

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:

**CENTRAL AREA PLANNING COMMISSION**  
200 North Spring Street, Room 272  
Los Angeles, CA 90012  
(213) 978-1300

**NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS**

- WITHIN A 100-FOOT RADIUS     WITHIN A 500-FOOT RADIUS  
 ABUTTING A PROPOSED DEVELOPMENT SITE  
 AND OCCUPANTS WITHIN A 100-FOOT RADIUS  
 AND OCCUPANTS WITHIN A 500-FOOT RADIUS

**concerning property at  
4759 Bryn Mawr Road**

**Case No.:** ZA-2007-3507-ZAD-ZAA-1A  
**Plan Area:** Hollywood  
**Council District No.:** 4

**Hearing Date:** Tuesday, September 23, 2008  
**Hearing Time:** after 4:30 P.M.  
**Hearing Place:** City Hall, 10<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

**The hearing involves** an appeal in part from the Zoning Administrator's decision 1) pursuant to Los Angeles Municipal Code Section 12.24-X,21, for a dismissal of a Zoning Administrator's Determination from the requirements of Section 12.21-A,17(e)(2) to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is not improved to a minimum of 20 feet in width adjacent to the subject property; and 2) pursuant to Los Angeles Municipal Code Section 12.24-X,26, a denial of a Zoning Administrator's Determination for 4 retaining walls from 4 feet to 23 feet in height; and 3) pursuant to Los Angeles Municipal Code Section 12.24-X,7, a denial of a Zoning Administrator's Determination to permit a wall 4 feet 6 inches in height within the front yard setback in lieu of the maximum permitted height of 3 feet 6 inches; and 4) pursuant to Los Angeles Municipal Code Section 12.24-X,11, a denial of a Zoning Administrator's Determination to permit a height of 45 feet in lieu of the maximum permitted height of 36 feet and; 5) pursuant to Los Angeles Municipal Code Section 12.28, a denial of an Adjustment to permit more than 75 percent of the front yard to be paved in lieu of the maximum of 50 percent permitted by the code, and 6) pursuant to Los Angeles Municipal Code Section 12.24-X,21, the approval of a Zoning Administrator's Determination from the requirements of Section 12.21-A,17(e)(3) to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is not improved to a minimum of 20 feet in width from the driveway apron of the subject property to the edge of the Hillside Area. [PB]

**APPLICANT:** Randy Wan Ausdall, Classic Projects, and  
Brian Lee

**APPELLANT:** Same

**AGENDAS** are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

**TESTIMONY:** Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

**FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW**

**DECISION:** The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

**FILE REVIEW:** The complete file, including the determination is available for public inspection in the Commission office, Suite 272, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

**CORRESPONDENCE AND EXHIBITS**

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by **noon of the preceding Friday**.
2. Please provide an **original and fourteen (14) copies (15 sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 2 " x 11" or 8 2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

***As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.***

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*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 3507

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

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 4759 BRYN MAWR RD. Zip Code 90027  
 Legal Description: Lot 139 Block NONE Tract 3733  
 Lot Dimensions IRREGULAR Lot Area (sq. ft.) 10,542 Total Project Size (sq. ft.) 5,756 (GROSS)

**2. PROJECT DESCRIPTION**

Describe what is to be done: CONSTRUCT NEW SINGLE FAMILY RESIDENCE (3 STORY OVER BASEMENT)

Present Use: VACANT - UNIMPROVED Proposed Use: SFD

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: 12.21C8(a) Code Section which authorizes relief: 12.24X26/12.29X7  
A Zoning Administrator Determination to allow 4 retaining walls in lieu of 2 at 10' height and walls varing with natural slope of 4' to 23'

Code Section from which relief is requested: 12.21C1(g) Code Section which authorizes relief: 12.28  
A Zoning Administrator Adjustment to allow a 29' driveway access instead of an allowed 16' access.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

See attached Actions

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

HILLSIDE DEVELOPMENT PROJECT

4759 BRYN MAWR ROAD  
LOS ANGELES, CA 90027  
APN 5588-020-010

ACTIONS REQUESTED - FINDINGS

1. AZAD – A ZONING ADMINISTRATOR DETERMINATION PER SECTION 12.21A17(c)5 TO PERMIT THE DWELLING TO HAVE A HEIGHT OF 45' INSTEAD OF 36' PERMITTED PER SECTION 12.21A17(c).

