

METER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. 2013-665-CE	Existing Zone RE11-1	District Map 1538173
APC SOUTH VALLEY	Community Plan HOLLYWOOD	Council District 4
Census Tract 1941.02	APN 5565-026-900 5565-026-015	Case Filed With [DSC Staff] MAR'SIKINOPWONGRAGON
Date 3/11/13		

CASE No. **ZA 2013-664-ZAA**

APPLICATION TYPE **ZONING ADMINISTRATOR'S ADJUSTMENT**
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

SEE BOTTOM

Street Address of Project **8145 WILLOW GLEN RD.** Zip Code _____

Legal Description: Lot **334, 335** Block _____ Tract **2410**

Lot Dimensions **180' x 100'** Lot Area (sq. ft.) **19959** Total Project Size (sq. ft.) **19959**

2. PROJECT DESCRIPTION

Describe what is to be done: **LOT LINE ADJUSTMENT - CONSOLIDATE 5 PARCELS INTO 2 PARCELS AND CONSTRUCT SPDS ON EACH LOT**

Present Use: **VACANT** Proposed Use: **SINGLE FAMILY**

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

- Check all that apply:
- | | | | |
|---|--|--------------------------------------|---|
| <input 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 type="checkbox"/> Residential | <input type="checkbox"/> Tier 1 LA Green Code |
- Additions to the building:
- | | | | |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
- No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: **12.07.01C4** Code Section which authorizes relief: **12.28**
ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT SIZE OF 9,959 SF FOR PARCEL 2 IN CONJUNCTION WITH A PARCEL MAP EXEMPTION

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

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

AA-2013-662-PMEX

List related or pending case numbers relating to this site:

- LEGAL DESCRIPTION - LOT 334, 335 ARB1 TRACT TR 2410**
- LOT PTN 1/2 SEC 5 T1S R14W TRACT ARB 4, 7, 21, 31 TRACT NONE**
- SAME OWNER (NOT PART OF CASE) LOT 16 & 19 TRACT TR 8331**

4. OWNER/APPLICANT INFORMATION

Applicant's name Michael Bykov Company _____
 Address: 1642 N. SIERRA BONITA Telephone: () _____ Fax: () _____
L.A Zip: 90046 E-mail: _____

Property owner's name (if different from applicant) 1642 N. SIERRA BONITA
 Address: Michael Bykov Telephone: () _____ Fax: () _____
L.A Zip: 90046 E-mail: _____

Contact person for project information Gregory Mazler Company GAM Engineering
 Address: 14550 HAYNES ST Telephone: 818 9081824
VAN NUYS CA Zip: 91411 E-mail: GAM@GAMENGINEERING.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.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: _____

Print: M. BYKOV

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 3-11-13 before me, MARIA FALASCA, NOTARY PUBLIC
 (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Maria Falasca (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.

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Base Fee <u>2,685.-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>F-10617</u> <u>VN 0017 202004647</u>	Deemed Complete by [Project Planner] <u>Kit [Signature]</u>	Date <u>4-16-13</u>

ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA) – LAME 12.28

City of Los Angeles – Department of City Planning

- Fences, Walls, Gates, Hedges, Light Fixtures, and other appurtenances > 8' in the Yard or Setback Area (Various Zones; 12.21 C1 (g))
- Adjustments from Density (lot area per unit), Height and FAR < 20% (Various Zones; 12.21.1)
- Adjustments from Yard or Setback requirements (Various Zones and Sections)
- Adjustments from Space/Passageway and Location (12.21 C2 & 5)
- Adjustments from Residential Floor Area ≤ 10% (Various Zones)
- Encroachments into Building Lines (12.32 R)

The Zoning Administrator's Adjustment Findings/Justification is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS(CP-7810).

Public Noticing Requirements: Abutting Owners.

FINDINGS FOR APPROVAL OF ADJUSTMENTS:

In order to grant your request, the following findings/justification must be addressed. Explain how your request conforms to the following requirements:

1. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

LOT LINE ADJUSTMENT WILL HAVE ONLY TWO LOTS FROM 5 LOTS. WE ASKING FOR LOT REDUCTION (LESS THAN 10%)

2. That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

FUTURE IMPACT WILL HAPPEN DURING HOUSE CONSTRUCTION

3. That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

Yes.

FINDINGS FOR APPROVAL OF BUILDING LINE ENCROACHMENTS:

Describe how the proposal meets 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.

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