

**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. \_\_\_\_\_

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

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 4771 CROMWELL AVE. L.A. Zip Code 90027  
 Legal Description: Lot 72 Block NONE Tract TR 3733  
 Lot Dimensions IRREGULAR Lot Area (sq. ft.) 21,370.7 Total Project Size (sq. ft.) 1604

**2. PROJECT DESCRIPTION**

Describe what is to be done: OVERHEIGHT FENCE & GATE

Present Use: SINGLE FAMILY RESIDENCE Proposed Use: SAME w/ NEW FENCE

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver

Additions to the building:

<input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 1 To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total 1

**3. ACTION(S) REQUESTED**

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

Code Section from which relief is requested: 12.21C(3) Code Section which authorizes relief: 12.24X7  
REQUEST TO ALLOW PROPOSED OVERHEIGHT FENCE & GATE  
OF 7' MAX. INCLUDING LIGHT FIXTURES IN LIEU OF  
THE LIMITED 3' 6" MAX WITHIN THE REQUIRED  
FRONT YARD

List related or pending case numbers relating to this site:

\_\_\_\_\_

4. OWNER/APPLICANT INFORMATION

Applicant's name: RICHARD A. LLEWELLYN, JR. CHRISTOPHER G. CALDWELL Company: (213) 978-8351

Address: 4771 CROMWELL AVE Telephone: (323) 661-4612 (H) Fax: (323) 661-3285  
LOS ANGELES, CA Zip: 90027 E-mail: RICHARD.LLEWELLYN@LACITY.ORG

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

Contact person for project information: MIKE FLETCHER Company: ALLIED MASONRY

Address: 6520 PLATT AVE #574 Telephone: (818) 346-4378 Fax: (818) 346-7567  
WEST HILLS, CA Zip: 91307 E-mail: MIKE@ALLIEDMASONRY.COM

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature: [Handwritten Signature]

Print: (818) 398-2091 (CELL)  
CHRISTOPHER G. CALDWELL

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

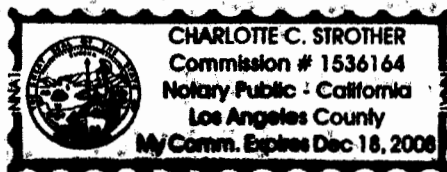
On October 10, 2008 before me, Charlotte C. Strother, Notary Public  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Charlotte C. Strother (Seal)  
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

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

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

we are adding a small gate at the bottom of the drive. we believe that the materials and lighting will enhance the attractiveness of the street. In addition because our house is up a very steep drive currently, the drive is not a welcoming entry in any event. The gate will make it more attractive.

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

Most homes in the neighborhood currently have fences higher than 3.5 feet. In addition all of our immediate neighbors have consented to the fence in writing. Finally as we live in a hill neighborhood up the hill, our gate at the bottom of the drive will not change the view from neighborhoods.

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

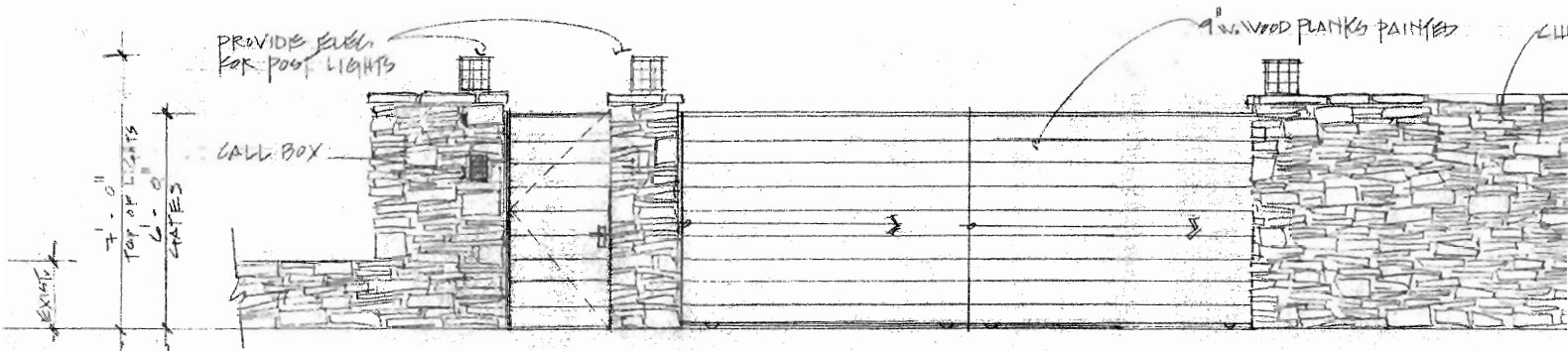
we live up a long drive which means that the back door and garage are largely invisible from the street. Occasionally, unwelcome persons have wandered up the drive frightening our children. In addition we have a pool in the yard while the pool is fenced, the fencing is not locked. we believe a gate would make it more safe.