- A. Code section from which relief is requested: 12.21A17(c)5
- B. Code section which authorizes relief: 12.24X11.

- a) Due to the shape of the bowl-shaped upslope lot, its steep terrain and lack of street frontage, the building is cut into the site to achieve the driveway slope at street level. With the 9' height increase, in the rear we are able to better develop and utilize the backyard and in the front city maximize views that adjacent homes enjoy.
- b) Request conforms to the intent and purpose of the general plan.
- c) The requested height increase to 45' is consistent with other adjoining hillside lots. The additional 9' in height allows the property owner to take full advantage of the views and better utilize a difficult site. Even with increase in building height, the neighbor's houses are far above and easily overlook the subject site to the view beyond.
- d) There are no adverse impacts on neighbors or the surrounding community.
- e) Due to the sites unusual and steep topography, the height increase is negligible in its impact.

HILLSIDE DEVELOPMENT PROJECT

4759 BRYN MAWR ROAD  
LOS ANGELES, CA 90027  
APN 5588-020-010

ACTIONS REQUESTED

*Findings*

~~1. AZAD – A ZONING ADMINISTRATOR DETERMINATION PER SECTION 12.21A17(c)5 TO PERMIT THE DWELLING TO HAVE A HEIGHT OF 45' INSTEAD OF 36' PERMITTED PER SECTION 12.21A17(c).~~

- A. Code section from which relief is requested: 12.21A17(c)5
- B. Code section which authorizes relief: 12.24X11.

- a) Due to the shape of the bowl-shaped upslope lot, its steep terrain and lack of street frontage, the building is cut into the site to achieve the driveway slope at street level. With the 9' height increase, in the rear we are able to better develop and utilize the backyard and in the front city maximize views that adjacent homes enjoy.
- b) Request conforms to the intent and purpose of the general plan.
- c) The requested height increase to 45' is consistent with other adjoining hillside lots. The additional 9' in height allows the property owner to take full advantage of the views and better utilize a difficult site. Even with increase in building height, the neighbor's houses are far above and easily overlook the subject site to the view beyond.
- d) There are no adverse impacts on neighbors or the surrounding community.
- e) Due to the sites unusual and steep topography, the height increase is negligible in its impact.

HILLSIDE DEVELOPMENT PROJECT

4759 BRYN MAWR ROAD  
LOS ANGELES, CA 90027  
APN 5588-020-010

ACTIONS REQUESTED

*Findings*

~~1. AZAD - A ZONING ADMINISTRATOR DETERMINATION PER SECTION 12.24.21 TO PERMIT THE EXISTING 19' IMPROVED STREET DEDICATION INSTEAD OF THE REQUIRED 20'.~~

- A. Code section from which relief is requested: 12.21A17(e)(3).
- B. Code section which authorizes relief: 12.24X21.

- a) Widening the existing street 6" on each side to achieve a 20' street dedication for an additional 200' would cause extreme disruption to the neighbor's lots and would provide no increased benefit for fire department access.
- b) Request conforms to the intent and purpose of the general plan.
- c) Strict adherence to the code section creates an unreasonable financial hardship to the owner and provides no noticeable benefit to the neighbors.
- d) There are no adverse impacts on neighbors or the surrounding community.

