

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր



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번역 • 翻译
Pagsasalin
Թարգմանություն



This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

Environmental Case Number(s):

Related Case Number(s):

Overlay(s):

Zone:

Community Plan Area:

Land Use Designation:

Assigned Staff Contact Information:

Council District:

Applicant:

Appellant/Appellant Representative:

Applicant Representative:

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at _____, the Commission Office Main Line at (213) 978-1300 or by email at _____@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MASTER APPEAL FORM

WITH ATTACHMENTS

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals and Housing Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☒ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council
☐ Zoning Administrator (ZA) ☐ Director of Planning (DIR)

CASE INFORMATION

Case Number: ZA-2022-7295-ZAA-ZAD-SPP-HCA

APN: _____

Project Address: 504 WEST AVE 44, LOS ANGELES, CA 90065

Final Date to Appeal: JULY 3, 2024

APPELLANT

**For main entitlement cases, except for Building and Safety Appeals and Housing Appeals:
Check all that apply.**

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
☒ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- ☐ Person claiming to be aggrieved by the determination made by **Building and Safety**¹
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

For Housing Appeals only:

Check all that apply.

- ☐ Person claiming to be aggrieved by the determination made by **Housing**
☐ Representative ☐ Property Owner ☐ Applicant ☐ Interested Party ☐ Tenant

APPELLANT INFORMATION

Appellant Name: FRONTENAC AVENUE SAFETY ASSOCIATION (FASA)

Company/Organization: _____

Mailing Address: 497 WEST AVE 44

City: LOS ANGELES **State:** CA **Zip Code:** 90065

Telephone: 323-352-8804 **E-mail:** SCRAMAGE@HOTMAIL.COM

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☐ Self ☒ Other: FRONTENAC AVENUE SAFETY ASSOCIATION, a nonprofit

Is the appeal being filed to support the original applicant's position?

☐ YES ☒ NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): PATRICIA WINTERS

Company: LAW OFFICES OF PATRICIA WINTERS

Mailing Address: 1401 RANDALL COURT

City: LOS ANGELES **State:** CA **Zip Code:** 90065

Telephone: 626-487-4468 **E-mail:** PATRICIAWINTERSESQ@GMAIL.COM

¹ Pursuant to LAMC Section 13B.2.10.B.1. of Chapter 1A, Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 13B.10.3 of Chapter 1A, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2 of Chapter 1.

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☒ Entire ☐ Part

Are specific Conditions of Approval being appealed?

☒ YES ☐ NO

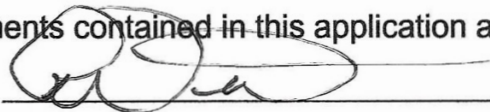
If Yes, list the Condition Number(s) here: 6, 7, 14, 19, 22, 25, 26, 38, 42 E, 42 G(3) AND G(8)

On a separate sheet provide the following:

- ☒ Reason(s) for the appeal
- ☒ Specific points at issue
- ☒ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: 

Date: 7-1-2024

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$172

Reviewed & Accepted by (DSC Planner): Jason Chan

Receipt No.: 200121383227 Date : 7/1/24

☒ Determination authority notified ☐ Original receipt and BTC receipt (if original applicant)

FRONTENAC AVENUE SAFETY ASSOCIATION
REASONS/JUSTIFICATIONS FOR APPEAL

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I. APPELLANT'S PRELIMINARY STATEMENT

A. APPLICANT/BUILDER

Applicant/builder knew when they purchased the property for under market value that the law requires them to make road improvements on both West Ave 44 and Frontenac.

Applicant/builder admitted at the time they filed their application to build that they knew emergency access was impaired without the required road improvements and also admitted that there were no "hillside characteristics" that would make the improvements infeasible.

Despite these admissions, Applicant/builder seeks, without any evidence and contrary to precedent, to avoid their responsibility to provide road improvements by requiring neighbors to pay for and build the required road improvements. Again, without evidence and contrary to precedent, Applicant/builder claims that providing the required road improvements would be costly and seeks to unfairly shift that cost to others.

Applicant/builder, however, stands to profit the most from the required road improvements, both by an increase in value of their property and by safer fire, emergency response, and traffic conditions. The 3,731 square foot, \$4 to 5 million house they are building will increase in value with the greater access and safety.

Local precedent from 1993 forward requires Applicant/builder to take responsibility for their obligations and improve both roads.

B. APPELLANT

After suffering the loss of their neighbor's life, repetitive fires and unsafe roads, Appellant asks that the law be followed and road improvements required. This project, and the four other already approved projects on Avenue 44, are the "poster children" for why infrastructure must keep pace with the increased density associated with construction.

Appellant is not opposed to building---based on data provided by the Planning Department and Council District 1, as of 2022 there were in excess of **300 building sites in the 2.7 square mile area of the hillside Very High Fire Severity Hazard Zone that is Mt. Washington.** (Ex. 1.) Mt Washington is clearly doing its share to address the housing shortage.

Since 2000, the population of Mt Washington has nearly doubled, but the infrastructure has not kept pace.¹ The sheer volume of active construction and increased population density within this small geographic area, however, exponentially increases the problems associated with construction and fire hazards. Appellants ask only that construction be done in a responsible manner and in compliance with the laws.

¹ Wikipedia, Mt Washington, Los Angeles, population in 2000 is 12,728 per census. City-data.com Mt Washington neighborhood in Los Angeles, population by 2019 was 21,653.
<http://www.city-data.com/neighborhood/Mount-Washington-Los-Angeles-CA.html>

II. SUMMARY OF APPEAL

The Frontenac Avenue Safety Association (FASA)² respectfully appeals the Zoning Administrator's Determination on 504 West Avenue 44. The AZA Letter of Determination (the "LOD") is based on an incomplete or erroneous understanding of the evidence, facts and precedent, including the Applicant/Builder's own admissions that:

1. "There are no hillside characteristics that make strict adherence to LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 and Frontenac infeasible"; and
2. "Emergency vehicle access is impaired by the current street width".

(Applicant's Findings filed 10/7/2022, pages 10 and 11.)

In this *de novo* review, FASA requests that the East Los Angeles Area Planning Commission (ELAAPC) make the following determinations:

1. Applicant must provide an 8-foot road dedication for improving West Ave 44 (LOD is silent and the attached plans state a request for waiver and no dedication. Although Applicant/builder withdrew a request for a waiver of the minimum adjacent roadway improvement along Avenue 44, there was no withdrawal of the request for a waiver of the full dedication);
2. Applicant must provide an 8-foot road dedication for improving Frontenac Avenue (LOD is silent and the attached plans state a request for waiver and no dedication);
3. Applicant must improve Frontenac Avenue to 20 feet wide along the boundary of the project property (the required "minimum adjacent roadway");
4. Applicant must improve Frontenac Avenue to 20 feet wide to the northeast where it intersects Avenue 44 (the NE "continuous roadside improvement");
5. Applicant must improve Frontenac Avenue to 20 feet wide to the southwest to meet the previously developed 20-foot wide roadway (the SW "continuous roadside improvement")
6. Applicant must provide at least 3 off street parking spaces (LOD says only 2—Finding 8(d, page 32); and
7. The project is not exempt from CEQA.

FASA also requests the following clarifications and/or additional conditions:

1. The road repair bond required in LOD item 10, page 3-4 shall apply to Frontenac Avenue, West Avenue 44 and surrounding streets used by any construction activity including but not limited to damage caused by vehicles or equipment;
2. Road improvements must be done at the beginning of construction in conformance with the precedent in the 487 and 475 West Avenue 44, and other neighboring LODs;
3. Applicant must inform the Department of Building and Safety's Grading Division of the adjacent landslide which destroyed Frontenac Avenue between 522 and 542, and which destroyed 11 homes along Frontenac. (Ex. 2; Frontenac was never rebuilt along the landslide, thus it ends at 522 Frontenac and Ave 44, and starts again at 542 Frontenac across the canyon.)

² FASA is an unincorporated association consisting of approximately 40 households on Avenue 44, Frontenac and surrounding streets.

4. The 2021 arborist report must be updated to reflect current conditions, and the arborist and Urban Forestry must be provided with FASA's evidence of unpermitted destruction of endangered and protected trees in 2021 just prior to the current tree report;
5. Construction traffic is prohibited on Frontenac Avenue;
6. All staging areas for construction related trucks and vehicles must be outside the Hillside Construction Regulations (HCR) district. Only one truck is allowed in the HCR area/on the hill at one time. (Various versions of the staging requirement are in the LOD and clarification is needed to conform to precedent and the HCR);
7. All construction workers must park outside the HCR area and workers must be shuttled to the work site (various versions of the parking requirements are in the LOD and clarification is needed to conform to precedent and the HCR);
8. No deliveries shall occur on trash collection and LAFD designated Red Flag days (LOD contains contradictory requirements that no deliveries are allowed on these days and also that deliveries are allowed on these days); and
9. Construction traffic cannot use the 110 Freeway/Arroyo Parkway between Avenue 43 and Fair Oaks.

The standard of review, Appellant/builder's burden of proof and the required findings for any deviation or waiver are discussed below. Precedent and evidence are then applied to these criteria by subject matter beginning with street improvements.

III. SUMMARY OF STANDARD OF REVIEW AND REQUIRED FINDINGS

For appeals filed after January 22, 2024, the standard of review is "*de novo*, considering the whole of the project with no deference given to the decision maker". LAMC Sec. 13A.2.8.E. The ELAAPC "shall make the same findings as required to be made by the initial decision maker, supported by substantial evidence." (*Id.*) The Applicant/Builder bears the burden of proof for any requested deviation from the law or waiver.

The required findings are stated in LAMC sec. 12.24 X28(b) and 13 B.2.1, as well as the Northeast Community Plan and the Mt Washington/Glassell Park Specific Plan.

A. SECTION 12.24X28(b)

In brief³, Section 12. 24X28(b) requires generally that the project be "in conformity with the public necessity, convenience, general welfare and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan". The Specific Plan creates a **presumption** that narrow substandard streets create an adverse impact on public safety, vehicular access, circulation, and off-street parking.

To reduce the required off-street parking from the required 3 spaces to only 2, Appellant/builder must show that the reduction will not "create an adverse impact on Street access or circulation in the surrounding neighborhood; and that the reduction will not be materially detrimental or injurious to the property or improvements in the vicinity in which the Lot is located". (LAMC 12.24 X28 (b)(6).)

³ A detailed discussion of the standard of review and required findings is attached as Ex. 3.

To be granted a waiver of the required street improvements, **Appellant/builder must prove all** ⁴ of the following criteria:

- (i) That the vehicular traffic associated with the Building or Structure will not create an adverse impact on street access or circulation in the surrounding neighborhood; and
- (ii) That the Building or Structure will not be materially detrimental or injurious to the adjacent property or improvements; and
- (iii) That the Building or Structure will not have a materially adverse safety impact on the surrounding neighborhood.
- (iv) That the site and/or existing improvements make strict adherence to Section 12.21 C.10.(i) of this Chapter impractical or infeasible.

B. SECTION 13 B.2.1.H.3

Section 13 B.2.1.H.3 provides generally that ELAAPC “must find that the use conforms to the purpose and intent of the findings required for a conditional use under this Section and may impose conditions on the same basis as provided for in this Section for the establishment of new conditional uses. The Zoning Administrator shall adopt written findings of fact supporting the decision based upon evidence in the record. . .”

To do so, ELAAPC “shall find that:

- a. the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;
- b. 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; and
- c . the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.”

(Ex. 3.)

C. COMMUNITY AND SPECIFIC PLANS

Both code sections require compliance with the “purpose, intent and provisions” of the Los Angeles City Plan, the Northeast Community Plan and the Mt Washington/Glassell Park Specific

⁴ See, e.g., ZA-2004-7820-ZAD and ZA-2021-8410-ZAD-ZAA-SPP-HAC as precedent requiring that **all** of the legally mandated findings identified in the Code must be made in the affirmative to allow any deviation or waiver of the established law.

Plan. The purpose of those plans is to provide infrastructure to protect the quality of life and safety of the neighborhoods.

The Plans “limit development according to the adequacy of the existing and assured street circulation system” and “ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas”. (Ex. 3)

The Northeast Plan requires “that fire facilities and protective services are sufficient for the existing and future population and land uses” and further states that “density and development in hillside areas must be restricted due to deficient infrastructure and firefighting and emergency access challenges.” (Ex. 3)

As discussed below, the presumption of an adverse impact on public safety, vehicular access, circulation and off-street parking has not been rebutted and precedent was not followed. The required findings were either not made or were not based on evidence.

IV. PRECEDENT REQUIRES DENIAL OF ANY DEVIATION OR WAIVER, AND REQUIRES ROAD IMPROVEMENTS ON BOTH AVENUE 44 AND FRONTENAC, COMMENCING AT THE BEGINNING OF CONSTRUCTION

A. THE LOD FOLLOWS PRECEDENT IN REQUIRING MINIMUM ADJACENT ROADWAY IMPROVEMENTS ALONG AVENUE 44, BUT FAILS TO FOLLOW PRECEDENT ON DEDICATION AND TIMING OF THOSE IMPROVEMENTS

The LOD requires minimum adjacent road improvements along West Avenue 44, but does not require any road improvements along Frontenac. The LOD lists 11 precedents (pages 15-17) and states that requiring the builder to provide the minimum adjacent roadway along the boundary with Frontenac “would be inconsistent with similar land use decisions in the area”.

Unfortunately, none of the 11 listed precedent deal with street-to-street lots such as that at issue and are not “similar” to this case. In addition, 3 of the 11 precedents were terminated without determinations (a 2015 application for 504 W Ave 44, 3880 San Rafael, and 437 Rainbow). Two have no determination yet (533 and 537 W Ave 44). Three are subject to a settlement of legal actions involving the projects which substantially modifies the LODs (437, 451 and 441 Rainbow—copy of settlement agreement available upon request). Thus, of the 11 precedents listed by the ZA, three are relevant, but only as to the improvement of West Avenue 44, not Frontenac: 475 W Ave 44, 487 W Ave 44 and 621 Frontenac (across the canyon on the other side of the landslide that destroyed 11 homes).

Those three relevant precedent required each builder to provide the required dedication and the minimum adjacent roadways for their projects as well as follow additional conditions. Thus, the LOD follows precedent in requiring that Avenue 44 be improved along the minimum adjacent roadway, but does not address either the required dedication or timing issues as to Avenue 44.

B. THE LOD DOES NOT FOLLOW IDENTIFIED PRECEDENT REQUIRING FRONTENAC TO BE IMPROVED

The only known precedent before the AZA which dealt with a street-to-street project improving two substandard roadways was 804 Mt Washington Drive. This precedent was cited by the Mt Washington Alliance (MWA) in both live testimony and their November 26, 2023 written submission. The LOD notes the precedent in the live testimony by MWA (LOD page 19) but does not address it in the analysis of Frontenac.

In 804 Mt Washington Drive, the owner had to build a retaining wall and 20 foot wide road along a boundary of over 90 feet plus extend the alleyway on the other side of the lot, thus improving both of the adjacent roadways. This is the only identified precedent regarding whether both streets on a street-to-street lot must be improved.

This precedent should not be overlooked. As precedent, it requires Applicant/builder to improve the minimum adjacent roadway on both Ave 44 and Frontenac.

C. ELAAPC PRECEDENT REQUIRES DENIAL OF ROAD IMPROVEMENT WAIVERS

In ZA02022-957-ZAD-SPP-HCA-1A, heard by ELAAPC on April 29, 2024, the Applicant/Builder argued, as does the Builder in the present case, that the cost of improving the minimum adjacent roadway created a hardship and the cost should be passed on to neighboring lots. The Applicant/builder also argued that a sloping lot presented a topographical challenge which made providing the minimum adjacent roadway impractical and infeasible.

ELAAPC denied the Builder's appeal, rejecting the financial burden, cost shifting and topographical challenge arguments.

D. LOD DOES NOT FOLLOW PRECEDENT REQUIRING DEDICATIONS AND THAT PRELIMINARY ROAD IMPROVEMENTS BE DONE AT THE BEGINNING OF CONSTRUCTION

1. DEDICATION OF LAND IN THE PUBLIC RIGHT OF WAY IS REQUIRED

Builders must dedicate a portion of their land so that streets can be built either concurrently with the construction or at some later date. Dedication assures that the land is available in the public right of way and that no structures or other impediments are built in the right of way preventing street improvements⁵.

⁵ See, Baseline Ordinance 181.624 "no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions. . ." Section 12.21.C.10(i).

Applicant builder sought a waiver of the required dedications. (See, plans attached to LOD p. 36.) The LOD is silent on the need to dedicate land along Avenue 44 and Frontenac. The plans attached to the LOD do not include any dedications.

Even if ELAAPC does not require road improvements on Frontenac at this time, it needs to at least enforce the required dedication so that road improvements can be done in the future. Accordingly, FASA asks that ELAAPC find that dedications are required and deny any deviation or waiver.

2. PRECEDENT REQUIRES THAT PRELIMINARY ROAD IMPROVEMENTS BE DONE AT THE BEGINNING OF CONSTRUCTION TO PROTECT THE PUBLIC HEALTH AND SAFETY

Two precedent on Avenue 44 recently required that road improvements occur at the beginning of construction to facilitate safe access and traffic flow. While the LOD correctly followed those precedent in requiring the Applicant/Builder to improve Avenue 44 to 20 feet wide (the minimum adjacent roadway), the LOD failed to follow precedent in requiring that preliminary road improvements be done at the beginning of construction. The LOD fails to even consider this safety factor.