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

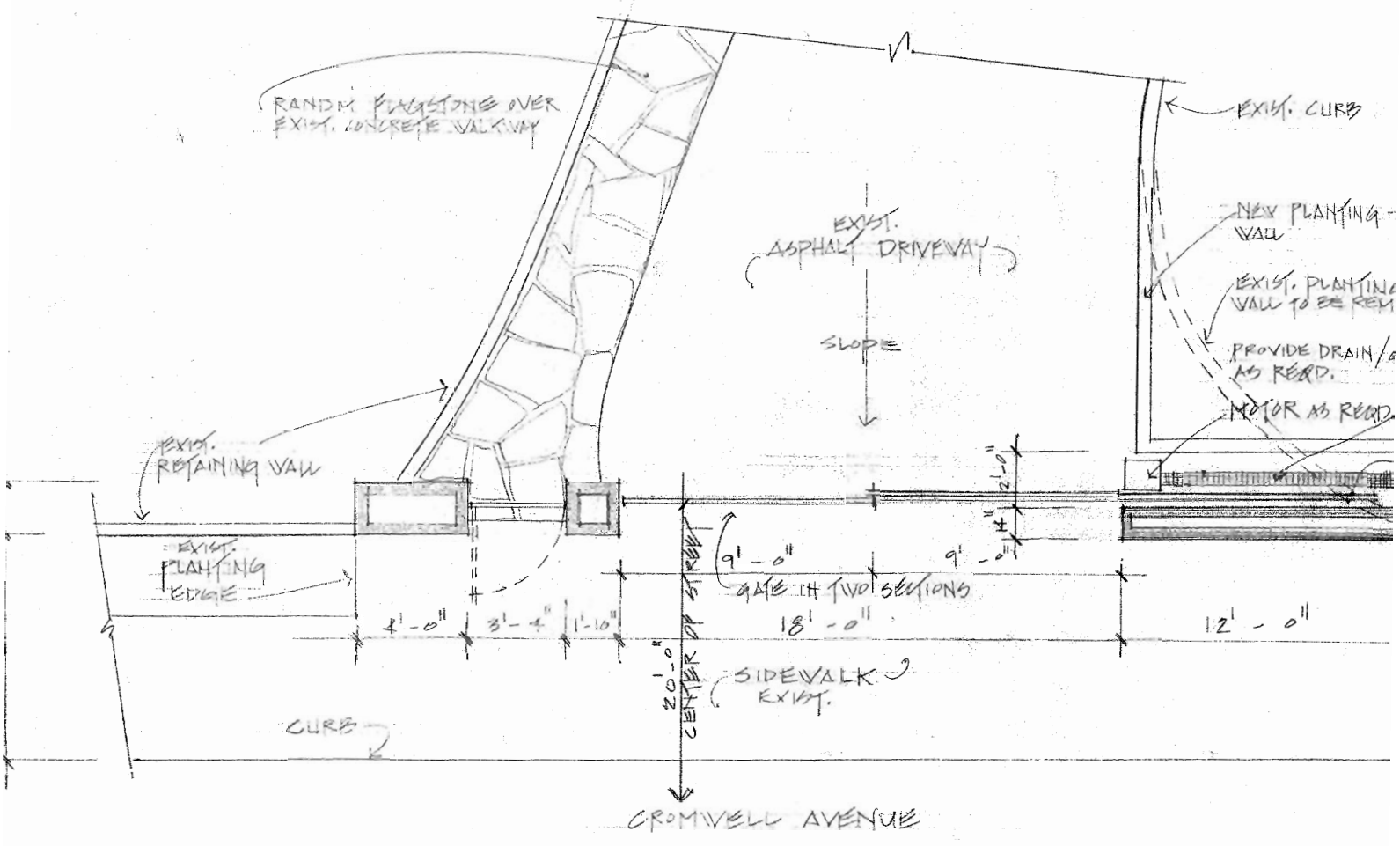
we believe that a gate at the bottom of the drive will be consistent with the neighborhood - which has many tall fences - and enhance the attractiveness and inviting nature of our property.