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 RANDY VAN AUSDALL Company CLASSIC PROJECTS  
 Address: 7083 HOLLYWOOD BLVD STE 105 Telephone: 323 469-9369 Fax: 323 469-6266  
HOLLYWOOD, CA Zip: 90028 E-mail: randy@classicprojects.com

Property Owner's Name (if different than applicant) BRIAN LEE  
 Address: 2701 GLENDOWER AVE. Telephone: 323 962-8600x212 Fax: 323 962-8300  
LOS ANGELES, CA Zip: 90027 E-mail: blee@legalzoom.com

Contact Person for project information RANDY VAN AUSDALL  
 Address: 7083 HOLLYWOOD BLVD STE 105 Telephone: 323-469-9369 Fax: 323-469-6266  
HOLLYWOOD, CA Zip: 90028 E-mail: RANDY@CLASSICPROJECTS.COM

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

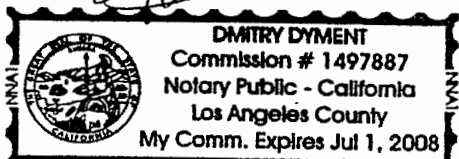
- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: [Signature]  
 Print: BRIAN LEE  
 Date: 7/16/07

Subscribed and sworn before me this (date): 7/16/07

In the County of Los Angeles State of California

Notary Public [Signature]

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 on an application.

Planning Staff Use Only

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

Special Instructions for:

ZONING ADMINISTRATOR ADJUSTMENT (ZAA): AREA, YARDS, HEIGHT;  
DENSITY, HEIGHT, FAR > 20% (YV);  
BUILDING LINE  
REDUCTION IN OPEN SPACE OVER 10%  
HILLSIDE HEIGHT > 45 FT.; HILLSIDE RETAINING WALLS

ZONING CODE SECTIONS: 12.28 for Adjustments; 12.32 R for Building Lines; 12.21 G for Open Space

The MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS, CP-7809, should also be followed.

ADDITIONAL INFORMATION/FINDINGS (ADJUSTMENTS):

In order to grant your request, the following findings/questions must be addressed. Please try to explain, as best as possible, how your request conforms to the following requirements:

② 1. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses. 12.21C (a) INCREASE RETAINING WALL HT. (WALLS # 3 & #4)  
A ZAD TO MAX. OF 23'-0"  
INCREASE THE WALL HTS FLANKING THE DRIVEWAY FROM A MAX. OF 23' FOR A SHORT DISTANCE TAPERING DOWN TO APPROX 48" AT BACK OF CURB FACE TO HOLD BACK THE ADJACENT GRADE.

2. That the granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City.  
THE GRANTING OF THE REQUEST MEETS THE INTENT 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 WALL HT. REQUEST, DOES NOT ABUSE THE WALL HT. LIMIT BECAUSE THE VISUAL IMPACT FROM THE STREET AND SURROUNDING NEIGHBORS IS NEGL

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

THE IMPACT TO THE SURROUNDING NEIGHBORHOOD IS KEPT TO A MIN. BOTH WALLS #3 & #4 TAPER UPWARD AND ARE MAINLY SEEN FROM WITHIN THE CONFINES OF THE SITE DUE TO THE INWARD ANGLES OF THE WALLS TOWARD THE CENTER OF THE SITE.

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

DUE TO THE SEVERE CONTOURS OF THE SITE AT THE STREET, WITHOUT OUT THESE (2) WALLS AND HT. INCREASE THE SITE WOULD BE UNBUILDABLE. NO PARKING ACCESS.

**ADDITIONAL INFORMATION/FINDINGS (OPEN SPACE):**

The open space provided conforms with the objectives of the Open Space provisions of the Code.

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**ADDITIONAL INFORMATION/FINDINGS (BUILDING LINES):**

Describe how the proposal conforms to the following objectives: to provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the Land Use Element of the General Plan; to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; the prevent the spread of major fires and to facilitate the fighting of fires; to promote the peace, health, safety, comfort convenience, interest and general welfare.