Therefore, FASA asks that ELAAPC follow precedent and require the preliminary road improvements be done before construction commences in accordance with established precedent, and to facilitate safe access and traffic flow both for the construction site and the neighbors.

V. THE LOD GRANT OF A WAIVER OF ROAD IMPROVEMENTS ON FRONTENAC IS BASED ON INCORRECT, INCOMPLETE OR MISLEADING EVIDENCE, AND DOES NOT ADDRESS THE REQUIRED FINDINGS

A. FINANCIAL HARDSHIP IS NOT A CRITERIA, AND EVEN IF IT WERE, A PROFIT IN EXCESS OF \$1 MILLION IS NOT A FINANCIAL HARDSHIP

LOD Finding 7, pages 30-31, the finding explicitly ruling on Frontenac, addresses only one of the several findings required to grant a waiver of street improvements on Frontenac. It states that requiring full compliance with road improvements on Frontenac would be “impractical and create a financial hardship” based on one graphic slide presented by the Applicant/builder.

Financial hardship is NOT a criteria for granting a waiver. Even if it were, the Applicant/builder submitted no evidence of cost and the LOD is based on unsupported assumptions contrary to available data. (See, ZA02022-957-ZAD-SPP-HCA-1A denying the builders’ request for street waivers based on alleged financial hardship and attempting to shift the burden to neighbors.)

Based on data available on the internet and real estate data, the value of this large house will be between \$4,045,200 to \$6,829,626 million when completed.⁶ Based on available data, estimated building costs range from \$674,200 to \$2,022,600 (\$200 to \$600 per square foot depending on luxury items)⁷. This results in a \$2 to \$4 million or greater profit before road improvements.

B. THE HILLSIDE CHARACTERISTICS DO NOT MAKE ROAD IMPROVEMENTS IMPRACTICAL OR INFEASIBLE

One of the required findings is that strict adherence to road improvement laws makes development “impractical or infeasible”. LOD Finding 7, page 30-31 appears to determine that road improvements on Frontenac are “impractical or infeasible” based on a presentation slide depicting the sloping topography.

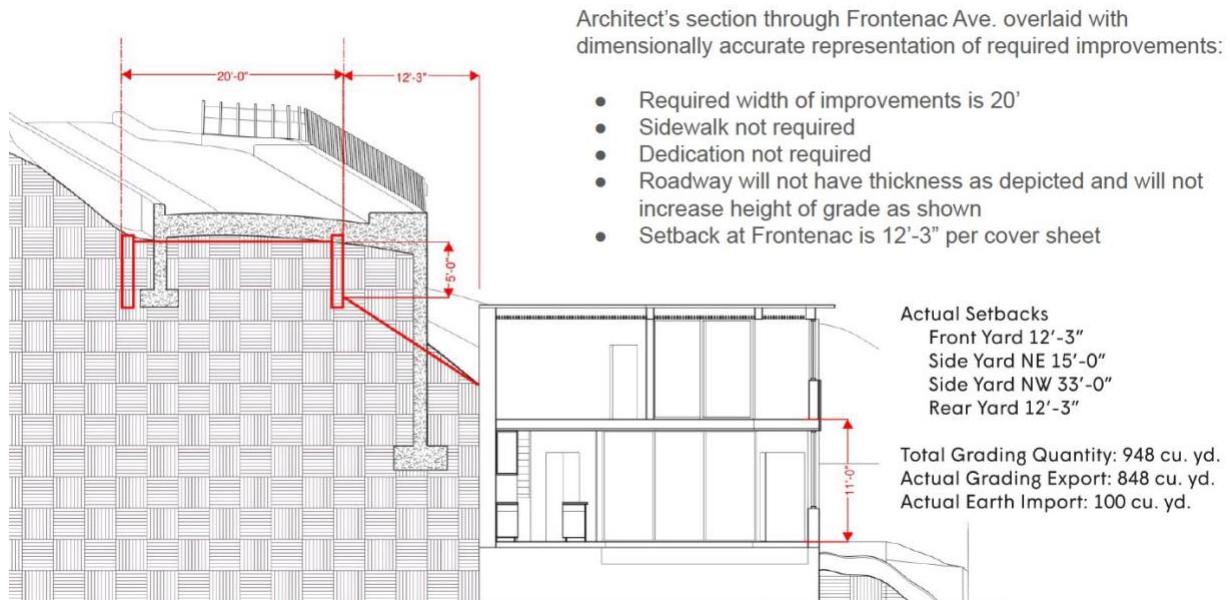
Before considering the slide, it is important to remember that Applicant/Builder has admitted that **“There are no hillside characteristics that make strict adherence to LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 and Frontenac infeasible”**. (Applicant’s Findings filed 10/7/2022, pages 10 and 11.) Thus, there are admittedly no real life topographical or other hillside characteristics that make it impractical or infeasible to improve Frontenac.

The slide is a graphic which is inaccurate in that it is distorted, not to scale and is misleading. The following is an accurate depiction of what a road improvement on Frontenac would actually look like based on the Applicant’s plans and the applicable code:

⁶ Price per square foot of nearby sales in the last six months average \$1,200 with a high of \$2,026 per square foot. Housing values in the area have increased 6% in the last month and continue to increase.

⁷ See, e.g., <https://homeguide.com/costs/cost-to-build-a-house-in-california#:~:text=The%20average%20cost%20to%20build,finishes%2C%20and%20fixtures%20you%20choose>.

Exhibit D: Frontenac Ave. Required Improvement



Since Appellant/builder cannot prove that building the road improvements is not feasible, one of several required criteria, their request must be denied. Even if they had proven this point, Appellant/builder has not proven the remaining required criteria.

C. APPLICANT/BUILDER MUST PROVE ALL REQUIRED CRITERIA OR THE REQUEST FOR WAIVER MUST BE DENIED

Applicant/builder has not addressed, much less proven, the remaining criteria required to get a waiver. The required findings that have not been addressed, and which must be proven by the Applicant/builder, are:

- Applicant/Builder must rebut the presumption that inadequate roads have an adverse impact on public safety, vehicular access, circulation and parking
- Development in hillsides must ensure the availability of paved streets, fire protection services and other emergency services
- Granting a waiver will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety
- Granting a waiver will not adversely impact street access or circulation
- Granting a waiver will not be detrimental or injurious to adjacent properties or improvements
- Granting a waiver will not have an adverse safety impact on the surrounding neighborhood
- Development of fire related facilities must be sufficient for existing and future population and land use density in hillsides.

1. EVIDENCE SHOWS THAT TRAFFIC CIRCULATION, PUBLIC SAFETY, VEHICULAR ACCESS AND FIRE SERVICES WILL ALL BE ADVERSELY AFFECTED BY FAILURE TO PROVIDE ROAD IMPROVEMENTS ON FRONTENAC

LOD Finding 1, page 26, states that Frontenac is not used by either the Applicant/builder or emergency vehicles, apparently finding that Frontenac is irrelevant to traffic circulation, public safety, vehicular access and fire services. This is not accurate.

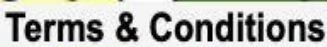
As illustrated below, emergency responders do use Frontenac. Frontenac is also used by sanitation trucks, residential vehicles, Lyft and Uber, delivery trucks and more. Frontenac is not a closed street, but rather a street sadly in need of repair.

Vehicles do get stuck, do “fall off the road” and do get damaged, but Frontenac is in regular use. Since it is not prohibited by the LOD, Applicant/builder’s construction vehicles will likely use Frontenac. Delivery vehicles going to and from Applicant/builders site either during construction or after the house is occupied, will use Frontenac. Whoever resides in this house may not use Frontenac as their primary entrance, but they will certainly use Frontenac. Should a fire occur on Avenue 44, the residents of this project will certainly attempt to use Frontenac as an evacuation route rather than hike on foot through Rainbow Canyon.

2. FACTUAL EXAMPLE ONE: 2023 BRUSH FIRE AT AVENUE 44 AND FRONTENAC-- FIRST RESPONDERS USED FRONTENAC AND WERE DELAYED BY 20 MINUTES WITH NO FIRE HYDRANT ACCESS

Live testimony and written submissions with photographs by residents and Council District 1 established that a brush fire on Sept. 3, 2023, occurred next to this project site. LAFD had trouble reaching the site in large part because of the poor condition of Frontenac.

LAFD originally tried to use Ave 45 to Frontenac, intending to take Frontenac across the canyon to access the fire; however, Frontenac stops and does not continue to Avenue 44. (The road collapsed many years ago due to a landslide that destroyed 11 homes, Ex. 2.) Then LAFD took Canyon Vista (a wide street) up to Frontenac on the other side of the fire. However, not all the trucks could make the turn onto Frontenac. One smaller truck went down Frontenac as far as LAFD felt the road was safe and firefighters then walked into the fire. See ZIMAS map annotated below for roads and locations in relationship to this building site.



Summary from one neighbor:

"Ryan (525 W Ave 44) was home, smelled the smoke and began fighting it with his garden hose. Paul (609) also helped and kept the fire from spreading until LAFD arrived. It TOOK LAFD 22 MINUTES to arrive. They were dispatched to the other side of Rainbow Canyon instead of the Ave 44 side even tho Ryan called it in as Frontenac and W Ave 44. [Frontenac starts and stops on the hill and is confusing] LAFD entered from the Canyon Vista part of Frontenac and they got to a point where they could not continue driving safely so went on foot to the fire area and used Ryan's hose to douse the flames, which thank goodness didn't spread very far."

Another neighbor on Canyon Vista explained that the trucks came up Canyon Vista [wide street] to Frontenac [dirt road] but at least one truck couldn't make the turn onto Frontenac. The smaller truck went down Frontenac as far as LAFD thought it was safe and ran hoses from the truck and a neighboring home to the fire.

There are NO hydrants on Frontenac from Canyon Vista to Avenue 44.



Trucks parked on Canyon Vista at Frontenac.



This is as far as the fire truck could go on dirt Frontenac---486 Frontenac.



Firefighters attached a hose to the truck and walked in because there was no available hydrant.



The fire truck had a 500 gallon tank--firefighters also attached a hose to the house's water supply. No fire hydrants are on Frontenac close to the fire.

3. FACTUAL EXAMPLE TWO: TRAGIC HISTORY ON AVENUE 44 MR. HERNANDEZ DIED IN A FIRE

Mr. Hernandez, a veteran and purple heart recipient, lived in the 500 block of W Avenue 44. A fire broke out in his small house and Mr. Hernandez was able to get to the back door before he was overcome by smoke. If first responders had been able to promptly reach the address, he may have been saved.

The fire was reported quickly by neighbors. LAFD fire trucks responding to those calls, however, got stuck at the bottom of the hill for at least ten minutes because they could not get past a legally parked vehicle on Avenue 44.

If the fire had spread, there was no available evacuation route. The homes are located next to a nature preserve (Rainbow Canyon) so the possibility of the fire spreading was significant.

After the fire was extinguished, emergency responders had difficulty leaving the site because their only option was to back down Avenue 44. Frontenac, the only other street, was (and is) so narrow and in such disrepair that they could not safely use it that night. (<https://www.latimes.com/local/la-me-0223-house-fire-20140223-story.html>)

As Fire Station Station 44 says, "4 inches is a matter of life and death" on our hillside. The reality of mere inches creating such a difference is why it is so critical not to waive required road improvements.

Again, if Frontenac had been improved at the time of this fire, LAFD could have accessed the fire and the only available hydrant via Frontenac.

4. FACTUAL EXAMPLE 3: FRONTENAC IS AN ACTIVELY USED STREET WITH SERIOUS SAFETY ISSUES WHICH COULD BE CORRECTED BY APPELLANT'S REQUIRED ROAD IMPROVEMENTS

Exhibit C: Frontenac Ave. Conditions



504 W Ave 44

Road condition
adjacent to project
site

Exhibit C: Frontenac Ave. Conditions



June 13, 2024

Road was blocked for over two hours by FedEx truck that became stuck directly above project site



Exhibit C: Frontenac Ave. Conditions

December 31, 2021

Amazon truck stuck directly above project site

Exhibit C: Frontenac Ave. Conditions



October 29, 2023

Utility truck stuck directly
above project site



5. PUBLIC POLICY, AND ADDITIONAL SUBSTANTIAL AND CREDIBLE EVIDENCE, REQUIRES DENIAL OF ANY DEVIATION OR WAIVERS

Testimony and written submissions established the following facts, including City, Bureau of Engineering and Department of Transportation policies as well as substantive determinations by Neighborhood Council and Council District 1:

- It is long standing **City policy** that the only way hillside substandard roads are widened and improved is through new development such as this project. Unless developers can change decades of City policy, builders must bear the responsibility of ensuring the safety of the community by improving roads. It is part of the well-known cost of building on hillside substandard roads.
- **Bureau of Engineering (BOE)** required Applicant/Builder to improve both Avenue 44 and Frontenac
- **Department of Transportation** recognizes the unsafe conditions: "In hillside communities, where streets are narrower than **24 feet**, **two vehicles traveling in opposite directions cannot pass concurrently when there is parking, obstructions, or construction-related activities on one side of the street.** This raises safety concerns and can impede access of other residents, deliveries, and emergency vehicles. **In areas classified as "Very High Fire Hazard Severity Zones," this is a significant concern for fire emergency personnel and in the event a neighborhood evacuation is needed.**" (LADOT Transportation Assessment Guidelines Addendum – Hillside Developments issued June 16, 2020.)

- **Council District 1** recommended road improvements on Frontenac, citing the 2023 fire, limited emergency response, Mr. Hernandez' death in a fire, and other factors, as well as safe fire policies for the future. (Ex. 6.)
- **Arroyo Seco Neighborhood Council** heard Applicant/builder's presentation in October 2023. ASNC asked the builder to return by December to address the minimum adjacent road improvements on both Avenue 44 and Frontenac, three off-street parking spaces and an updated tree report. (Ex. 4.) When Applicant/builder chose not to return, ASNC issued a letter in Opposition to the project because of the need for street improvements on both Avenue 44 and Frontenac, off-street parking requirements and the updated tree report. (Ex. 5.)⁸
- Mt Washington is a **Very High Fire Hazard Severity Zone, the highest severity level**. LAFD considers most of Mount Washington **"a nightmare for emergency vehicles"**. These streets were laid out 100 years ago and, as the Los Angeles Times has noted, **the streets were "designed for goats, not people or cars."**
- Insurance companies are non-renewing and will no longer write coverage in the area because of the safety risks posed by the poor infrastructure in this Very High Fire Severity Hazard Zone.
- The infrastructure has deteriorated to the point that LAFD has instructed residents to "shelter in place" in the case of emergency; firefighters have been hospitalized due to inadequate infrastructure; and residents have died because the roads are inadequate for emergency vehicles to reach their residence—sadly including a resident on Ave 44.
- There is no fire evacuation route for neighbors unless Frontenac is improved.

These are not theoretical problems for FASA but rather real-life tragedies.

⁸ Applicant/Builder sent an email to the AZA after the hearing stating that ASNC refused to listen and opposed the project in principal. This is not true. In that same email, Applicant/builder stated that the community refused to engage in discussions. This is not true. MWA first sent a letter to Applicant/builder in April 2023 (within 6 months of the application being filed with Planning) asking to open a dialogue about the roads, parking, trees and other concerns. MWA received no response.

VI. IMPROVING FRONTENAC IS FEASIBLE AND NECESSARY



Frontenac varies from an improved roadway 20 feet wide to a 7- to 10-foot-wide dirt road. The builders can, and should, improve Frontenac from their property northeast up to Avenue 44 without problems—the roadway is adjacent only to undeveloped parkland (Starr Park). The builders can also improve Frontenac from their property to the already improved roadway at 459 Frontenac near Canyon Vista with little to no impediments.



**Road improvements by 449 and 453
Frontenac near project lot**

Other homes along Frontenac have improved the minimum adjacent roadway.



**Road improvement at 453 Frontenac
leading to project lot**





Top of Ave 44 at Frontenac intersection



VII. CLARIFICATIONS AND CORRECTIONS

A. LAMC 12.21 C 10(G) REQUIRES A TOTAL OF THREE OFF-STREET PARKING SPACES

Los Angeles Municipal Code requires three off-street parking spaces for a project this large.

“on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of five total on-site spaces. These additional required parking spaces are not required to be covered.”

The Applicant/Builder mistakenly states in his Findings that only 2 covered spaces are required. (Findings page 6, stating that one additional “non-required” space will be located in the driveway.)

The LOD also mistakenly requires only two off-street parking spaces. (LOD, Finding 8(d), pages 31-32.)

The structure is a minimum of 3,731 square feet. Under the code, the Applicant/Builder must provide a total of three off-street parking spaces, two of which must be covered.

FASA requests that ELAAPC correct the off-street parking requirement to comply with the code and require three off-street parking spaces.

B. CONSTRUCTION TRAFFIC MANAGEMENT REQUIREMENTS ARE UNSAFE

Since June 2020, LADOT and Planning require a Construction Traffic Management Plan for hillside areas such as ours where the roads are less than 24 feet wide (the minimum for fire safety). The required Construction Traffic Management Plans should address measures the applicant must implement to mitigate circulation, parking and access issues. Significantly, the builder should address the cumulative effect of their project and other projects in the area, requiring coordination between construction sites.

