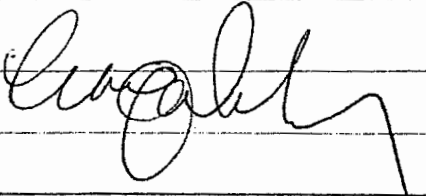
(SAME AS ABOVE)

7. Name, Address and phone number of Applicant Representative:

BRIAN OHIN, MORRIS GOLDMAN - URBAN SOLUTIONS
900 WILSHIRE BLVD, SUITE 930 213.689.4745
LOS ANGELES, CA 90017

8. Environmental Clearance (check what applies)	
Note:	
<ul style="list-style-type: none"> • COAs on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts; and/or • Projects involving the <u>demolition</u> of Contributing buildings or Structures <u>do not qualify for Categorical Exemptions</u>. Check "Environmental Assessment Form," below and advise applicant to apply for an EAF. 	
<input checked="" type="checkbox"/>	Categorical Exemption
<input type="checkbox"/>	Environmental Assessment Form (EAF)
<input type="checkbox"/>	Existing ENV Case No.

9. Approved Filing (circle what applies)						
Specific Plan:						
<input checked="" type="radio"/> Project Permit	<input type="radio"/> Exception	<input type="radio"/> Modification	<input type="radio"/> Exemption	<input type="radio"/> Amendment	<input type="radio"/> Interpretation	<input type="radio"/> Other
DRB:						
<input type="radio"/> Regular	<input type="radio"/> Signs	<input type="radio"/> Modification	<input type="radio"/> Preliminary			
HPOZ (circle and attach Filing instructions):						
<input type="radio"/> COA	<input type="radio"/> CCMP	<input type="radio"/> DEM				
10. Other waivers or grants needed from the LAMC?						
Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary Planning Approvals.						
<input checked="" type="checkbox"/>	Yes ZAA TO PERMIT ADDITIONAL UNIT					
<input type="checkbox"/>	No					
<input type="checkbox"/>	Not determined by Community Planning					

Community Planning Staff Signature:		Date: 07/17/07
Print Name:	Craig Weber	

ZA 2007 3497

ATTACHMENT TO THE MASTER LAND USE APPLICATION

4705 Franklin Avenue

REQUESTS

1. A Zoning Administrator's Adjustment from Section 12.10 C for additional density to allow the use and maintenance of a additional dwelling unit from a 16 unit apartment building, with an office, to a 17 unit apartment building in the R3-1XL Zone.
2. A Zoning Administrator's Adjustment from Section 12.10 C2 for a reduced side yard from six yards to five yards for a 17 unit apartment building in the R3-1XL Zone.
3. A Zoning Administrator's Adjustment from Section 12.21 for additional height from a two story building to a three story building, restricted by the 1XL height designation, to allow continue the use and maintenance of a 17 unit apartment building in the R3-1XL Zone.

PROJECT DESCRIPTION

The property is a rectangular shaped lot (150 x 82.5) with a total area of 12,375 square feet. The property is zoned R3-1XL and is improved with a two story plus basement, 16 dwelling unit apartment building and an office unit for an onsite manager. There are a total of 17 parking spaces. The surrounding properties are zoned R1-1, C4-1D, R3-1 and are characterized by sloping topography, collector streets. The surrounding properties are developed with multiple family dwellings units and commercial uses.

The applicant is requesting to allow the basement office to be used as an dwelling unit. Currently, the onsite manager has been occupying the unit and has been utilized as such by other managers for over 30 years. The applicant is requesting to change the Certificate of Occupancy to reflect the additional unit from 16 to 17. The unit is fully equipped with bedrooms and a kitchen. According to Building and Safety, the inclusion of the basement unit will technically add an additional story to the building which will require a ZAA for height and an increased side yard setback. The additional unit will not constitute any new construction or additional square footage to the existing building.

**ADDITIONAL INFORMATION/FINDINGS
(ADJUSTMENTS)**

- 1. That the granting of such adjustment will result in development compatible with the surrounding uses.**

The granting of the adjustment will be compatible with the surrounding uses. The surrounding properties also face the same constraints as the applicant with a limited lot area on a legal non-conforming parcel. The buildings were originally constructed in the 1950's prior to any code requirements dictating yards and minimum lot area. The location of the building is adjacent to transit stops and is pedestrian convenient to retail uses on Vermont Avenue. The requested density adjustment is consistent with the surrounding uses and the Planning Commission's desire to create more housing within a transit corridor.

The unit is fully equipped with bedrooms and a kitchen. According to Building and Safety, the inclusion of the basement unit will technically add an additional story to the building which will require a ZAA for height and an increased side yard setback. The additional unit will not constitute any new construction or additional square footage to the existing building.

- 2. The granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City.**

The General Plan designates the property as Medium Residential with the corresponding zone of R3. The requested adjustments will be in conformance of the General Plan. The requested modifications and adjustments will not increase the size of the building on the property. The adjustments will keep the existing conditions status quo and will continue to provide housing in the community, thus, meeting an objective of the General Plan.

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

The intent of the zoning code allows for modifications and variances to provide relief for specific properties. The existing uses have encroached into the side and rear yards because of the limitations imposed by the size of the lot. The adjustments will keep the existing conditions status quo and will continue to provide housing in the community, thus, meeting an objective of the Planning and Zoning Code of the City. With proper conditions and mitigation measures, the Zoning Code's intent to preserve property rights will be maintained.

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

There will be no adverse impacts from the proposed adjustments. Mitigation measures such as landscaping and the maintenance of fences along the property line will alleviate any impact the adjacent property owners. The additional unit will not constitute any new construction or additional square footage to the existing building; therefore, parking and traffic will not be impacted in the neighborhood.

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

Because of the width and depth of the lot, the applicant is constrained in maintaining the required side and rear yards. The dwelling units, and garage have been in existence for over 50 years. The surrounding properties also face the same constraints with limited lot area and uses encroaching into the side and rear yards. The buildings were originally constructed in the 1950's prior to any code requirements dictating yards and distances between structures causing adherence to the zoning regulations impractical and infeasible. The additional unit will not constitute any new construction or additional square footage to the existing building.