Paving

Special Instructions for:

ZONING ADMINISTRATOR ADJUSTMENT (ZAA): AREA, YARDS, HEIGHT;  
DENSITY, HEIGHT, FAR > 20% (YV);  
BUILDING LINE  
REDUCTION IN OPEN SPACE OVER 10%  
HILLSIDE HEIGHT > 45 FT.; HILLSIDE RETAINING WALLS

ZONING CODE SECTIONS: 12.28 for Adjustments; 12.32 R for Building Lines; 12.21 G for Open Space

The MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS, CP-7809, should also be followed.

ADDITIONAL INFORMATION/FINDINGS (ADJUSTMENTS):

In order to grant your request, the following findings/questions must be addressed. Please try to explain, as best as possible, how your request conforms to the following requirements:

4

- 1. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses. 12.21C1(g) TO INCREASE DRIVEWAY PAVING APPROACH @ FRONT YARD.

THE IRREGULAR SHAPED SITE HAS A NARROW FRONT YARD NOT UNLIKE OTHER HILLSIDE PROPERTIES. THE DRIVE APPROACH FROM WALL TO WALL NEEDS TO BE PAVED FOR ACCESS TO GARAGE. SOME PLANTER AREAS ARE DESIGNATE ON SITE PLAN.

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

THE GRANTING OF THE REQUEST IS CONSISTENT WITH THE INTENT 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.

IN ORDER TO MEET THE PARKING REQUIREMENTS AND NOT CREATE A "BACKING UP" HAZARD AT THE STREET, THE PROPOSED SOLUTION MEETS THE SPIRIT OF THE CODE.

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

ANY ADVERSE IMPACT HAS BEEN MITIGATED BY PROVIDING ENOUGH DRIVEWAY WIDTH TO ENTER AND EXIT THE ON-SITE PARKING SAFELY.

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

STRICT ADHERENCE TO THE CODE MAKES THE PARKING SITUATION IMPRACTICAL IF NOT IMPOSSIBLE.

**ADDITIONAL INFORMATION/FINDINGS (OPEN SPACE):**

The open space provided conforms with the objectives of the Open Space provisions of the Code.

**ADDITIONAL INFORMATION/FINDINGS (BUILDING LINES):**

Describe how the proposal conforms to the following objectives: to provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the Land Use Element of the General Plan; to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; to promote the peace, health, safety, comfort convenience, interest and general welfare.

Special Instructions for:

FENCES AND WALLS TO 8 FEET (ZAD)

ZONING CODE SECTIONS: 12.24X7 for Fences and Walls.

The MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS should also be followed.

ADDITIONAL INFORMATION/FINDINGS: The questions below will serve to guide a Zoning Administrator in rendering a determination. Accordingly, your application should address as best as possible these issues in order to fully acquaint the decision maker with your request. The items below should not be considered as a limitation on the information to be submitted and you are encouraged to submit any additional material you feel is relevant.

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

A ZAD 12.21C (A) INCREASE RETAINING WALL HEIGHT (WALLS #3 & #4) TO A MAX. OF 23'-0". INCREASE THE WALLS FLANKING THE DRIVEWAY FROM A MAX. OF 23' FOR A SHORT DISTANCE TAPERING DOWN TO APPROX. 48" AT BACK OF CURB FACE TO HOLD BACK THE ADJACENT GRADE.

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

THE GRANTING OF THE REQUEST MEETS THE INTENT OF THE GENERAL PLAN.

- 3. Environmental effects and appropriateness of materials, design and location of any proposed fence or wall.

THE WALL HEIGHT REQUEST DOES NOT ABUSE THE WALL HEIGHT LIMIT BECAUSE THE VISUAL IMPACT FROM THE STREET AND SURROUNDING NEIGHBORHOOD IS NEGLIGIBLE.