Unfortunately, the Applicant’s Construction Traffic Management Plan (CTMP) is a cut and paste of some other job(s) referring to roads not in our area such as Old Ranch Road. It shows a lack of knowledge of the area and current regulations. The lack of care and attention creates safety, practical and regulatory issues.

First, the project is in a Very High Fire Severity Hazard Zone. Instead of acknowledging that danger and coordinating with the appropriate fire station, the project says that it will cooperate with Fire Station 19 which is located near the 405 freeway in West LA/Brentwood—nowhere near this site. The appropriate station is Station 44 located at 1410 Cypress, Los Angeles, CA 90065.

Second, the truck route under the Plan uses the Arroyo Seco Parkway (SR 110) and the Avenue 43 exit. This is illegal, unsafe and impractical.

Various Urban Planning studies have established that the Avenue 43 ramp is one of the most dangerous because of the speed (only 5 mph) and very short length of the ramp with a 90 degree turn. (See UCLA and Occidental College studies based on Caltrans statistics.)

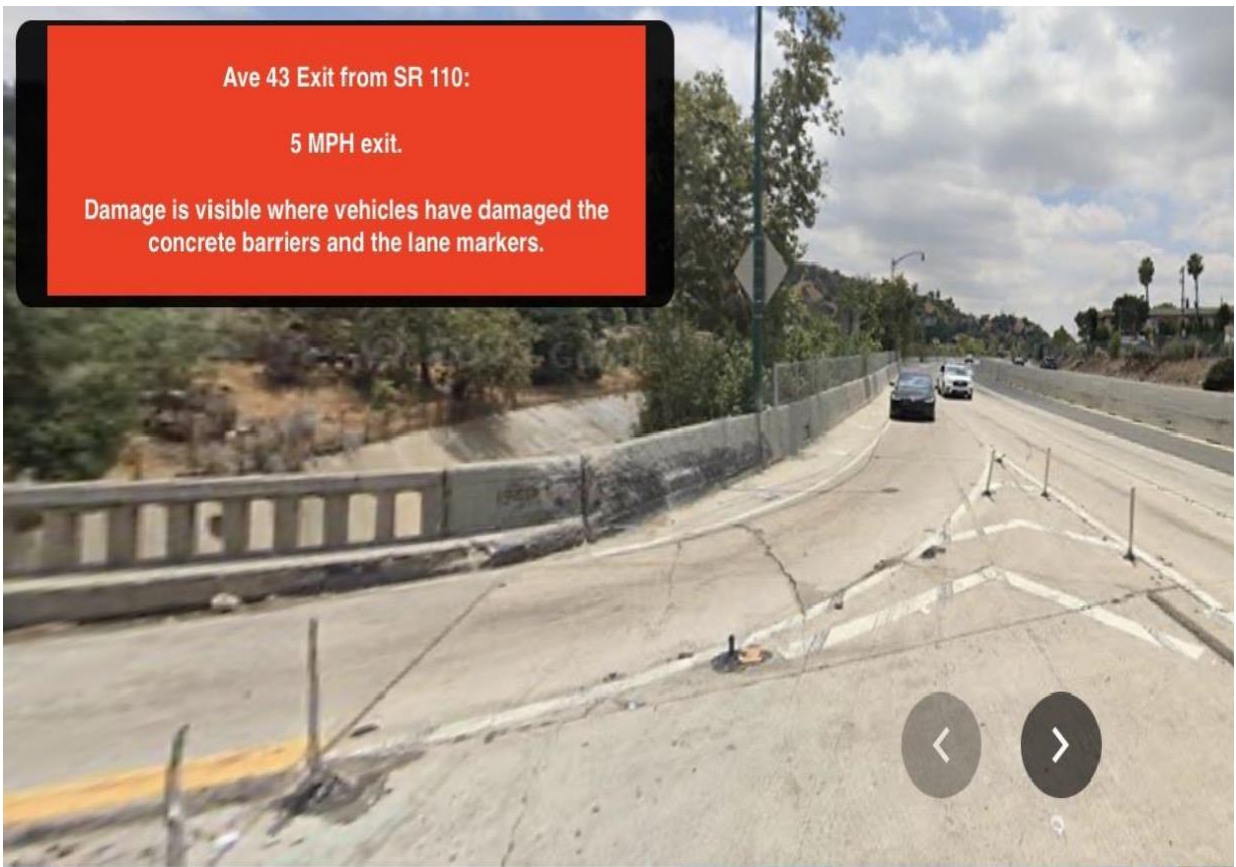
The dangerous conditions were recognized as early as 1953 when Los Angeles Ordinance 107.022 was enacted to limit the weight to 6,000 pounds on SR 110. For reference: Per Ford, the F150 pick up truck's curb weight (without passengers or payload) is 5,697 pounds. The electric version is heavier because of the 1,800 pound battery. Thus, an F150 with 2 passengers and no payload is over the safe limit for SR 110.

Certainly, concrete and delivery trucks far exceed the safe weight limit. They are also too long to maneuver the hairpin turn on the exit without jack-knifing and blocking traffic on the 110 and/or damaging the retaining walls.

Ave 43 Exit from SR 110:

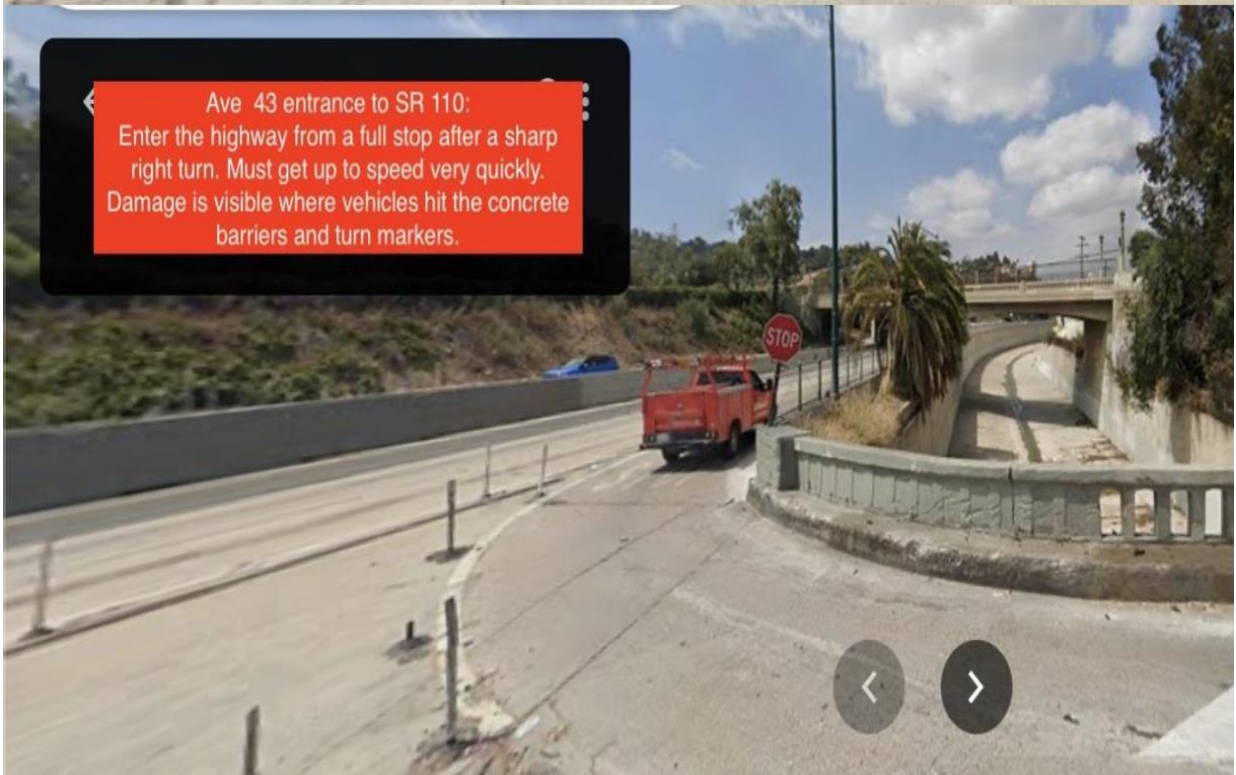
5 MPH exit.

Damage is visible where vehicles have damaged the concrete barriers and the lane markers.

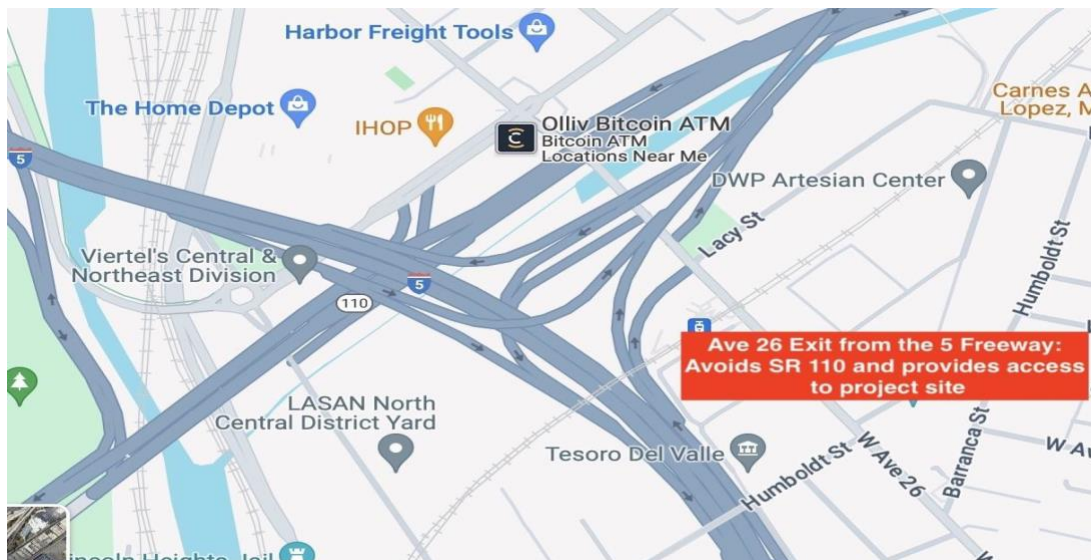
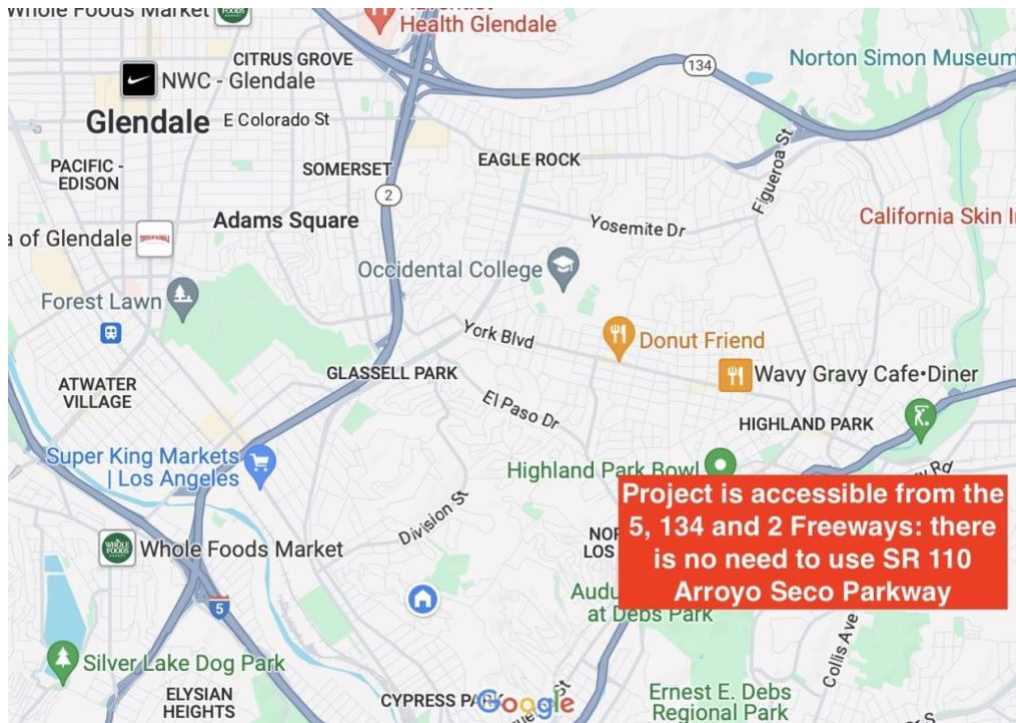


Ave 43 entrance to SR 110:

Enter the highway from a full stop after a sharp right turn. Must get up to speed very quickly. Damage is visible where vehicles hit the concrete barriers and turn markers.

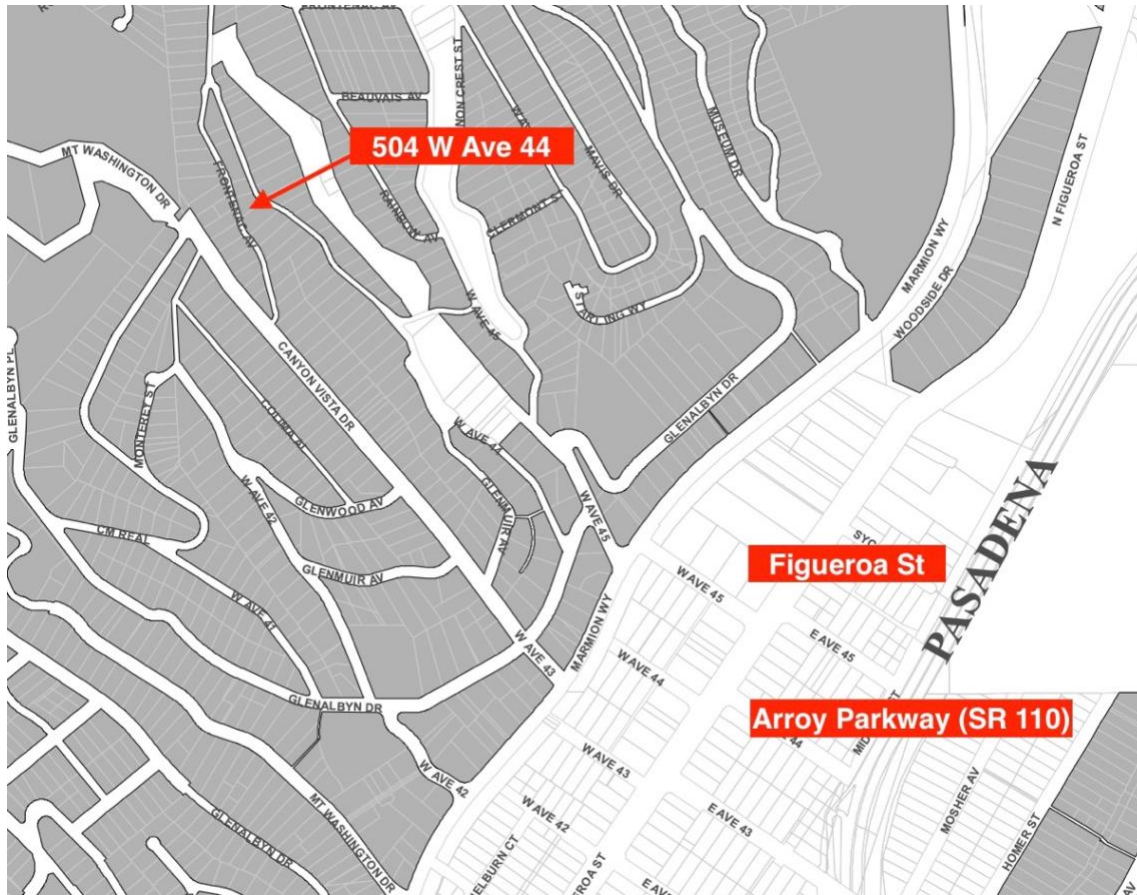


Per Caltrans, the alternate route from downtown Los Angeles is “via Sunset Blvd. from N. Figueroa St. to Broadway, north to Pasadena Ave., northeasterly to Figueroa St., north to York Blvd., and east to the city limits of South Pasadena.”
The project site is also easily accessible from the 134, 5 and 2 Freeways:



The Avenue 26/Figueroa exit provides a safer route than using the Avenue 43 exit off the 110 Freeway.

Finally, all construction vehicles must park outside the HCR zone and workers must shuttle to the site. Construction trucks must stage outside the HCR zone.



FASA requests that ELAAPC correct the traffic route for this site to address these three significant issues.

VIII. CEQA EXEMPTION IS INAPPROPRIATE: ATTORNEY GENERAL BONTA'S "BEST PRACTICES" REQUIRES CEQA ANALYSIS IN VERY HIGH FIRE SEVERITY HAZARD ZONES AND ALSO SUPPORTS ENFORCEMENT OF STREET IMPROVEMENTS

California Attorney General Bonta has issued "best practices" requirements for analyzing and mitigating wildfire impacts of development projects under the California environmental quality act. See, <https://oag.ca.gov/system/files/attachments/pressdocs/Wildfire%20guidance%20final%200%283%29.pdf> These Best Practices apply to Very High Fire Hazard Severity Zones such as Mt Washington. They also apply to areas in the wildland urban interface (WUI), defined as where the built environment meets or intermingles with the natural environment, which also includes Mt Washington. https://frap.fire.ca.gov/media/10300/wui_19_ada.pdf.