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

we believe that the very small fence at the bottom of the drive is consistent with the general plan. The vast majority - over 90% of the property remains open and the property is 100% viewable because it is uphill. We believe it is consistent with the plan.

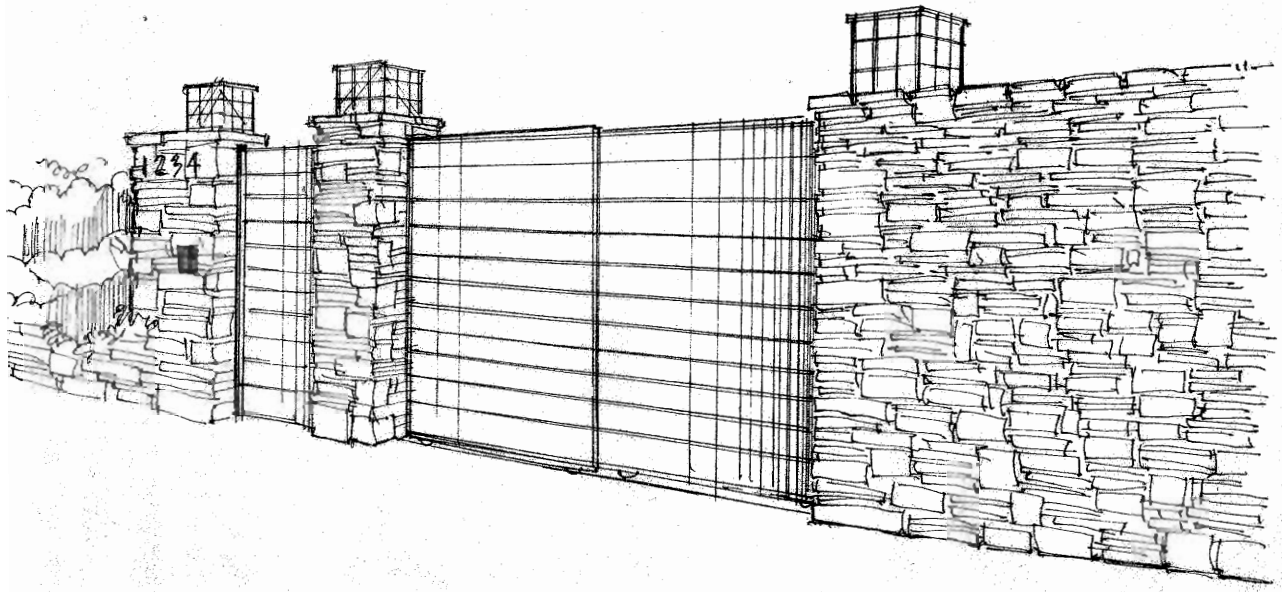


ELEVATION



SCOPE OF WORK

- ADDITION OF BLOCK WALL & ELECTRIC GATES AT STREET ENTRANCE OF DRIVEWAY TO EXIST. TWO STORY SINGLE FAMILY RESIDENCE
- ADDITION OF NEW STEPS & LANDING TO EXIST. STAIRWAY
- EXTERIOR OF FIRST LEVEL TO BE RESURFACED WITH CULTURED STONE ON SELECT AREAS
- EXIST. EXTERIOR HORIZONTAL WOOD SIDING TO BE REPLACE WITH SIMILAR
- SECOND LEVEL ENTRY OVERHANG ADDITION TO BE REMOVED & EXIST. IRON RAIL TO BE REVOLUCATED
- 2 'STONE' COLUMNS TO REPLACE EXIST IRON OVERHANG SUPPORTS AT SECOND LEVEL ENTRY
- EXIST. WOOD FRONT DOOR TO BE REPLACED WITH SINGLE LIFE DUAL GLAZED FRENCH DOOR
- EXTERIOR LIGHT FIXTURES & TREAD LIGHTS TO BE ADDED
- RANDOM FLAGSTONE ADDED OVER EXIST. CONCRETE WALKWAY ALONG DRIVEWAY



NEW DRIVEWAY / WALKWAY ENTRANCE.

Caldwell / Llewellyn Residence  
4771 Cromwell Avenue

B R I A N B E L L D E S I G N  
1522 Murray Drive  
The Woodlands, TX 77380

Date \_\_\_\_\_

Scale 1/2"