- 4. Detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

THE IMPACT TO THE SURROUNDING NEIGHBORHOOD IS KEPT TO A MINIMUM. BOTH WALLS #3 & #4 TAPER UPWARD AND ARE MAINLY SEEN FROM WITHIN THE CONFINES OF THE SITE DUE TO THE INWARD ANGLES OF THE WALLS TOWARD THE CENTER OF SITE.

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

DUE TO THE SEVERE CONTOURS OF THE SITE AT  
THE STREET, WITHOUT THESE (2) WALLS & HEIGHT  
INCREASE THE SITE WOULD BE UNBUILDABLE +  
NO PARKING ACCESS.

CP-2075 (12/01/05)

Paving

Special Instructions for:

ZONING ADMINISTRATOR ADJUSTMENT (ZAA): AREA, YARDS, HEIGHT;  
DENSITY, HEIGHT, FAR > 20% (YV);  
BUILDING LINE  
REDUCTION IN OPEN SPACE OVER 10%  
HILLSIDE HEIGHT > 45 FT.; HILLSIDE RETAINING WALLS

ZONING CODE SECTIONS: 12.28 for Adjustments; 12.32 R for Building Lines; 12.21 G for Open Space

The MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS, CP-7809, should also be followed.

ADDITIONAL INFORMATION/FINDINGS (ADJUSTMENTS):

In order to grant your request, the following findings/questions must be addressed. Please try to explain, as best as possible, how your request conforms to the following requirements:

4

- 1. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses. 12.21C1(g) TO INCREASE DRIVEWAY PAVING APPROACH @ FRONT YARD.

THE IRREGULAR SHAPED SITE HAS A NARROW FRONT YARD NOT UNLIKE OTHER HILLSIDE PROPERTIES. THE DRIVE APPROACH FROM WALL TO WALL NEEDS TO BE PAVED FOR ACCESS TO GARAGE. SOME PLANTER AREAS ARE DESIGNATE ON SITE PLAN.

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

THE GRANTING OF THE REQUEST IS CONSISTENT WITH THE INTENT 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.

IN ORDER TO MEET THE PARKING REQUIREMENTS AND NOT CREATE A "BACKING UP" HAZARD AT THE STREET, THE PROPOSED SOLUTION MEETS THE SPIRIT OF THE CODE.

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

ANY ADVERSE IMPACT HAS BEEN MITIGATED BY PROVIDING ENOUGH DRIVEWAY WIDTH TO ENTER AND EXIT THE ON-SITE PARKING SAFELY.

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

STRICT ADHERENCE TO THE CODE MAKES THE PARKING SITUATION IMPRACTICAL IF NOT IMPOSSIBLE.

**ADDITIONAL INFORMATION/FINDINGS (OPEN SPACE):**

The open space provided conforms with the objectives of the Open Space provisions of the Code.

**ADDITIONAL INFORMATION/FINDINGS (BUILDING LINES):**

Describe how the proposal conforms to the following objectives: to provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the Land Use Element of the General Plan; to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; to promote the peace, health, safety, comfort convenience, interest and general welfare.


CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

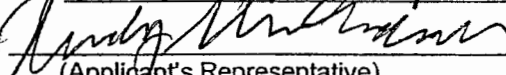
EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
 Council District No.: 04 Community Plan Area: \_\_\_\_\_  
 PROJECT ADDRESS: 4759 BRYN MAWR RD.

Major Cross Streets: GLENDOWER AVE. & BRYN MAWR RD.  
 Name of Applicant: RANDY VAN AUSDALL  
 Address: 7083 HOLLYWOOD BLVD. STE. 105  
 Telephone No.: 323-469-9369 Fax No.: 323-962-8300 E-mail: randy.vanausdalle@pacbell.net

OWNER

Name: BRIAN LEE  
 Address: 2701 GLENDOWER AVE.  
 Telephone No.: (323) 962-8600 X 212  
 Signature: 

APPLICANT'S REPRESENTATIVE  
(Other than Owner)

Name: RANDY VAN AUSDALL  
 (Contact Person)  
 Address: 7083 HOLLYWOOD BLVD. STE. 105  
 Telephone No.: (323) 469-9369  
 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 the entire project, not just the area in need of zone change, variance, or other entitlement.