In brief, AG Bonta states that, under CEQA, building in Very High Fire Hazard Severity Zones must be assessed for:

- Emergency access including evaluation of road capacity to accommodate the project and community **evacuation and simultaneous emergency access**;
- Limiting building in areas due to slope, prevailing winds and other factors that exacerbate fire risks;
- Infrastructure that may exacerbate fire risks including inadequate roads and parking; and
- Exposure of people or structures to risks including downslope landslides, drainage changes and instability.

All of four of these issues exist at this site and should be fully evaluated and mitigated. A CEQA exemption is inappropriate.

Respectfully submitted on behalf of the Frontenac Avenue Safety Association (FASA)

A handwritten signature in blue ink, appearing to read 'Patricia Winters', with a long horizontal line extending to the right.

Patricia Winters
Law Offices of Patricia Winters

DETERMINATION LETTER

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
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PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES**

VINCENT P. BERTONI, AICP
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SHANA M.M. BONSTIN
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DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: June 18, 2024

Appeal Period Ends: July 3, 2024

Bert Youn & Miyoung Kim (A) (O)
530 S. Hewitt Street Unit #324
Los Angeles, CA 90013

Stayner Architects
Christian Stayner
4362 Melrose Avenue
Los Angeles, CA 90029

CASE NO.: ZA-2022-7295-ZAA-ZAD-
SPP-HCA
ZONING ADMINISTRATOR'S ADJUSTMENT,
ZONING ADMINISTRATOR'S
DETERMINATION, PROJECT PERMIT
COMPLIANCE REVIEW, HOUSING CRISIS
ACT
504 West Avenue 44
Northeast Los Angeles Community Plan
Zone : R1-1-HCR
C. D. : 1 – Hernandez
CEQA : ENV-2022-7296-CE
Legal Description: Lot 101, Tract Le
Moyné Terraces Tract No. 2

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, I hereby DENY:

a Zoning Administrators Adjustment to permit the construction, use, and maintenance of a new single-family dwelling with a wall of a height of 10 feet in the required front yard as otherwise prohibited by LAMC Section 12.21 C.1(g); and

Pursuant to LAMC Section 12.24 X.28, I hereby DENY:

a Zoning Administrators Determination to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (West Avenue 44) that is improved with an Adjacent Minimum Roadway width less than 20 feet, as required by LAMC Section 12.21 C.10(i)(2); and

Pursuant to LAMC Section 12.24 X.28, I hereby APPROVE:

a Zoning Administrators Determination to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (West Avenue 44) that does not provide the required sidewalk; and

Pursuant to LAMC Section 12.24 X.28, I hereby APPROVE:

a Zoning Administrators Determination to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Frontenac Avenue) that is improved with an Adjacent Minimum Roadway width less than 20 feet, as required by LAMC Section 12.21 C.10(i)(2); and

Pursuant to LAMC Section 12.24 X.28, I hereby APPROVE:

a Zoning Administrators Determination to permit the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street where a 20-foot-wide minimum Continuous Paved Roadway is not provided from the driveway apron to the boundary of the hillside area, as required by LAMC Section 12.21 C.10(i)(3); and

Pursuant to LAMC Section 11.5.7 C and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I hereby APPROVE:

a Project Permit Compliance Review as required by the Mount Washington - Glassell Park Specific Plan, Ordinance No. 168,707, for the construction, use, and maintenance of a new two-story single-family dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage on an 8,696.8 square foot vacant lot;

upon the following additional terms and conditions:

1. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
2. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such

Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

3. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
5. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied within the development and use of the property, except as such regulations are herein specifically varied or required.
6. Approved herein is the construction, use and maintenance of a new two (2) story single family-dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage on an 8,696.8 square foot vacant lot that fronts two Substandard Limited Hillside Streets without providing a minimum 20-foot adjacent minimum roadway on Frontenac Avenue, without providing a sidewalk on West Avenue 44, and without providing a minimum 20-foot Continuous Paved Roadway from the driveway apron of the property to the boundary of the Hillside Area.
7. The applicant shall obtain all necessary permits from the Bureau of Engineering (BOE) to complete the street improvements of the Adjacent Minimum Roadway along the frontage of the subject property on West Avenue 44 (half roadway to be provided from the street center line) to the satisfaction of BOE prior to the construction of the proposed new dwelling unit. The applicant is not required to provide the sidewalk on West Avenue 44.
8. No other deviations have been requested from any other applicable provisions of the Baseline Hillside Ordinance (BHO) regulations (Section 12.21 C.10 of the LAMC). All other applicable provisions shall be observed.
9. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning, Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the subject case file.
10. Prior to the issuance of a grading permit, a cash bond shall be posted to the satisfaction of the BOE to guarantee that any damage incurred to roadways

(sections of the roadways is to be determined by the City Engineer), which may result from any construction activity on the site, is properly repaired by the applicant. Any damage incurred to the roadways which may result from any construction activity on the site shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is hereby advised to obtain all necessary permits to facilitate this construction/repair.

11. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Los Angeles Fire Department (LAFD). Said Department's approval in a stamp form shall be included in the plans submitted to the Development Services Center.
12. On- and off-site drainage of the project including any stormwater runoff mitigation measures shall be reviewed and approved by the Department of Building and Safety and the Department of Public Works. Stormwater mitigation regulations shall be complied with at all times.
13. Prior to any sign off of plans by the Development Services Center, the project shall comply with all requirements of the Department of Building and Safety's Grading Division including the conditions of approval contained in the Geology and Soils Report Approval Letter dated October 5, 2023, Log # 90488-02, and any subsequent amendment. A copy of the conditions shall be incorporated on the plans submitted to the Department of City Planning Development Services Center prior to issuance of any permits.
14. Prior to the clearance of the building permit, the applicant shall submit a landscape plan prepared and stamped by a licensed landscape professional in accordance with the City of Los Angeles Landscape Ordinance No. 170,978 to the Development Services Center of the Planning Department for a review and approval. The landscape plan shall show one protected toyon shrub onsite per the Protected Tree Report. The toyon shrub shall be persevered in place. All landscaping shall be implemented prior to the issuance of the certificate of occupancy.
15. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
16. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow into adjacent residential properties.
17. Air conditioning units or other similar items located on the roof shall be screened to minimize visual and aesthetic impacts.
18. The project owner is fully responsible and shall ensure the project contractor and crew read, fully understand, and comply with all conditions imposed in this grant

and in the approved Hillside Development Construction Traffic Management Plan reviewed and approved by the Los Angeles Department of Transportation (LADOT) on July 26, 2022 during all applicable demolition, grading, and construction phases of the project. Should this grant contain more restrictive conditions, the project personnel shall comply to the more restrictive conditions.

19. The contractor shall establish an off-site staging area for large trucks and any other construction vehicles and a construction parking plan in order to control the frequency of construction traffic to the site to the satisfaction of the Department of Transportation. The specifics of the plan shall be printed on the plans. No construction vehicles shall park on Avenue 44 after the grading phase.
20. Building material delivery and loading accessing the project site shall not utilize over-size trucks. Trucks shall be two axles only.
21. Truck traffic directed to the project site for the purpose of delivering materials and construction machinery shall be limited to the hours beginning at 9 a.m. and ending at 3 p.m., Monday through Friday only. No truck deliveries shall occur outside of this time period.
22. All trucking activities for deliveries during grading and construction stages shall be coordinated so that only one truck vehicle is at the site at one time and so that a construction supervisor is present at such time to prevent any potential traffic impacts.
23. A minimum of two flag persons shall be provided to assist with the exporting and delivery of any earth and construction materials at the site. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity.
24. Areas with signs labeled "No Parking" and "No Stopping" by LADOT shall not be used for parking and staging.
25. Staging shall be done onsite to the extent feasible. When staging will need to be adjacent to the site, at no times can driveways of adjacent properties be blocked, nor can one lane of the street be blocked without the presence of a flagger. No staging shall take place on any other street in the neighborhood.
26. Concrete trucks shall be staged onsite to the extent feasible. When staging will need to be adjacent to the site, at no times can driveways of adjacent properties be blocked, nor can one lane of the street be blocked without the presence of a flagger. The applicant shall secure a street use permit from the Bureau of Street Services when necessary for said concrete pouring. No staging shall take place on any other street in the neighborhood.
27. No delivery of material shall occur on trash collection and LAFD designated Red Flag days.

28. The public street right-of-way adjacent to the project site shall be cleaned of spilled materials and trash during earth exporting and construction stages at the termination of each workday.
29. All debris, trash and waste generated by the construction or by any worker, including but not limited to building material remnants, removed weeds, dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, onsite trash receptacle on the properties being developed. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
30. During all phases of construction for the dwelling unit, all materials related to the project shall be stored onsite. No building materials shall be stored on public streets.
31. The applicant shall install a 6-foot-tall security and a debris catch fence along West Avenue 44 and at the downslope area where the grading and construction activities occur on the project site.
32. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
33. Prior to the commencement of site excavation, grading, and construction activities, the applicant shall notify all immediate residents located along West Avenue 44 and provide the above residents with a written construction schedule. The applicant and the project construction manager shall identify a contact person and provide a telephone number for any inquiries from residents regarding construction activities. The phone number shall be provided to all residents within the aforementioned location and shall be posted on the site in a manner which is readily visible to any interested party.
34. Prior to and during grading and construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present onsite during construction.
35. A 24-hour "hotline" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors. The construction supervisor shall be required to respond within 24 hours of any complaint received

on this hotline.

36. Development Regulations. Single-family home developments within a HCR District shall comply with each of the following Grading, Hauling and Hauling Operation Standards, as applicable:
37. Maximum Import and/or Export for Hillside Areas Fronting Substandard Streets. For a lot which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75 percent of the "by-right" maximum pursuant to Section 12.21 C.10 and shall not exceed 6,000 cubic yards.
38. Hauling Truck Trips. A maximum of four trucks are permitted to haul per hour per project site. A grouping or convoy of hauling vehicles shall not be allowed; only one hauling vehicle is permitted per project site at any one time.
39. Hauling Truck Operations. As conditions of project approval for the issuance of a grading or building permit for projects in a HCR District, each of the following hauling operation standards shall be met:
 - (a) Projects required to obtain a Haul Route approval from the Board of Building and Safety Commissioners for the import and/or export of 1,000 cubic yards or more of earth material shall prominently post the final action letter with the approved Haul Route staff report on the job site at all times.
 - (b) No grading shall be performed within any areas designated "hillside" unless a copy of the grading permit is prominently posted on the job site at all times.
 - (c) All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.
40. Equipment. As conditions of project approval for the issuance of a grading or building permit for projects in a HCR District, each of the following equipment standards shall be met:
 - (a) 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.
 - (b) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
41. Operating Hours and Construction Activity. Compliance with each of the following standards shall be required for all projects in a HCR District requiring the issuance of a grading or building permit. However, if a Haul Route approval by the Board of Building and Safety Commissioners is required for import and/or export of 1,000

cubic yards or more, then the conditions set by the Board of Building and Safety Commissioners during the Haul Route approval process shall prevail and the following standards shall not apply.

- (a) Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited.
- (b) Haul trucks shall be staged off-site and outside of the HCR District. As deemed necessary, the Board of Building and Safety Commissioners may permit staging onsite or in any alternate staging area by special condition during the Haul Route Approval process.
- (c) Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.
- (d) A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times.
- (e) The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.
- (f) Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.
- (g) Streets shall be cleaned of spilled materials at the termination of each workday.
- (h) "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.
- (i) Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

42. The following conditions include those directly related to the review of Project Permit Compliance with the Mount Washington-Glassell Park Specific Plan:

- a. Site Development. – Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
- b. Floor Area – As defined by the Mount Washington-Glassell Park Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The total gross floor shall not exceed 3,739 square feet, including a 393-square foot covered garage.
- c. Building Height and Stepback Distances – The proposed dwelling shall be limited to 45 feet in height. Within six feet of the front lot line, the building height shall not exceed 15 feet, and within six feet to 12 feet of the front lot line, the building height shall not exceed 24 feet.
- d. Front Yard Setback – The project shall provide a minimum front yard setback of five feet.
- e. Parking – The project shall comply with the off-street parking requirements pursuant to LAMC Section 12.21 C.10.
- f. Landscape Plan:
 - 1) Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under Sections 12.40 through 12.43 of the LAMC.
 - 2) Landform Planting Design. To the extent feasible, the type and placement of landscape materials on graded slopes shall conform to the standards set forth in the Landform Grading Manual.
 - 3) Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.
 - 4) Landscape and Preservation, Relocation, and Removal of Native and Significant Trees. As identified in the Protected Tree Report prepared by Certified Arborist #WE-11356A, Leonardo Moran from Thrifty Tree Service Inc. on December 11, 2021, there is one (1) Protected Toyon Shrub on site per the Protected Tree Report and it shall be persevered in place. There are zero (0) Significant Trees onsite. The Protected Tree Report was reviewed and stamped by the Urban Forestry Division on June 3, 2022.

The applicant shall observe the Tree Protection Guidelines set forth in said tree report and the standards of approval of Relocation/Removal of Native or Significant Trees of the Mount Washington-Glassell Park Specific Plan during the Pre-Construction Phase and Construction Phase by using protective fencing, keeping the site clean, sufficient irrigation, no flooding, using hand tools around the tree locations, do not back any equipment up to the trunk of trees, avoid root impact, trenching and root pruning, maintain natural grade, place mulch, and under observation by an arborist.

g. Construction Requirements/Restrictions

- 1) Posting of Construction Activities. During construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and, (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present onsite during construction.
- 2) Community Relations. A 24-hour "hotline" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.
- 3) Deliveries of Equipment Supplies. All deliveries during construction shall be coordinated so that only one vendor delivery vehicle is at the site at one time and that a construction supervisor is present at such time to mitigate any potential traffic impacts. A flag person shall be provided to assist with the delivery of any construction materials to the site on trash-pick up days until the trash collection has been completed.
- 4) Truck Traffic Restricted Hours. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, any delivery of fill material or removal of graded soil shall be limited to the hours beginning at 9 a.m. and ending at 3 p.m., Monday through Friday only. No truck deliveries shall occur outside of the time period.
- 5) Construction Activities. Prior to the commencement of site excavation and construction activities, the applicant shall notify residents within a 100-foot radius of the project site and provide residents with a written construction schedule. The applicant and the project construction manager shall identify a contact person and provide a telephone number for any inquiries from residents

regarding construction activities. The phone number shall be provided to all residents within the 100-foot radius and as noted above it shall be posted on the site in a manner which is readily visible to any interested party

- 6) Reduced Roadway Width. At no time during construction activities shall West Avenue 44 be reduced to a roadway width of less than 18 feet.
- 7) Flag Persons. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity.
- 8) Off-Site Staging Area. The contractor shall establish an off-site staging area for large trucks and any other construction vehicles in order to control the frequency of construction traffic to the site, to the satisfaction of the Department of Building and Safety.
- 9) Storage of Materials. During all phases of construction, all materials related to the construction of the proposed project shall be stored onsite.

43. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant

to the requirement in paragraph (ii).

- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are

not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on December 12, 2023, and the written correspondence received to the file, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for denying a Zoning Administrators Adjustment and granting a Zoning Administrator's Determination, as described in LAMC Sections 12.28 and 12.24, and granting a Project Permit Compliance Review, as described in Section 11.5.7 of the Los Angeles Municipal Code, have been established by the following facts:

BACKGROUND

The project site is a vacant, 8,696 square-foot, down-sloping rectangular lot fronting West Avenue 44 and Frontenac Avenue. The proposed project is the construction, use, and maintenance of a new two story single-family dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage, with vehicular access from West Avenue 44.

The adjoining properties surrounding the project site are zoned RE11-1-HCR and R1-1-HCR, and are mostly developed with single-family homes or vacant. The abutting lots to the north, east, west, and south are developed with single-family homes, while some lots are vacant. The project site is within the Northeast Los Angeles Community Plan Area and has a General Plan Land Use Designation for Very Low Residential uses, corresponding with the RE9, RS, R1, RU, RD6, and RD5 Zones. The site is located within the Hillside Area per the Zoning Code, Very High Fire Hazard Severity Zone, is within the Special Grading Area (BOE Basic Grip Map A-13372), and within 2.036 kilometers from the Raymond Fault. In addition, the property is subject to the development standards of both the Baseline Hillside Ordinance and the Mount Washington-Glassell Park Specific Plan.

West Avenue 44 and Frontenac Avenue, according to the Bureau of Engineering Hillside Referral Form dated May 12, 2022, are Substandard Hillside Limited Streets with right-of-way widths of 20 feet. West Avenue 44 has a roadway of varying width, at times narrow enough to require one car to stop and park at the next wider segment to let another car go by. Frontenac Avenue is an unimproved dirt road. In addition, West Avenue 44 and Frontenac Avenues are designated as Red Flag Streets. Red Flag Days are high-risk days for fires and are determined based on a combination of low humidity, high wind speeds, and high temperatures. On these days, the Los Angeles Police Department and Department of Transportation traffic enforcement officers have the right to issue citations onto vehicles to ensure that no vehicles impede the ability of the Fire Department to protect lives and save property.