Drawn \_\_\_\_\_

Job \_\_\_\_\_

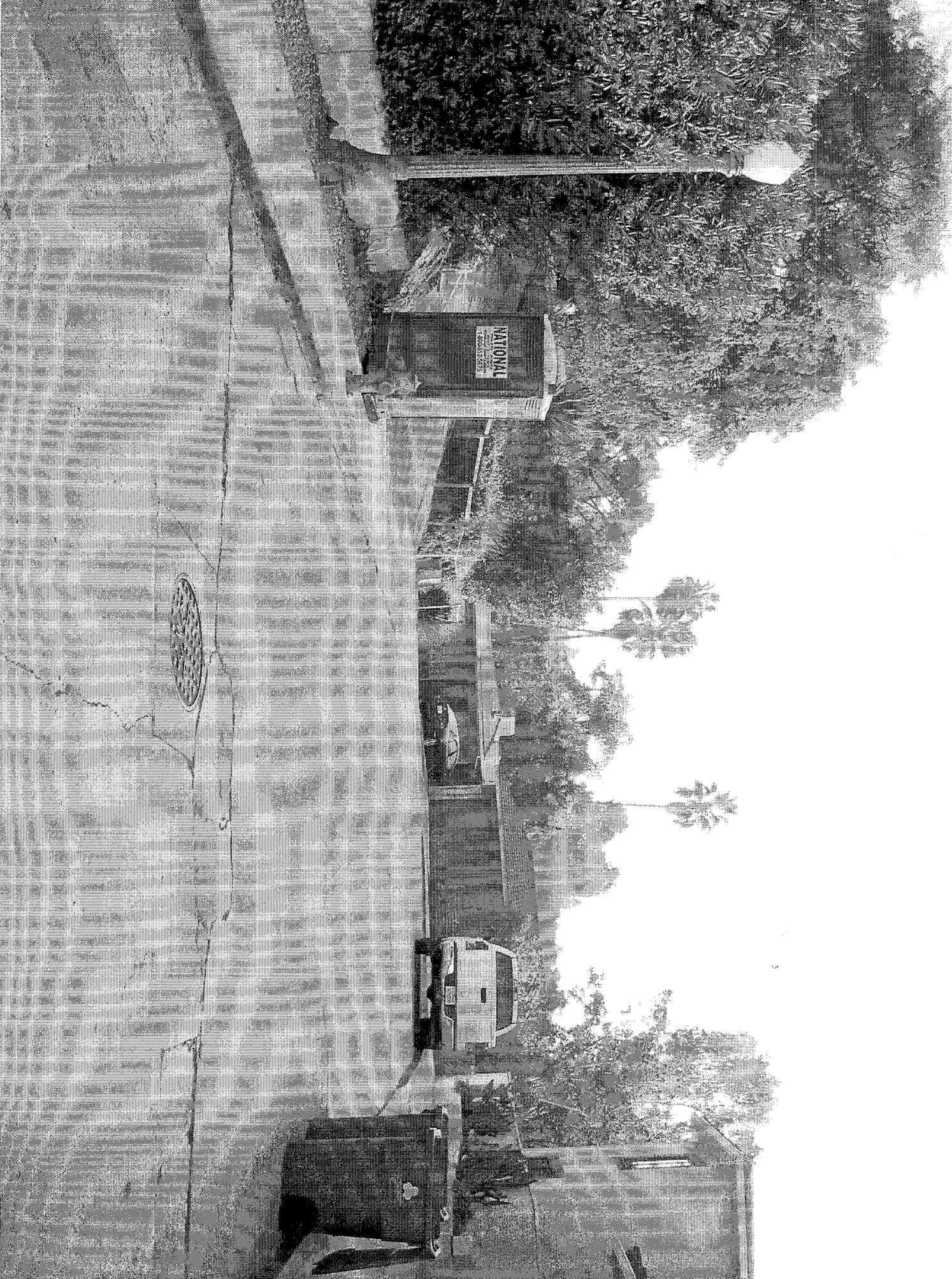
Sheet \_\_\_\_\_

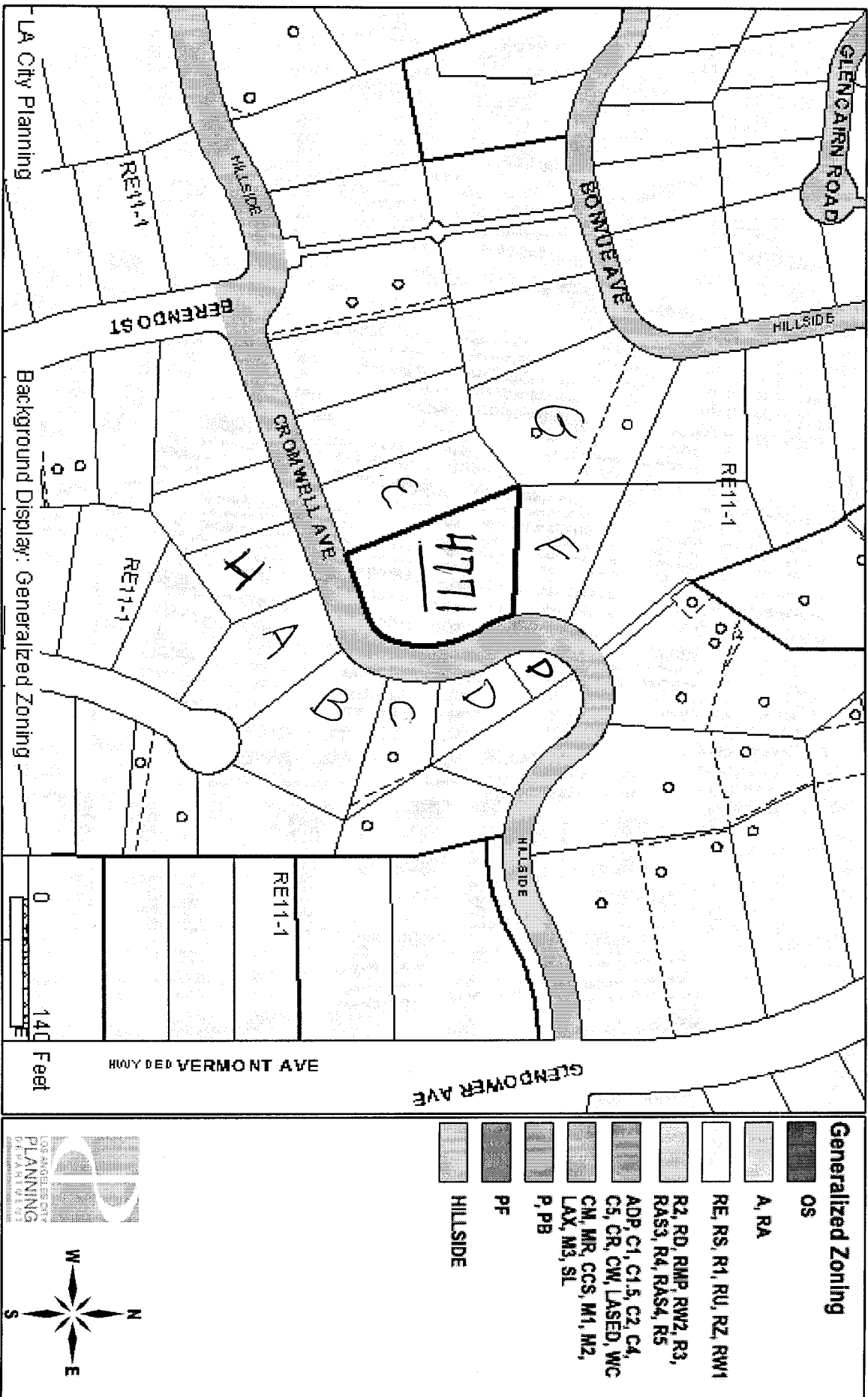
Of 1 1



For more information / contact

VIEW FROM FRONT YARD





Address: 4771 W CROMWELL AVE

APN: 5588017005

PIN #: 153B197 482

Tract: TR 3733

Block: None

Lot: 72

Arb: None

Background Display: Generalized Zoning

Zoning: RE11-1

General Plan: Very Low II Residential

A

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this 12 day of July, 2008

Megh-Lajiro PAUL CAJERO  
(printed name)

4770 Cromwell Avenue  
(house number)

Megh-Lajiro Paul Cajero  
(signed name)

B

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

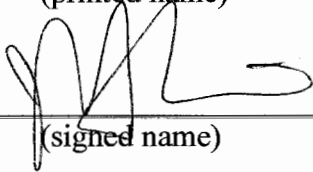
In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2008

JAMES HAWKINSON

(printed name)



(signed name)

\_\_\_\_ Cromwell Avenue  
(house number)

C

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this 25 day of July, 2008

Priscilla C. Hong  
(printed name)

4758 Cromwell Avenue  
(house number)

Priscilla C. Hong  