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:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') 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:** a 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.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

|   |             |
|---|-------------|
| ENVIRONMENTAL ASSESSMENT APPROVED BY: _____ | DATE: _____ |
| APPLICATION ACCEPTED BY: _____              | DATE: _____ |
| RECEIPT NO.: _____                          |             |

**ZA 2007 3507**

If the 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 entitlement.

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

- A. Number of Dwelling Units-  
Single Family 1 Apartment \_\_\_\_\_ or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
One bedroom \_\_\_\_\_ Two bedrooms \_\_\_\_\_  
Three bedrooms \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided 4
- D. List recreational facilities of project 0
- E. Approximate price range of units \$ \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stories 3+ BASEMENT, height 45 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) \_\_\_\_\_  
Gas heated swimming pool? \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_
- J. Total Number of square feet of floor area 5,756 GROSS

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 entitlement.

- A. Type of use \_\_\_\_\_
- 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 \_\_\_\_\_  
(Include plan for shielding light from adjacent uses, if available)
- 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/Architecturally Significant Project

Does the project involve any structures, buildings, 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 \_\_\_\_\_
- California Register of Historic Resources \_\_\_\_\_
- City of Los Angeles Cultural Historic Monument \_\_\_\_\_
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) \_\_\_\_\_

DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS  
PRELIMINARY REFERRAL FORM FOR HILLSIDE ORDINANCE #168,159 & #174,652

Building and Safety

Date: 06/06/2007

PIN: 153B197-128

Address: 4759 W BRYN MAWR ROAD

Applicant: \_\_\_\_\_

District Map: 153B197 Tract: TR 3733

Project Description: \_\_\_\_\_

Block: Lot: 139

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Public Works: "B-Permits Counter"

**Vehicular Access:** (for exceptions per 12.21A17(i))

1. Is the Continuous Paved Roadway (CPR)\* at least 28ft wide from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No

If "YES", S T O P , project is exempt from the Hillside Ordinance.

If "NO", answer ALL of the following questions:

2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No

3. Is the street adjacent to the subject lot at least 20ft wide?  Yes  No  
(Note: all streets adjacent to a lot must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.)

\* CPR = begins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area.

If "2" and "3" are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT REQ'D

If "2" or "3" are No: REFER TO PLANNING FOR APPROVAL PER 12.24X21

**Street Type:** (for front yards and street improvements, per 12.21A17(a) and (e))

1st Street Name: BRYN MAWR ROAD R/W width: 28'+ Roadway width: 19'

Lot fronts on a standard hillside limited street  Dedication required width: \_\_\_\_\_ Plan Index: 18525  
 Lot fronts on a sub standard hillside limited street  Improvement required

Comments: need b-permit for street improvs or planning approval req'd (variance). Half width of R/W = 18', no dedication is req'd.

2nd Street Name: \_\_\_\_\_ R/W width: \_\_\_\_\_ Roadway width: \_\_\_\_\_

Lot fronts on a standard hillside limited street  Dedication required width: \_\_\_\_\_ Plan Index: \_\_\_\_\_  
 Lot fronts on a sub standard hillside limited street  Improvement required

Comments: \_\_\_\_\_

**Sewer Connection:**

Lot located less than 200 ft from sewer mainline:

Use existing wye and permit  Obtain new connection and new permit  
 Use existing wye, obtain new permit  Obtain B-Permit from PW/BOE to construct new mainline

Lot located greater than 200 ft from sewer mainline:

Obtain LADBS approval for on-site sewer  Obtain B-Permit from PW/BOE to construct new mainline

Public Works Employee completing this form:

Sign: [Signature] Print Name: Irma H-Baraza

Date: 6/6/07 Phone: (213) 482-7030 Location: Central

† The final determination of Hillside Ordinance applicability shall be made after any and all dedication/improvements (if required) have been made.