As identified in the Protected Tree Report prepared by Certified Arborist Leonardo Moran (#WE-11356A) from Thrifty Tree Service Inc. on December 11, 2021, there is one (1) Protected Toyon Shrub on site per the Protected Tree Report, which will be persevered in place. There are zero (0) Significant Trees onsite. The Protected Tree Report was reviewed and stamped by the Urban Forestry Division on June 3, 2022.

Previous zoning related actions on the site include:

Ordinance No. 187,900 – On July 24, 2023, the City Council adopted Ordinance No. 187,900 which amended the changing of the zone classifications on properties when upon the portions of the Zoning Map are subject to the regulation of the Hillside Construction Regulation “HCR” Supplemental Use District.

Ordinance No. 181128 – On May 3, 2021 the City Council adopted Ordinance 181,128 amended the definition of “Hillside” Area in Section 12.03 of the Los Angeles Municipal Code.

Ordinance No. 172,316 – On November 18, 1998, the City Council passed the Ordinance establishing interim regulations for the issuance of building and demolition permits for certain residential, commercial and industrial projects in the Northeast Los Angeles Community Plan Area.

Ordinance No. 168,707 – On April 2, 1993, the City Council passed the Ordinance establishing the Mount Washington-Glassell Park Specific Plan.

Ordinance No. 129279 – On January 12, 1965, the City Council passed the Ordinance amending the definition “Hillside Areas” of Subsection (h) of Section 91.0403 of the Los Angeles Municipal Code.

Previous zoning related actions within 500 feet of the subject site include:

Case No. ZA-2019-4701-ZAD-SPP (621 Frontenac Avenue) – On January 28, 2021, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling fronting a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3); and approved a Project Permit Compliance Review for the construction of a 2,472 square-foot, two story single-family dwelling with a 411 square-foot, attached two-car garage, on a 9,498.1 square-foot lot.

Case No. ZA-2018-5336-ZAD-SPP (533 West Avenue 44) – No Determination has been made for the subject case.

Case No. ZA-2018-5334-ZAD-SPP (537 West Avenue 44) – No Determination has been made for the subject case.

Case No. ZA-2018-1958-ZAD-SPP (487 Avenue 44) – On September 20, 2022, the Zoning Administrator denied a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street without providing a minimum 20-foot-wide roadway adjacent to the property along Avenue 44 as required by LAMC Section 12.21 A.17(e)(2), and approved a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street by providing a minimum 20-foot-wide roadway (3-foot street improvement) adjacent to the property along Avenue 44 as required by LAMC Section 12.21 A.17(e)(2), and approved a Project

Permit Compliance Review for the construction of a new 3,158 square foot, 43 feet, 0.25 inches in height, single-family dwelling on a 6,883 square foot lot.

Case No. ZA-2018-1955-ZAD-SPP (487 Avenue 44) – On September 20, 2022, the Zoning Administrator denied a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street without providing a minimum 20-foot-wide roadway adjacent to the property along Avenue 44 as required by LAMC Section 12.21 A.17(e)(2), and approved a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street by providing a minimum 20-foot-wide roadway (2-foot street improvement) adjacent to the property along Avenue 44 as required by LAMC Section 12.21 A.17(e)(2), and approved a Project Permit Compliance Review for the construction of a new 1,880 square foot, 43 feet, 8.5 inches in height, single-family dwelling on a 3,787 square foot lot.

Case No. ZA-2016-3717-ZAD-SPP (437 West Rainbow Avenue) – On August 2, 2019, the A Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling fronting on a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.1 0(i)(3), and approved a Project Permit Compliance for the Mount Washington/Glassell! Park Specific Plan (Ordinance No. 168,707) for the construction of a single-family dwelling.

Case No. ZA-2016-3712-ZAD-SPP (451 West Rainbow Avenue) – On August 2, 2019, the Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling fronting on a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3), and approved a Project Permit Compliance for the Mount Washington/Glassell! Park Specific Plan (Ordinance No. 168,707) for the construction of a single-family dwelling.

Case No. ZA-2016-3710-ZAD-SPP (441 West Rainbow Avenue) – On August 2, 2019, the A Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling fronting on a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.1 0(i)(3), and approved a Project Permit Compliance for the Mount Washington/Glassell! Park Specific Plan (Ordinance No. 168,707) for the construction of a single-family dwelling.

Case No. ZA-2015-958-ZAD-SPP (504 West Avenue 44) – On September 16, 2016, the Director of Planning terminated all proceedings relative to case ZA-2016-958-ZAD-SPP and ENV-2016-959-MND.

Case No. ZA-2008-1761-ZAD-SPP (437 Rainbow Avenue) – On February 12, 2012, Case No. ZA-2008-1761-ZAD-SPP is hereby terminated from further consideration and ordered filed since you did not respond to the 30th day notice to terminate dated May 12, 2011.

Case No. ZA-1998-0033-CUZ-ZV-SPP-SPR (3880 San Rafael Avenue) – On July 13, 2001 the applicant withdrew the above noted application in order to allow for discussions with concerned neighbors.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and occupants abutting the subject site, for which an application was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions, and present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on December 12, 2024 at approximately 9:00 a.m. The hearing was conducted by Zoom and telephonically. The following testimony was received at the hearing:

Christian Stayner, AIA, representative:

- Asking for continuous paved roadway to be waived; not possible without demolishing other properties
- Through lot with significant grade change
- Requested waiver of street improvements for both Ave 44 and Frontenac
- Withdrawing request for waiver for adjacent roadway on Ave 44
- However, want to waive requirement for sidewalks on Ave 44
- Would be a highway wall on Frontenac if improved
- Would not connect to any other improved street adjacent
- Drainage issues would result
- 5-foot radius at intersection of Frontenac and Ave 44, but 28 feet is required to turn by Fire Code
- City will not be sending first responders on Frontenac
- After listening to neighbor's concerns, agree to withdraw request for over-in-height wall
- Concerns from others for too much parking and not enough parking
- Proposing to follow the amount of parking required
- Tree report concerns have been voiced

- Will follow Urban Forestry requirements
- Some people feel that home is larger than other homes
- Home size is allowed by Specific Plan

Christian Grose, lives across street:

- Should follow the zoning rules
- Thinks it is important to improve Frontenac up to the top of the hill
- Canyon Vista connects to Frontenac
- Needs to be improved
- Delivery truck almost fell off during a storm
- Emergency vehicles can go up Frontenac through Canyon Vista, as long as it is improved
- Would create a paved road
- Do not grant the waiver on Frontenac
- Two vacant lots up the hill
- Reduce size of house and can improve Frontenac
- People who lived there all along have followed the rules
- Tree removed from this property or adjacent one in 2021

Pat Williams:

- Living there since 1984
- Have seen problems, been through both fires
- Fire Department couldn't get to the person
- Oppose all waivers, especially Frontenac
- Trucks have almost run down the hill
- Not adding sidewalks is a problem
- Houses built since Specific Plan came into being have put sidewalks there
- So many people who walk along the streets
- People have to get out of the way and it is not safe
- Would not want to see people get hurt

Pat Winters, Homeowners Alliance:

- Charlie Rausch decision in 2021
- 475, 525, 523 building site decisions can be used as a roadmap
- Required road improvements at the beginning of project, not at the end
- Frontenac is a dangerous road
- Representative said that LAFD is not able to make the turn
- 525 and 523 are submitting plans for a turnaround there
- The builder and LAFD hydrants may not have been aware of it
- Asks that Tree Report be updated and corrected
- Maxing out the size
- Silent waivers mentioned in the letter that they submitted

- Requests Construction traffic management plan with construction parking outside of hillside area and using shuttles
- Current one is not realistic
- Law has been in effect since 1993
- Roads only get improved in hillside areas incrementally when someone develops a lot
- In 1993 had to build the roads in front and behind since abutted both roads
- Everyone knows this
- Needs to be included in the design element
- Trying to get the infrastructure to correlate with the development

Ali Jeevanjee, 509 W Ave 44:

- Disingenuous
- Still have wall on their current plans
- 1,390 square feet is the average size on Avenue 44
- Proposed house is 41% larger than largest house on the street
- Other houses are providing the street width as approved last year
- Frontenac: delivery trucks and garbage trucks use it
- Widen and improve Ave 44 and Frontenac
- Welcome new neighbors
- Ask that they perform responsibilities required and not take shortcuts

Jessica Huebner, long time resident:

- Roads need to be improved
- Atmospheric rains
- High fire severity zone
- Density adding to issues in the neighborhood
- Maxing out size of structure
- Build smaller structure and can do it safely
- These vacant lots are hills
- Record of landslides in area
- Portion of San Rafael collapsed
- Not being unreasonable
- Correct the road per the required rules and regulations
- Waivers should all be rejected

YP:

- Improve Frontenac
- Narrow, dirt road
- Delivery trucks use that road daily and it is risky
- 19 fires
- Loss of life

- Have not provided a retaining wall to protect them from things coming down the hill
- Street improvements should be required before building
- Tree report doesn't reflect current status
- 2 black walnuts, one is within house outline and one is said to be dead but it is not dead
- Toyon is not in decline, just needs pruning

Paul Haitkin, 513 W Ave 44:

- Cars with low clearance cannot use Frontenac at all
- Delivery trucks with higher clearance get stuck at times
- Improve Frontenac before construction

Michelle Litchfield:

- 1998 EIR Self Realization Fellowship Plan Revised / Geotechnical
- 1986 Assessment of Lot 1
- Ancient Landslide
- Homes could slide down into Rainbow Canyon
- Construction vibrations need to be monitored and regulated
- Tree planting to help with vibrations
- Arson fire at Frontenac and Ave 44
- Fire trucks could not make it up Ave 44 due to parked cars
- Used Frontenac until they hit the edge of the project site
- Needed to go on foot at the project site and couldn't go any further
- Couldn't go up Ave 44
- Emergency vehicle access could actually be better on Frontenac
- Landslides in the area on maps

Sarah Ramage, 497 W Ave 44:

- Requests no waivers be granted
- Fire trucks could not come up Ave 44
- Had to wait until smaller truck came, 20 minutes later
- Garden hoses needed to be used
- Affecting safety of all residents
- Construction for the road
- Ave 44 is dangerous to run on
- Sidewalks would be great in this area

Stephen Neary:

- In neighborhood for ten years
- People not being able to build here may impact others elsewhere

Oliver (DLE) 4201 Glenwood:

- Lives a quarter mile from the site
- Walks along Ave 44 often
- Critical need for housing
- Should not put up barriers to development
- Seems unreasonable to improve and widen street

Brian Cox:

- Lives at 212 Ave 43
- Concerned for water, debris, and rock coming downhill
- Walks there all the time
- Would like to see Frontenac being developed

Poonam Sharma:

- Lives across street
- Housing crisis is not going to be solved
- Property is unbuildable
- 15 feet to 25 feet wide footprint
- Waived request for street dedication
- However, plans do not reflect that
- Street dedications and setbacks are not being adhered to
- Over ten years, see trucks almost fell off
- Trucks get stuck and towed
- Has Subaru, skids when it is wet
- Submitting themselves to danger from things falling down
- Ave 44 needs to be widened

Paul Watling:

- 15-year resident
- Unique and eclectic neighborhood
- Good sense of community and neighborhood awareness
- Applicant would be a good addition to the community
- People may not have the means to do these improvements
- There is a housing crisis, so it is naive and shortsighted to deny them
- Better to have this family than investors
- Willing to comply with reasonable requests

Alan Meier:

- On Frontenac, the City will not make road improvements

- When someone builds, they have to improve the road
- If there is a fire, we need two ways off the hill
- Need an escape route

Kiem Ho, architect, lives down the street

- Difficult to develop a steep and narrow property
- Widening Frontenac would make it more difficult
- Thinks Frontenac should be developed by properties to the west
- Feels like a valid compromise
- If restricted too much, may not develop at all

Paul N:

- 23-year resident at top of Mt. Washington
- Not inhospitable to new families
- Fire danger is real
- Fire in September
- Nine years ago, lost a neighbor and a lot of own yard to a fire
- Want safety for everyone
- Safety is the most important thing

Barbara Sanchez:

- Draw attention to water saturation and water problems coming down the road
- No water diversion in place
- Concern water will be directed onto Ave 44
- Traffic management
- Hillside Construction regulations needed, should there be an emergency

Christian Stayner, representative:

- Hydrants on Ave 44
- Improvement of half of the width, standard plans from BOE
- Railing and drop-off a significant requirement
- Frontenac really more of a paper street, although it is used
- Will follow Department of Building and Safety

Tim Fargo, Associate Zoning Administrator:

- Tell me about the Geology and Soils Report and how old it is.

Christian Stayner, representative:

- Approved by the Grading Division in 2022 to 2023 under new building code
- October 5, 2023 is the date

- Applied Earth Sciences study from November 2022 and reviewed by Building and Safety

Tim Fargo, Associate Zoning Administrator:

- What do you know about the lots to the west owned by Self-Realization Fellowship and the possibility of their development?

Christian Stayner, representative:

- They are under a CUP to do their operations
- Parking is located adjacent, up the hill
- There are also land conservancy properties nearby
- Continuity of the street may not be possible

Tim Fargo, Associate Zoning Administrator:

- What do you know about the 475, 525, 523 building sites mentioned?

Christian Stayner, representative:

- Does not know about these project sites
- Wants to mention the topography of the parcel
- Legal edge of Frontenac Street is a significant drop-off
- Huge difference with that aspect

WRITTEN COMMUNICATION

On October 14, 2022, Michelle Litchfield submitted a letter expressing concern about the width of Avenue 44, the desire for Avenue 44 to be widened, concerns regarding the substandard condition of Frontenac Avenue, and concern over the location of the site in relation to an ancient landslide and a recent landslide.

On November 29, 2023, the Arroyo Seco Neighborhood Council submitted a letter advising that at the public meeting held on November 27, 2023, a motion was unanimously passed to send a letter in opposition to the proposed project, citing concerns including safety, parking, and the tree report.

On December 5, 2023, Poonam Sharma submitted an email expressing concern about life and safety issues, with vehicles getting stuck in mud on Frontenac Avenue.

On December 6, 2023, Yael Pardess submitted an email asking that Frontenac Avenue is improved, a traffic management plan is provided, a turnaround is built, and that street improvements take place prior to construction.

On December 7, 2023, an email with an attachment was sent by Barbara Sanchez and Kaz Nimori. In the attachment, they cite concerns regarding the sewer and water diversion, retaining walls, and parking.

On December 7, 2023, Michelle Litchfield submitted an email including excerpts from the 1998 SRF Revised Master Plan EIR and expressing concerns about an ancient landslide.

On December 8, 2023, Paul Haitkin sent an email requesting that required street improvements be provided due to safety concerns.

On December 9, 2023, Jessica Huebner sent an email requesting that required street improvements are provided.

On December 11, 2023, Christian Grose submitted an email opposing the project as proposed, citing concerns regarding safety and equity. Grose expressed particular concern regarding the substandard condition of Frontenac Avenue.

On December 11, 2023, Sarah Ramage submitted an email with an attachment expressing concerns regarding the proposed project. These concerns included emergency vehicle access and road improvements.

On December 11, 2023, Bohnie and Peter Avanzino submitted an email expressing concern over the substandard condition of Frontenac Avenue, as well as the width of Avenue 44.

On December 11, 2023, Paul Norwood sent an email asking for street improvements and describing the fire in February 2014 in which a resident perished due to a legally parked truck on Avenue 44 impeding fire trucks from accessing the site.

On December 12, 2023, the Office of Councilmember Eunisses Hernandez submitted a letter to the file recommending denial of the requests for an Adjustment and a Determination that would permit the project as proposed. They cited safety concerns and the importance of road infrastructure.

On December 12, Ali Jeevanjee submitted an email and PowerPoint file, citing concerns regarding the proposed project, including that it would be the largest house on Avenue 44, as well as the substandard condition of Frontenac Avenue.

On December 12, 2023, Christian Grose submitted an email providing detail on concerns regarding Avenue 44 and Frontenac Avenue, and concern regarding a tree removal.

On December 12, 2023, Michelle Litchfield sent an email expressing concerns regarding the geologist hired in 2022 and whether they had checked the public records regarding the landslide inventory.

On February 8, 2024, Pat Williams forwarded in an email an LAFD alert regarding a delivery truck in soft soil on Rose Hill Drive and expressed concern that it is the same situation on Frontenac Avenue.

On February 8, 2024, Christian Grose echoed the concerns of Pat Williams regarding the delivery truck in soft soil on Rose Hill Drive and how it relates to the proposed project.

On February 20, 2024, Christian Stayner provided a response to various concerns that were raised in written communication. Stayner noted that the Applicant has made significant changes to the project in response to Neighborhood Council concerns. Additionally, Stayner said that issues raised regarding trucks on nearby streets and a tree on a different property are unrelated to the proposed project. Stayner also addressed geotechnical reports, tree reports, parking calculations, and project area calculations, noting that various City of Los Angeles agencies regulate many of items raised by the Neighborhood Council. The LADBS Grading Division has reviewed and approved the geotechnical report. A tree report was commissioned from a Certified Arborist in accordance with City requirements and was reviewed and approved by the Urban Forestry Division, Bureau of Street Services. Lastly, Stayner said that parking calculations and area calculations were reviewed by the Specific Planner responsible for this Plan.