(signed name)

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

D

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this 22 day of July, 2008

Maria Bastug  
(printed name)

4776 Cromwell Avenue  
(house number)

Maria Bastug  
(signed name)

E

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

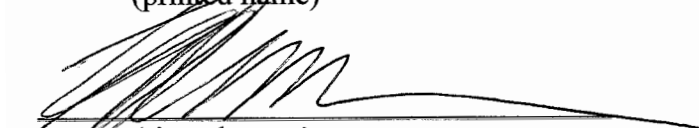
In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this 26 day of JULY, 2008

EDWIN D. HAUSMANN & ADRIENNE W. GOLDSTONE  
(printed name)

4779 Cromwell Avenue  
(house number)

  
(signed name)

F

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this 17<sup>th</sup> day of July, 2008

Jordan Pavaeich

Eugenia (Gen) Pavaeich  
(printed name)

Jordan Pavaeich

Eugenia (Gen) Pavaeich  
(signed name)

4751 Cromwell Avenue  
(house number)

G

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

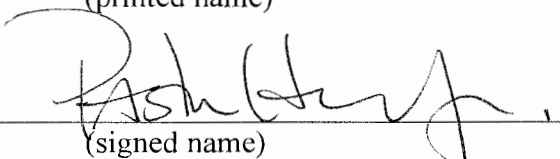
We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this 18 day of July, 2008

PASTOR HEREDIA, JR., 4788 Bonvue Avenue  
(printed name)

  
(signed name)

H

Zoning Administrator  
Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: Zoning Application for 4771 Cromwell Avenue

Dear Zoning Administrator,

We, the undersigned, are neighbors of Christopher Caldwell and Richard Llewellyn, 4771 Cromwell Avenue, Los Angeles, CA 90027.

We understand that Caldwell and Llewellyn wish to install a gate at the bottom of their driveway which is just under 6 feet 6 inches in height. We also understand that there will be three light fixtures above the two gate posts on either side of the gate which will add approximately 16 inches of height at those locations. We have no objection to the height of the gate or the height of the gate posts with lighting.

In addition, we do not feel that a City hearing on this project is necessary. We hereby waive any right to such a hearing.

Thank you for your consideration of our views.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2008

NOEL RIPPE

(printed name)



(signed name)

4778

Cromwell Avenue

(house number)