A Zoning Administrator Determination per Section 12.24 X 26 to permit 2 additional retaining walls having an height of 4 feet to 23 feet (varying with the natural slope) instead of the two ten foot walls permitted. (Section 12.21 C 8).

~~A Zoning Administrator Adjustment per Section 12.28 A to permit more than 75 % of the front yard to be paved ( 29 foot wide driveway instead of the 19 feet ) instead of the maximum 50 % permitted ( Section 12.21 C 1 (g)).~~

A Zoning Administrator Determination per Section 12.24 X 7 to permit a over-in-height retaining wall (4 to 6 feet in height) to be located in the 5 foot front yard instead of the 42 inches permitted. (Section 12.21 C 1(g)).

A Zoning Administrator Determination per Section 12.24 X 11 to permit construction of a single family house having a height of 45 feet instead of the 36 feet permitted. (Section 12.21 A 17 (c) 5).

A Zoning Administrator Determination per Section 12.24 X 21 to permit construction of a single family house maintaining the existing 19 foot wide roadway from the driveway access to the boundaries of the hillside area instead of the 20 wide roadway required. (Section 12.21 A 17 (e)3).

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, BRIAN S. LEE  
Owner (Owner in escrow)\*  
(Please Print)

Signed: [Signature]  
Owner

I, RANDY S. VAN AUSSDALE  
Consultant\*  
(Please Print)

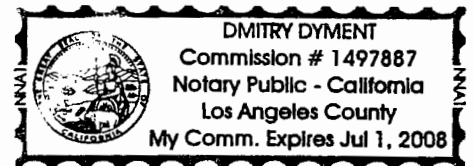
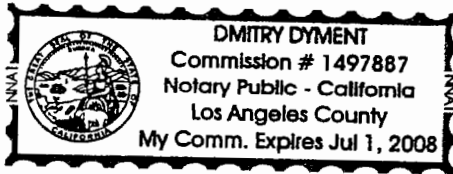
Signed: [Signature]  
Agent

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

|  |   |
|--|---|
| <p>Signed: <u>[Signature]</u><br/>Notary <u>Dmitry Dyment,</u><br/><u>NOTARY PUBLIC</u><br/>Subscribed and sworn to before me this<br/><u>16</u> day of <u>July</u>, 20 <u>07</u><br/>(NOTARY OF CORPORATE SEAL)</p> | <p>Signed: <u>[Signature]</u><br/>Notary <u>Dmitry Dyment</u><br/><u>NOTARY PUBLIC</u><br/>Subscribed and sworn to before me this<br/><u>16</u> day of <u>July</u>, 20 <u>07</u><br/>(NOTARY)</p> |
|--|---|

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



HILLSIDE DEVELOPMENT PROJECT

4759 BRYN MAWR ROAD  
LOS ANGELES, CA 90027  
APN 5588-020-010

ACTIONS REQUESTED FINDINGS

1. AZAD – A ZONING ADMINISTRATOR DETERMINATION PER SECTION 12.24.21 TO PERMIT THE EXISTING 19' IMPROVED STREET DEDICATION INSTEAD OF THE REQUIRED 20'.

- A. Code section from which relief is requested: 12.21A17(e)(3).
- B. Code section which authorizes relief: 12.24X21.
  - a) Widening the existing street 6" on each side to achieve a 20' street dedication for an additional 200' would cause extreme disruption to the neighbor's lots and would provide no increased benefit for fire department access.
  - b) Request conforms to the intent and purpose of the general plan.
  - c) Strict adherence to the code section creates an unreasonable financial hardship to the owner and provides no noticeable benefit to the neighbors.
  - d) There are no adverse impacts on neighbors or the surrounding community.