MANDATED FINDINGS - ZONING ADMINISTRATOR'S DETERMINATION

In order to be granted an Adjustment and for relief from requirements permitting the construction of buildings on Substandard Hillside Streets, findings mandated in LAMC Sections 12.28 and 12.24 X.28 of the Municipal Code must be made in the affirmative. The following section states such findings with the applicable justification set forth thereafter:

FENCES, WALLS IN THE REQUIRED FRONT YARD

The applicant withdrew the request for a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a new single-family dwelling with a wall of a height of 10 feet in the required front yard as otherwise prohibited by LAMC Section 12.21 C.1(g). The request was not considered, and no such Adjustment has been granted in this determination.

STREET ACCESS FINDINGS

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is on a down sloping, rectangular-shaped vacant lot that measures approximately 8,696 square feet. While the site is located between West Avenue 44 and Frontenac Avenue, the project fronts on West Avenue 44. Access to the property will be through West Avenue 44, which is a public Substandard Hillside Limited Street. The property is zoned R1-1-HCR, designated for Low Residential land use, and is within the Northeast Los Angeles Community Plan

Area. The project site is subject to the regulations of the Mount Washington-Glassell Park Specific Plan and the Baseline Hillside Ordinance. The project site is within the Hillside Area, the Very High Fire Hazard Severity Zone, a Special Grading Area (BOE Basic Grip Map A-13372), a seismically induced zone, and is within 2.036 kilometers from the Raymond Fault Zone. The surrounding properties are zoned R1-1-HCR and A1-1-HCR and are developed with single-family dwellings or are vacant lots. The property is subject to the Hillside Construction Regulations of the HCR overlay district.

The proposed project is the construction, use, and maintenance of a new two-story single-family dwelling measuring approximately 3,731 square feet, with a 393 square foot covered garage on an 8,696 square foot vacant lot. The project will perform a function that is beneficial to the City by expanding the housing supply.

Per the Bureau of Engineering's (BOE) Hillside Referral Form, dated May 2, 2022, West Avenue 44 is a Substandard Hillside Limited Street with a right-of-way width of 20 feet. The BOE has required the Applicant to provide half of a 20-foot roadway from the street centerline along West Avenue 44, in compliance with the Baseline Hillside Ordinance (BHO). The Applicant will be providing the required roadway adjacent to the property. The Applicant altered their original request such that the only remaining request regarding West Avenue 44 is to allow the project to be built without providing the required sidewalk, which has been granted. Due to the nature of existing development on Avenue 44, a sidewalk would not connect with any sidewalk on any other properties. The project, however, will perform a function that is beneficial to the City by expanding the roadway on West Avenue 44. The widening of the roadway will contribute to the ability of emergency vehicles to access properties in the area, which has been a significant difficulty in the past (See Findings in Case Nos. ZA-2018-1955-ZAD-SPP and ZA-2018-1958-ZAD-SPP).

Per the Bureau of Engineering's (BOE) Hillside Referral Form, dated May 2, 2022, Frontenac Avenue is a Substandard Hillside Limited Street with a right-of-way width of 20 feet. The BOE has required the Applicant to provide half of a 20-foot roadway from the street centerline along Frontenac Avenue, in compliance with the Baseline Hillside Ordinance (BHO). Nevertheless, the project proposes access from West Avenue 44 and not from Frontenac Avenue. Consistent with other land use decisions in the area, the applicant is required to provide street improvements for the adjacent street used for access to the property and not for any adjacent street not used for access. The improvement of Frontenac Avenue is expected to be required when the properties develop along Frontenac Avenue that take access directly from Frontenac Avenue. As has been discussed in the Findings in previous land use decisions in the area (Case Nos. ZA-2018-1955-ZAD-SPP and ZA-2018-1958-ZAD-SPP), Frontenac Avenue does not provide secondary access for emergency vehicles at this time as it is a dirt road with at most only a thin layer of asphalt, and is only ten feet wide in places. The request regarding Frontenac Avenue is discussed further in Finding No. 7.

The Applicant has requested to be allowed to build the project without providing the 20-foot-wide access from the driveway apron to the boundary of the Hillside Area as required by Los Angeles Municipal Code (LAMC) Section 12.21 C.10(i)(3). The street widening of West Avenue 44 from the driveway apron to the boundary of the Hillside Area would negatively alter the character of the neighborhood and would create an undue burden on the property owner. Many of the existing homes along West Avenue 44 were approved and constructed prior to the implementation of the BHO and therefore did not provide improvements to the roadway. Improving the Continuous Paved Roadway along West Avenue 44 to a 20-foot road width from the driveway apron to the boundary of the Hillside Area could result in the demolition of existing walls, structures, buildings, fences, or other improvements on other private properties and within the public right-of-way. The Applicant does not have access to property rights at these locations, which makes such improvements infeasible. Additionally, improvements necessary to meet the strict application of the Code would not be proportionate to the impact generated by the project. As such, the approval of the relief sought by the applicant with regard to LAMC Section 12.21 C.10(i)(3) can be deemed to be in conformity with the public necessity, convenience, general welfare, and good zoning practice.

In summary, by expanding the housing supply and by improving the roadway along West Avenue 44, the proposed project will enhance the built environment in the surrounding neighborhood as well as perform a function that is beneficial to the community, city, and region. This grant permits reasonable development similar to what has been permitted on other properties in the neighborhood.

2. **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.**

The project site is a vacant, 8,696-square foot, rectangular lot fronting West Avenue 44. The proposed project is the construction, use, and maintenance of a new two-story single-family dwelling measuring approximately 3,731 square feet, with a 393 square foot covered garage on an 8,696 square foot vacant lot.

The surrounding neighborhood is characterized by hillside single family dwellings with frontages varying in width. The properties to the northeast of Avenue 44 are zoned A1-1-HCR and are developed with single family dwellings. The properties southeast of Avenue 44 are zoned A1-1-HCR and R1-1-HCR. Some are vacant lots while others are developed with single family dwellings. The properties northwest of Frontenac Avenue are zoned R1-1-HCR and are all vacant lots. The properties to the southwest of Frontenac Avenue are zoned R1-1-HCR and are developed with single family dwellings.

At the public hearing, a member of the public brought up that the average size of a house on Avenue 44 is 1,390 square feet. Although the proposed square footage is 3,731 square feet, the proposed project will be built in accordance with all hillside regulations, except as granted herein. Furthermore, the project is subject to the

requirements of the Mount Washington-Glassell Park Specific Plan (Specific Plan), which allows the proposed square footage and ensures that new development is compatible with the vision for the area. The proposed development is designed to a floor area that is below the allowable floor area permitted by the Specific Plan. It is also set back sufficiently from the front lot line to avoid any vertical massing at street level. The proposed building height of 26 feet complies with the 45-foot maximum building height permitted.

The applicant submitted a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT). These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed project will be subject to the conditions detailed in the Project's Construction Traffic Management Plan, included in the case file, which was reviewed and stamped-approved by LADOT on July 26, 2022. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. Implementation of the proposed traffic management conditions will ensure that the project does not further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

On December 12, 2023, the Office of Councilmember Eunisses Hernandez submitted a letter to the file recommending denial of the requests for an Adjustment and a Determination. They cited California Government Code 51182 that all property in a very high fire hazard severity zone should be constructed with 100 feet of defensible space from each side and from the front and rear of the structure. The proposed dwelling is required to be built in accordance with the building standards of the City of Los Angeles Building and Fire Codes. Furthermore, the project is conditioned to require that the applicant submit the plans for review and approval to the Los Angeles Fire Department (LAFD) to ensure compliance with regulations. Said Department's approval in a stamp form shall be included in the plans submitted to the Development Services Center.

Given the foregoing, the project's location, size, height, 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, or safety.

3. The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The Northeast Los Angeles Community Plan (Community Plan) designates the project site for Low Residential land uses with the corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The subject property is zoned R1-1-HCR and the proposed use of the property is consistent with the Community Plan land use designation. The property is also located within the Mount Washington-Glassell Park Specific Plan (Specific Plan) and the grant is conditioned to comply with the regulations of the Specific Plan.

The Northeast Los Angeles Community Plan, a part of the General Plan's Land Use Element, sets various objectives for the planning and development of the area, and seeks to guide development to be in character with the community. Generally, the Community Plan seeks to promote compatible design and ensure public safety. The project is consistent with the following objective noted in the 'Residential' section of the plan:

Objective 1-1 To preserve and enhance existing residential neighborhoods.

Objective 1-2 To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Objective 1-3 To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

By making use of a vacant piece of land, the proposed project will serve to enhance the existing residential neighborhood of Mount Washington. Moreover, as a new single-family dwelling, the proposed project will help to fulfill Objectives 1-2 and 1-3 noted above by adding new housing to the community. Therefore, the grant of this request will not adversely affect any element of the General Plan as the proposed use of the property is consistent with the General Plan. Compliance with the Mount Washington-Glassell Park Specific Plan is discussed in Finding No. 8. The proposed project substantially conforms to the purpose, intent, and provisions of the General Plan, the applicable community plan, and the applicable specific plan.

4. **The proposed use is in conformity with the public necessity, convenience, general welfare and good zoning practice and will be in substantial conformance with the various elements and objectives of the General Plan.**

The project site is zoned R1-1-HCR and the Northeast Los Angeles Community Plan designates the project site as Low Residential. The construction of a single-family dwelling on a lot zoned and designated for such use can be deemed to be in conformity with public necessity, convenience, general welfare, and good zoning practice, as discussed in previous Findings. The grant of this request will not adversely affect any element of the General Plan, as the proposed use of the property is consistent with the General Plan. The proposed use of the property as a single-family home is consistent and compatible with the surrounding neighborhood. Furthermore, the grant is conditioned to minimize any potential impact on the surrounding community.

5. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

The traffic associated with the dwelling will not create any additional adverse impact on street access or circulation except for typical vehicular traffic associated with the construction of a new home, and the addition of a new dwelling, which is consistent with the Community Plan and will not significantly alter the existing character and permitted density in the area. Access to the project site will be from West Avenue 44 and not for Frontenac Avenue. To deviate from LAMC Sections 12.21 C.10(i)(2) and 12.21 C.10(i)(3) of the Baseline Hillside Ordinance will not hamper the implementation of other Hillside policies and programs. Required off-street parking will be provided onsite. Several conditions have been imposed as part of this grant to ensure that during construction, neighbors are informed of building schedules, and there are including requirements for flag persons, off-site staging, and limits on truck hours and sequential deliveries.

6. **The building or structure will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.**

The proposed dwelling will be built in accordance with the Mount Washington-Glassell Park Specific Plan and the Baseline Hillside Ordinance regulations, except as granted herein, as well as with adherence to building codes and other Federal, State, and City regulations. As a single-family dwelling, the proposed project will fit with the character of the surrounding community as a low-density residential development. Compliance with the Specific Plan ensures that projects such as this one are harmonious with surrounding land uses and further the welfare of the neighboring community. The proposed development will not exceed the allowable floor area according to the Specific Plan, and is set back sufficient from the lot to avoid excessive vertical massing at the street level.

The project will be built in accordance with all building codes and has been reviewed and approved by the Department of Building and Safety's Grading Division. A copy of the approval letter is attached to the case file. Multiple members of the community expressed concern about fire safety and emergency vehicle access. The project is conditioned through this grant to comply with all regulations within the purview of the Los Angeles Fire Department and the Department of Public Works Bureau of Engineering. Therefore, as conditioned, the project is not expected to have a materially adverse safety impact on the surrounding neighborhood.

7. **The site and/or existing improvements make strict adherence to Paragraph (i) of Subdivision 10 of Subsection C of Section 12.21 of this Code impractical or infeasible.**

Since the project takes vehicular access off West Avenue 44, requiring the improvement of Frontenac Avenue adjacent to the property, in full compliance with Section 12.21 C.10(i)(2), would be inconsistent with similar land use decisions in

the area and would not be commensurate with the project. A slide during the public hearing illustrated the engineering necessary to improve Frontenac Avenue given the sloping topography. Providing the required street improvement and fully complying with the Code would be impractical and create a financial and practical hardship.

Strict adherence to the requirement for a 20-foot Continuous Paved Roadway improvement is impractical and infeasible as there are multiple existing structures that exist between the project site and the boundary of the Hillside Area. It would be impractical and infeasible for the applicant to acquire right-of-way for private property, some of which have structures within the improvement area. Requiring the demolition of structures and improvements and road construction on properties not owned by or under control of the Applicant would result in financial hardship out of proportion with the proposed project. Overall, strict adherence to LAMC Section 12.21 C.10(i) is both impractical and infeasible.

PROJECT PERMIT COMPLIANCE FINDINGS

8. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

a. Floor Area

The Mount Washington-Glassell Park Specific Plan determines a maximum Floor Area Ratio (FAR) for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, by using the following equation: $0.50 - \{[(\text{Lot Area} - 5,000) \times 0.10] \div 5,000\}$. Based on the formula, the 5,465-square foot lot permits a Maximum Gross FAR of 0.43:1 or 3,739 square feet of floor area. The proposed project's FAR is 0.43:1 or 3,731 square feet of floor area, including a 393-square foot attached garage. The subject project does not exceed the maximum permitted floor area, and is therefore, in compliance with the requirements of the Specific Plan.

b. Building Height and Stepback Distances

The proposed height of the dwelling is 26 feet, which will not exceed the maximum 45-foot height permitted under the Mount Washington-Glassell Park Specific Plan. The building is setback in accordance with the building stepback height limitations and is in compliance with the requirements of the Specific Plan. As proposed, the project meets the building stepback requirements that state that no portion of the building shall exceed 15 feet in height within the first six (6) feet of the front property line and that no portion of the building shall exceed 24 feet in height within six to 12 feet of the front property line.

c. Prevailing Front Yard Setback

The Mount Washington-Glassell Park Specific Plan's Prevailing Front Yard Setback provision applies to the project site. The required prevailing front

yard setback requirement for this property is five (5) feet. As depicted on Exhibit A, the proposed project complies with Section 6.C of the Mount Washington-Glassell Park Specific Plan.

d. **Off-street Automobile Parking Requirements for Additions and Remodeling**

The project must comply with the parking requirements of LAMC Section 12.21 C.10(g), which requires at least two (2) covered parking spaces for each single-family dwelling with a residential floor area of 2,400 square feet or less. The project as conditioned will comply with LAMC Section 12.21 C.10(g). The project proposes an attached two (2) car garage, approximately 393 square feet, and therefore complies with the automobile parking requirement.

e. **Public Health and Safety**

Haul route approval from the Los Angeles Department of Building and Safety Board of Commissioners is required only when the import or export of earth from onsite exceeds 1,000 cubic yards. The proposed project will export approximately 848 cubic yards, and import 100 cubic yards of earth material. This amount is below the threshold for review by the LADBS Board of Commissioners.

f. **Preservation, relocation, and removal of native and significant trees.**

Section 8 B.1 of the Mount Washington-Glassell Park Specific Plan requires that the Director or his or her designee find that (1) it is necessary to remove the Native or Significant Tree because its continued existence at that location prevents the reasonable development of the subject property; and (2) the removal of the Native or Significant Tree would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated to the satisfaction of the Department of City Planning.

As identified in the Protected Tree Report prepared by Certified Arborist #WE-11356A, Leonardo Moran from Thrifty Tree Service Inc. on December 11, 2021 there is one (1) Protected Toyon Shrub on site per the Protected Tree Report and will be persevered in place. There are zero (0) Significant Trees onsite. The Protected Tree Report was reviewed and stamped by the Urban Forestry Division on June 3, 2022. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

g. **The architectural design elements of the front and rear building elevations vary from the adjacent buildings.**

The Mount Washington-Glassell Park Specific Plan requires variation of design including façade articulation and design of differing materials, architectural details, and locations of windows, doors, columns, and

balconies. It promotes facades that modulate with offsets or curves, insets, and use of a variety of roof treatments, including roof type, shape, and pitch and that such variation distinguishes new development from homes on either side. The architectural plans attached to the subject file indicate that the architectural design elements will vary from, but be compatible with, the adjacent buildings based on the requirements of Section 8 for single-family design variation outlined in the Specific Plan.

The proposed project is designed in a contemporary, modern architectural style that incorporates mostly smooth grey stucco along the front façade and throughout the dwelling with a wood material exterior siding. The dwelling is also proposing large windows with aluminum frame, and glass panels with dark color that are factory painted. A flat roof is proposed with an aluminum material that is light color and factory coated which will create a contrast of color from the single-family dwelling. An attached garage is proposed at the street level and the single-family dwelling will be set back, following the slope of the lot to result in less massing along the street frontage. The rear façade is angled to follow the topography, further integrating the building into the landscape.

The surrounding buildings utilize a variety of materials and designs, and the proposed project is architecturally compatible, yet incorporates variations. The roof being proposed is flat in contrast to the pitched roofs on the neighboring properties. As proposed, the architectural design elements are in conformance with the Design Variation standards contained in Section 8-C of the Mount Washington-Glassell Park Specific Plan.

9. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Zoning Administrator has determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303, Class 3 for one single-family residence, or a second dwelling unit in a residential zone, and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 applies.

FLOOD HAZARD

10. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of the Flood Zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not

complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for In-Person
Appeal Filing



QR Code to BuildLA
Appointment Portal for Condition
Clearance

Inquiries regarding this matter shall be directed to Pablo Estrada, Planning Staff at (818) 374- 5033.

A handwritten signature in blue ink, reading "Tim Fargo".

TIM FARGO
Associate Zoning Administrator

TF:VS:NS:PE:nm

cc: Councilmember Eunisses Hernandez
First Council District
Adjoining Property Owners
Interested Parties List

YOUN FAMILY RESIDENCE

504 W. AVENUE 44
LOS ANGELES, CA 90065

OWNER

Bert Youn & Miyoung Kim
530 S. Hewitt St #324
Los Angeles, CA 90013

ARCHITECT & OWNER'S AGENT

Stayner Architects
Christian Stayner, Architect (Lic. C37583)
1481 N. Echo Park Ave.
Los Angeles, California 90026
(213) 478-0427 Phone
(213) 483-8768 Fax
www.staynerarchitects.com

GEOTECHNICAL ENGINEER

Applied Earth Systems
4742 San Fernando Road
Glendale, CA 91204
(818) 552-6000 Phone
www.aearthsystems.com

STRUCTURAL

MEP

CIVIL ENGINEER

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 3,731 SF SINGLE-FAMILY RESIDENCE WITH 3 BD, 2.5 BA ON A VACANT, DOWNHILL SLOPED LOT IN MOUNT WASHINGTON.

PROPOSED RESIDENTIAL FLOOR AREA CALCULATIONS

LOT SIZE	8,696.80 SF
MAXIMUM FLOOR AREA RATIO PER MWSP	0.43
MAXIMUM FLOOR AREA PER RATIO	3,739.82 SF
L1 GROUND LEVEL FLOOR AREA *	1,505.83 SF
L1 PARTIALLY COVERED FLOOR AREA *	113.44 SF
L1 COVERED PARKING FLOOR AREA *	393.39 SF
L2 SECOND LEVEL FLOOR AREA *	1,508.87 SF
L2 PARTIALLY COVERED FLOOR AREA *	211.69 SF
TOTAL PROPOSED FLOOR AREA *	3,731.22 SF
* SEE ZA-004 DIAGRAMS FOR MORE INFO	

PER THE MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN SECTION 6.A., FOR LOTS GREATER THAN OR EQUAL TO 5,000 SQUARE FEET IN SIZE, BUT LESS THAN 10,000 SQUARE FEET IN SIZE, THE MAXIMUM FLOOR AREA RATIO SHALL BE DETERMINED BY USING THE FOLLOWING EQUATION:

$$0.5 = ((\text{LOT AREA} - 5,000) \times 0.10) \div 5000$$
$$0.5 = ((8,696.80 - 5,000) \times 0.10) \div 5000 = 0.43$$
$$0.43 \times 8,696.8 = 3,739.824$$

TO FULFILL BASELINE ORDINANCE NO. 181, 624 AND HILLSIDE ORDINANCE NO. 174, 652 A DEDICATION OF 8' ALONG FRONTENAC AND W. AVE 44 IS REQUIRED. WE ARE APPLYING FOR A WAIVER OF THIS REQUIREMENT DUE TO SITE CONDITIONS.

BUILDING HEIGHT

NUMBER OF STORIES	2
MAX ALLOWABLE BUILDING HEIGHT	45' - 0" ABOVE GRADE PLANE
MAX PROPOSED BUILDING HEIGHT	28' - 0" ABOVE GRADE PLANE*
*HEIGHT MEASURED FROM LOWEST POINT OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING	

PARKING

NUMBER OF COVERED PARKING SPACES REQUIRED	2
NUMBER OF COVERED PARKING SPACES PROVIDED	2
NUMBER OF UNCOVERED GUEST PARKING SPACES REQUIRED	1
NUMBER OF UNCOVERED GUEST PARKING SPACES PROVIDED	1

LOT COVERAGE

LOT SIZE	MAX 40% OF LOT AREA PER BHO	PROPOSED BUILDING FOOTPRINT	LOT COVERAGE
8,696.8 SF	3,478.7 SF	2,012.8 SF	23.14 %



GRADING CALCULATIONS

ITEM	QTY	NOTES
CUT	848 CU YD	EXEMPTION UP TO 500 CU YD FOR DRIVEWAYS TO REQD PARKING
FILL	100 CU YD	
EXPORT	848 CU YD	1000 CU YD EXPORT ALLOWED UNDER BHO § 12.21 C.10(f)(4)
IMPORT	100 CU YD	
NET IMPORT/EXPORT	948 CU YD	EXEMPTION FOR FOUNDATION AND BASEMENT LEVEL EXCAVATION PER 2011 BASELINE HILLSIDE ORDINANCE - INCLUDING WITHIN 5 FT OF EXEMPTED GRADING ACTIVITIES, INCLUDING CUT FOR DRIVEWAY, INCLUDING REMEDIAL GRADING PER SOILS REPORT.

VICINITY MAP



SHEET LIST

SHEET NO.	SHEET NAME
ZA-001	Cover Sheet
ZA-001a	Prevailing Setbacks
ZA-002	Vicinity Map and Photographs
ZA-003	Diagrams
ZA-004	Diagrams
ZA-100	Plot Plan
ZA-101	Landscape Plan
ZA-200	Floor Plan, Ground Level
ZA-201	Floor Plan, Second Level
ZA-202	Roof Plan
ZA-300	Building Elevations
ZA-301	Building Elevations
ZA-302	Building Sections
ZA-303	Building Elevations
ZA-304	Building Elevations
ZA-305	Building Sections
G-001	Approvals
G-002	Topographic Survey

PROJECT

Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER

Bert Youn & Miyoung Kim
530 S. Hewitt St #324
Los Angeles, CA 90013

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1481 N. ECHO PARK AVE
LOS ANGELES, CALIF. 90026
www.staynerarchitects.com
(213) 478-0427 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACE	LE MOYNE TERRACES TRACT NO. 2
BLK/CD	None
LOT	101
APN	545-005-008
EVN #	145-0423 901
ZONE	R1-1
ERECTING	None
PROPOSED	3,731 s.f.
BUILDING HEIGHT	28
LOT SIZE	8,696 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

REVISIONS

NO.	DATE	DATE	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWING TITLES

Cover Sheet

PROJECT NUMBER

DATE 09/14/2022

DRAWN BY T.M. AK

CHECKED BY I.M. CS

ZA-001

THIS SET OF PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS IS THE PROPERTY OF STAYNER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STAYNER ARCHITECTS. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

BUILDING SETBACKS		
	PROPOSED	REQUIRED
PROPOSED FRONT YARD SETBACK	12' - 3"	5' - 3"
PROPOSED SIDE YARD SETBACK	5' - 0"	5' - 0"
PROPOSED REAR (FRONT) YARD SETBACK	12' - 3"	12' - 3"

BUILDING SETBACK CALCULATIONS AVE 44		
LOT	FRONTAGE	SETBACK
1	141.67	
2	50.29	
3	147.69	
4	54.7	
5	46.08	
6	71	40.48
7	52.23	
8	50.9	32.56
9	53.9	
10	51.06	31.02
11	54.74	15.39
12	51.04	8.55
13	50.72	2.58
14	50.69	2.99
15	50.00	2.03
16	50.00	1.00
17	80.36	2.20
18	58.73	10.76
19	67.73	5.00
20	63.38	5.00
21	53.84	5.00
22	190.95	7.74
23	55.00	10.99
24	51.06	31.02
25	54.74	15.39
26	51.04	8.55
27	50.72	2.58
28	50.69	2.99
29	50.00	2.03
30	50.00	1.00
31	80.36	2.20
32	58.73	10.76
33	67.73	5.00
34	63.38	5.00
35	53.84	5.00
36	190.95	7.74
37	55.00	10.99
38	51.06	31.02
39	54.74	15.39
40	51.04	8.55
41	50.72	2.58
42	50.69	2.99
43	50.00	2.03
44	50.00	1.00
45	80.36	2.20
46	58.73	10.76
47	67.73	5.00
48	63.38	5.00
49	53.84	5.00
50	190.95	7.74
51	55.00	10.99
52	51.06	31.02
53	54.74	15.39
54	51.04	8.55
55	50.72	2.58
56	50.69	2.99
57	50.00	2.03
58	50.00	1.00
59	80.36	2.20
60	58.73	10.76
61	67.73	5.00
62	63.38	5.00
63	53.84	5.00
64	190.95	7.74
65	55.00	10.99
66	51.06	31.02
67	54.74	15.39
68	51.04	8.55
69	50.72	2.58
70	50.69	2.99
71	50.00	2.03
72	50.00	1.00
73	80.36	2.20
74	58.73	10.76
75	67.73	5.00
76	63.38	5.00
77	53.84	5.00
78	190.95	7.74
79	55.00	10.99
80	51.06	31.02
81	54.74	15.39
82	51.04	8.55
83	50.72	2.58
84	50.69	2.99
85	50.00	2.03
86	50.00	1.00
87	80.36	2.20
88	58.73	10.76
89	67.73	5.00
90	63.38	5.00
91	53.84	5.00
92	190.95	7.74
93	55.00	10.99
94	51.06	31.02
95	54.74	15.39
96	51.04	8.55
97	50.72	2.58
98	50.69	2.99
99	50.00	2.03
100	50.00	1.00
101	80.36	2.20
102	58.73	10.76
103	67.73	5.00
104	63.38	5.00
105	53.84	5.00
106	190.95	7.74
107	55.00	10.99
108	51.06	31.02
109	54.74	15.39
110	51.04	8.55
111	50.72	2.58
112	50.69	2.99
113	50.00	2.03
114	50.00	1.00
115	80.36	2.20
116	58.73	10.76
117	67.73	5.00
118	63.38	5.00
119	53.84	5.00
120	190.95	7.74
121	55.00	10.99
122	51.06	31.02
123	54.74	15.39
124	51.04	8.55
125	50.72	2.58
126	50.69	2.99
127	50.00	2.03
128	50.00	1.00
129	80.36	2.20
130	58.73	10.76
131	67.73	5.00
132	63.38	5.00
133	53.84	5.00
134	190.95	7.74
135	55.00	10.99
136	51.06	31.02
137	54.74	15.39
138	51.04	8.55
139	50.72	2.58
140	50.69	2.99
141	50.00	2.03
142	50.00	1.00
143	80.36	2.20
144	58.73	10.76
145	67.73	5.00
146	63.38	5.00
147	53.84	5.00
148	190.95	7.74
149	55.00	10.99
150	51.06	31.02
151	54.74	15.39
152	51.04	8.55
153	50.72	2.58
154	50.69	2.99
155	50.00	2.03
156	50.00	1.00
157	80.36	2.20
158	58.73	10.76
159	67.73	5.00
160	63.38	5.00
161	53.84	5.00
162	190.95	7.74
163	55.00	10.99
164	51.06	31.02
165	54.74	15.39
166	51.04	8.55
167	50.72	2.58
168	50.69	2.99
169	50.00	2.03
170	50.00	1.00
171	80.36	2.20
172	58.73	10.76
173	67.73	5.00
174	63.38	5.00
175	53.84	5.00
176	190.95	7.74
177	55.00	10.99
178	51.06	31.02
179	54.74	15.39
180	51.04	8.55
181	50.72	2.58
182	50.69	2.99
183	50.00	2.03
184	50.00	1.00
185	80.36	2.20
186	58.73	10.76
187	67.73	5.00
188	63.38	5.00
189	53.84	5.00
190	190.95	7.74
191	55.00	10.99
192	51.06	31.02
193	54.74	15.39
194	51.04	8.55
195	50.72	2.58
196	50.69	2.99
197	50.00	2.03
198	50.00	1.00
199	80.36	2.20
200	58.73	10.76

TOTAL LOTS ENTERED = 33
 TOTAL FRONTAGE = 2154.97 ft
 40% OF TOTAL FRONTAGE = 861.99 ft
 NUMBER OF LOTS INCLUDED IN CALCULATION = 13
 SETBACK RANGE USED = 1.00-10.99 FT
 TOTAL FRONTAGE USED IN CALCULATION = 867.20
 TOTAL SETBACK IN CALCULATION = 67.77
 PREVAILING SETBACK = 5.21

* = 504 WAVE 44
 * = LOTS INCLUDED IN CALCULATION

Results		
Number of lots: 33		
Prevailing Setback: 5.21 ft		
CREATION		
Total no of lots entered: 33		
Total frontage entered: 2154.97 ft		
40% from total frontage entered: 861.99 ft		
No of lots used in the calculation: 13		
Setback range used: 1.00 ft - 10.99 ft		
Total frontage used in the calculation: 867.20 ft		
Lots Used		
Lot	Frontage (ft)	Setback (ft)
10	51.06	31.02
12	51.04	8.55
13	50.72	2.58
15	50.69	2.99
17	50.00	2.03
18	50.00	1.00
20	80.36	2.20
21	58.73	10.76
22	67.73	5.00
23	63.38	5.00
24	53.84	5.00
30	190.95	7.74
32	55.00	10.99
View Calculation Details		

BUILDING SETBACK CALCULATIONS FRONTENAC AVE		
LOT	FRONTAGE	SETBACK
101	159.43	
102	50	
103 *	81.28	
104	54.86	
105	78.33	
106	89.47	27.52
107	50.2	43.28
108	51.7	
109	50.55	
110	55.14	5.21
111	88.14	3.33
112	78.01	
TOTAL LOTS ENTERED = 12		
TOTAL FRONTAGE = 838.12		
40% OF TOTAL FRONTAGE = 335.45		
NUMBER OF LOTS INCLUDED IN CALCULATION = 2		
SETBACK RANGE USED = 2.93-6.90 FT		
TOTAL FRONTAGE USED IN CALCULATION = 112.28 (less than 335.45)		
TOTAL SETBACK IN CALCULATION = 9.83		
PREVAILING SETBACK = N/A		



Address: 504 WAVE 44
 APN: 546500909
 PIN #: 148-5A223 380
 Tract: LE MOYNE TERRACES TRACT Zoning: R1-1
 Block: None
 Lot: 101
 A/C: None
 General Plan: Low Residential
 Prevailing Setback Boundary along Ave 44
 Prevailing Setback Boundary along Frontenac Ave.

Results	
Number of lots: 12	
Errors:	
No two or more lots combined equal or exceed 40% of the total frontage within 10 feet setbacks of each other.	



- Unimproved Land
- Improved & Residential Land
- Property Line
- Unimproved Public Open-Space

NOTE:
 PER THE MWSP SECTION 6C, NO PREVAILING FRONT YARD SETBACK CAN BE DETERMINED FOR EITHER STREET FRONTAGE, AS ONLY ONE LOT WITHIN 200 FEET ON EITHER SIDE OF THE PROPERTY CONTAINS A STRUCTURE. SEE MAP ABOVE FOR ILLUSTRATION. PER THE LADBS PREVAILING SETBACK CALCULATOR, THE PREVAILING FRONT YARD SETBACK AT AVE 44 SHALL BE 5.21 FEET, BUT NO PREVAILING FRONT YARD SETBACK CAN BE DETERMINED FOR FRONTENAC AVE. PER LAMC 12.21 C.10 a(2), THE PREVAILING FRONT YARD SETBACK AT AVE 44 SHALL BE 5 FEET.

EXHIBIT "A"
 Page No. 2 of 19
 Case No. 2A-2008-7295-ZAA ZAD -
SP-HCA

PROJECT
Youn Residence
 504 Avenue 44
 Los Angeles, CA 90015

OWNER
 Bert Youn & Myoung Kim
 3285 Newton St #225
 Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
 CHRISTIAN STAYNER, ARCHITECT A/C. 027583
 1481 N. EDO-PAK AVE
 LOS ANGELES, CALIFORNIA 90025
 www.staynerarchitects.com
 (213) 478-0447 PHONE
 (213) 482-8188 FAX

PROJECT INFORMATION
 TRACT: LE MOYNE TERRACES TRACT NO. 2
 BLOCK: None
 LOT: 101
 APN: 5465-009-009
 PIN #: 148-5A223 380
 ZONE: R1-1
 PRESTING: None
 PROPOSED: 3,731 s.f.
 BUILDING HEIGHT: 25
 LOT SIZE: 8,998 s.f.

LEGAL DESCRIPTION
 REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IS DESCRIBED AS FOLLOWS:
 LOT 101 OF LE MOYNE TERRACES TRACT NO. 2 WITHIN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY CLERK-RECORDS OF SAID COUNTY.

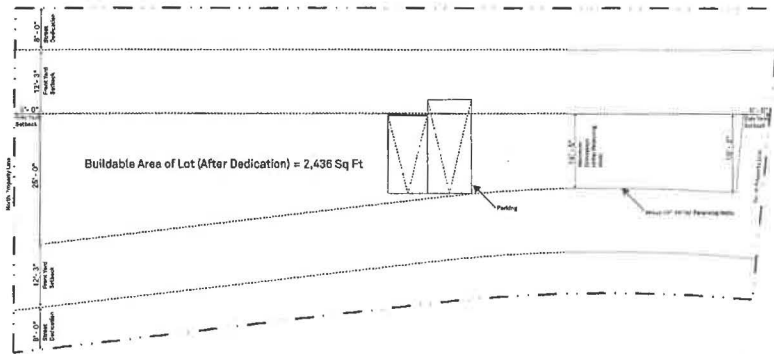
REV	BY	DATE	REVISIONS

DRAWING TITLE
Prevailing Setbacks

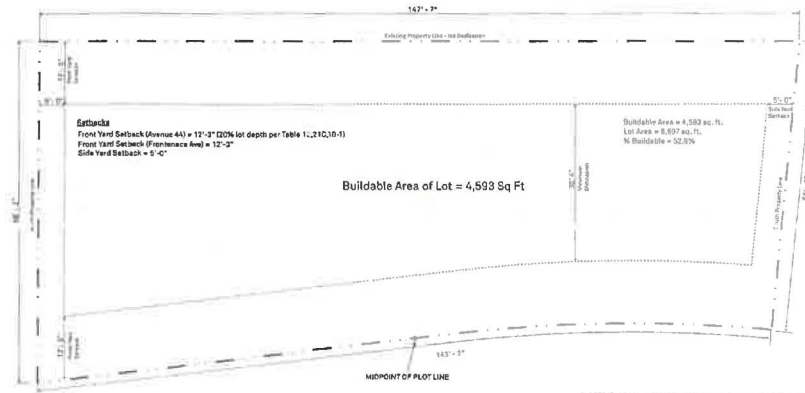
PROJECT NUMBER
 DATE: 09/14/2022
 DRAWN BY: T.M. AK
 CHECKED BY: L.M. CS

ZA-001A

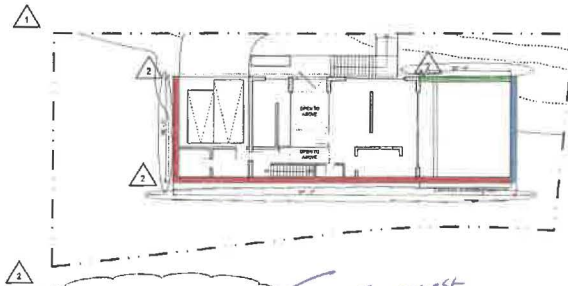
APPROVED BY: [Signature]
 DATE: 09/14/2022
 TITLE: [Title]
 [Signature]



Buildable Area (After Dedication) 3



Buildable Area (Before Dedication) 2

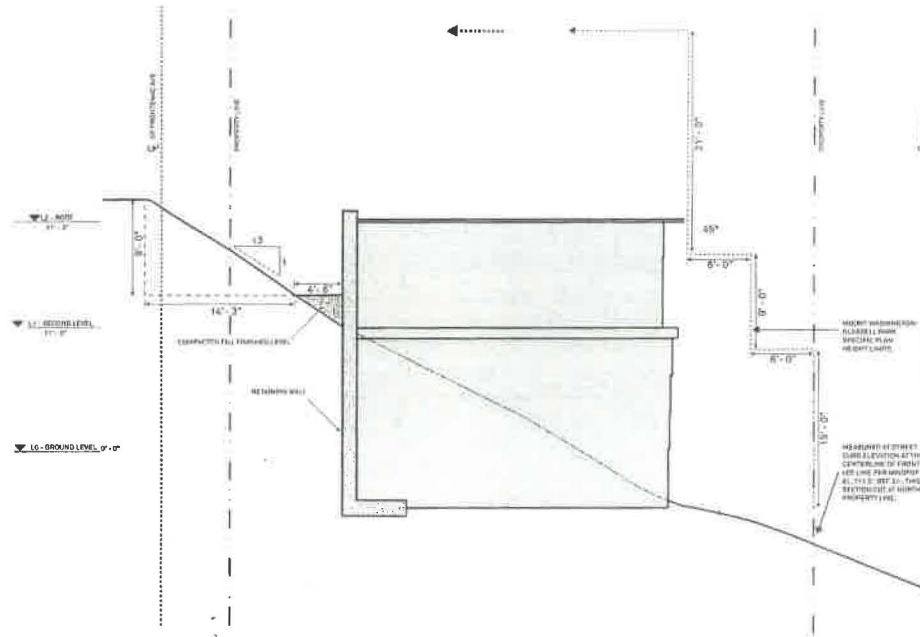


Wall Legend
 ■ Building Wall
 ■ 10'-0" Max. Retaining Wall
 ■ 10'-0" Wall Non-Retaining

Note:
 1. Per ZAA Request #1, Pursuant to LAMC §12.28, an Adjustment to fences or walls (including lattice-work, gates, pillars, hedges or thick growth of shrubs or trees) in the required yard areas as prohibited by LAMC §12.21.C.1(f) and which also exceed 8 feet in height.

The request for the ZAA was withdrawn. No adjustment was granted. Jim Ford, AZA June 17, 2024

RETAINING WALL DIAGRAM 4



SLOPE SETBACKS + BUILDING HEIGHT SETBACKS 1

PROJECT

Youn Residence

501 S. Main St.
 Los Angeles, CA 90008

Owner:
 Bart & Susan & Michael Kim
 535 S. Main St. #224
 Los Angeles, CA 90005

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
 CHRISTOPHER STAYNER, ARCHITECT (LIC. C37855)
 1481 N. FIDELITY AVE.
 LOS ANGELES, CALIFORNIA 90018
 www.staynerarchitects.com
 (213) 478-0447 PHONE
 (213) 485-8718 FAX

PROJECT INFORMATION

TRACT	LEMOINE TERRACES TRACT NO. 2
BLK	100
LOT	101
APN	SAR 005 005
PAR. #	148 50223 360
ZONING	R1-1

EXISTING PROPOSED	None
EXISTING HEIGHT	3.731 ft.
LOT SIZE	36,889 sq. ft.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 101 OF LEMOINE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

EXHIBIT "A"
 Page No. 4 of 19
 Case No. 2A-2022-7295-2A9
 2A9-SAP-HCA

RESPONSE			
NO.	BY	DATE	REMARKS

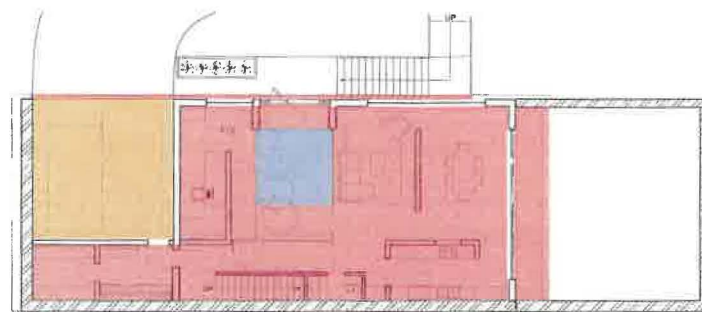
DRAWING TYPE

Diagrams

PROJECT NUMBER
 DATE 09/14/2022
 DRAWN BY T.M. AK
 CHECKED BY I.M. CS

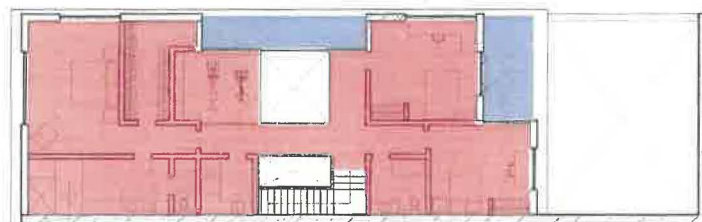
ZA-003

DISCLAIMER: ALL DIMENSIONS OF RETAINING WALLS AND BUILDINGS SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA FIRE CODE (CFC). THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



**L1 COVERED
PARKING:
393.39 SF**

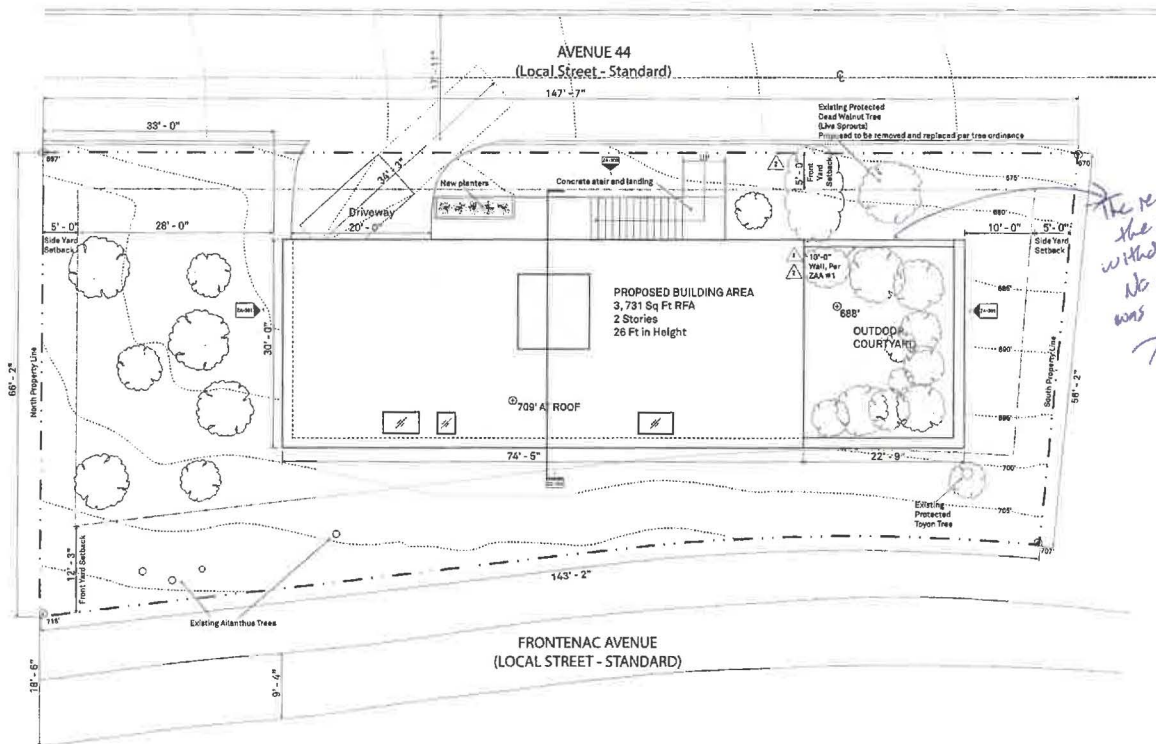
Ground Level	2
--------------	---



L2 SEMI-COVERED:
211.69 SF

Second Level **1**

[illegible]



The request for
the ZAA was
withdrawn.
No adjustment
was granted.
Tom Jones, AZA
June 17, 2024

EXHIBIT "A"
Page No. 6 of 19
Case No. 24-222-729C-ZAA-2AD
SPA-HCA

PROJECT

Youn Residence

124 Avenue 44
Los Angeles, CA 90005

OWNER
Bart Youn & Minyoung Kim
520 S Howell St #214
Los Angeles, CA 90013

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C13782)
1481 N. DODD PARK AVE
LOS ANGELES, CALIFORNIA 90028
www.staynerarchitects.com
313.475.0447 PHONE
313.475.1788 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 121
APN: 5485-009-400
PWS #: 118-54223-380
ZONING: D1-1
EXISTING: None
PROPOSED: 3,731 s.f.
PROPOSED HEIGHT: 26'
LOT SIZE: 8,818 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

NO.	REV.	DATE	ISSUE NOTES

DRAWING TITLE

Plot Plan

PROJECT NUMBER
DATE: 09/14/2022
DRAWN BY: TML/AK
CHECKED BY: LM/CS

ZA-100

1

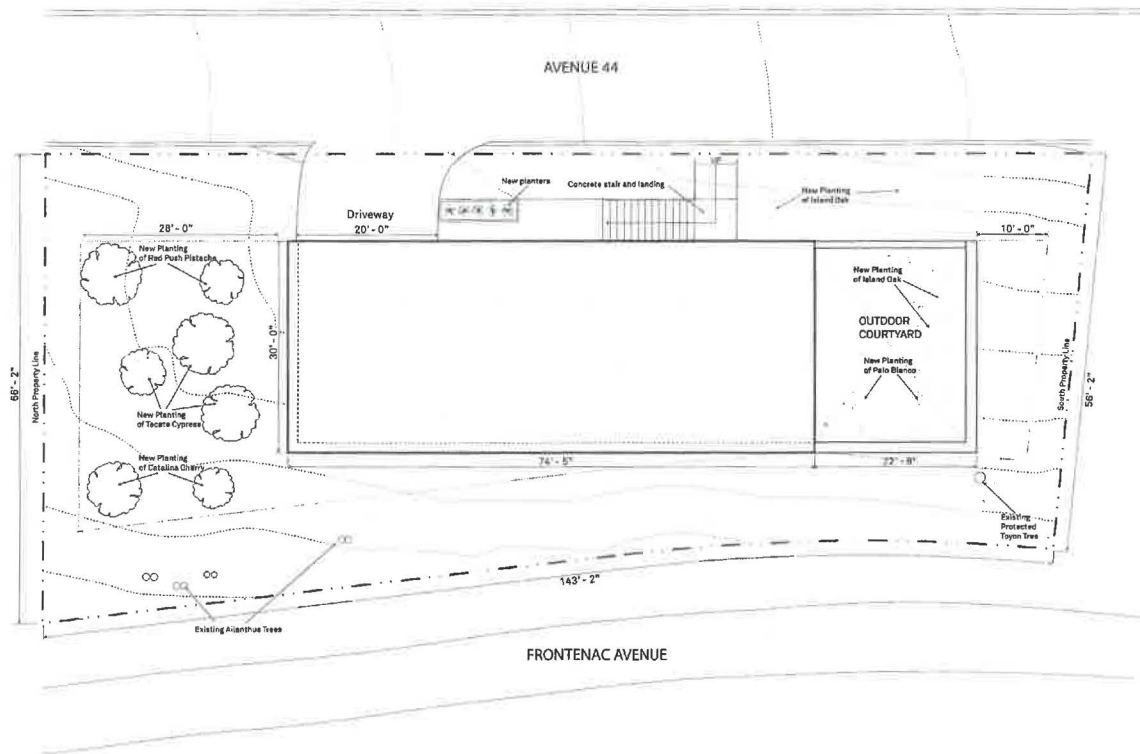


EXHIBIT "A"
 Page No. 7 of 19
 Case No. 24-222-7295-2AA-2AD-
 SPA HCA

PROJECT Young Residence

554 Avenue 44
 Los Angeles, CA 90015

OWNER
 Bert Young & Myoung Kim
 590 E. Main St. #314
 Los Angeles, CA 90013

ARCHITECT
 Stayner Architects

STAYNER ARCHITECTS
 CHRISTIAN STAYNER, ARCHITECT (C, 23158)
 1481 N. ECHO PARK AVE.
 LOS ANGELES, CALIFORNIA 90029
 www.staynerarchitects.com
 (213) 478-0457 PHONE
 (213) 482-8765 FAX

PROJECT INFORMATION

TRACT	LEMOINE TERRACES TRACT NO. 2
BLK/CK	None
LOT	121
APN	6485-009-096
PERM #	146-54223-260
DATE	01-1
EXISTING	None
PROPOSED	2,731 sq. ft.
PLUMBING HEIGHT	28'
LOT SIZE	8,896 sq. ft.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LEMOINE TERRACES TRACT NO. 2, WITH THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 1180, MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

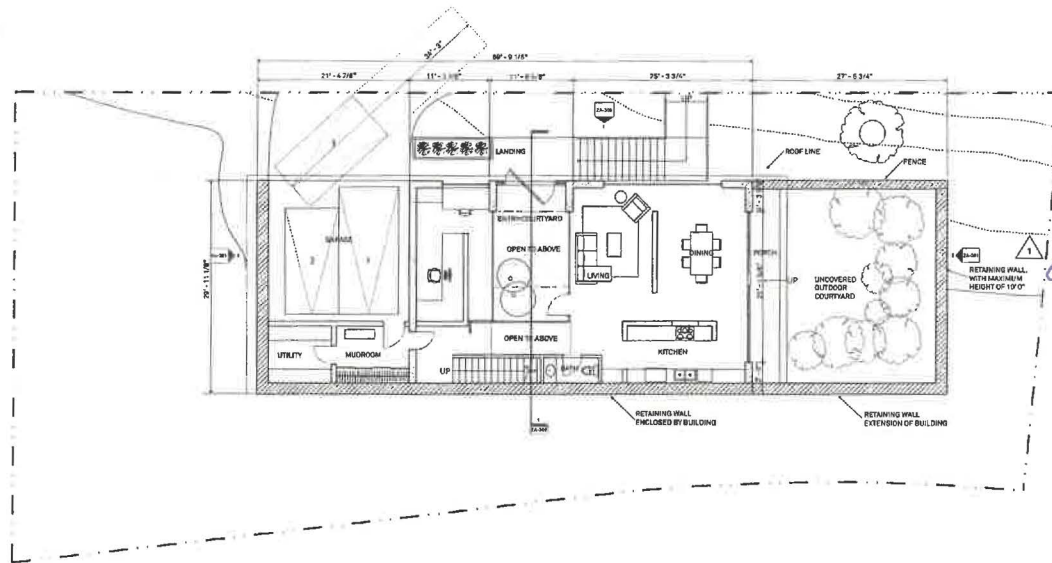
DRAWING TITLE
 Landscape Plan

PROJECT NUMBER
 DATE 09/14/2022
 DRAWN BY T.M. AK
 CHECKED BY I.M. CS

ZA-101

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N
 0 1 2 3 4 5
 Landscape Plan 1
 1/8" = 1'-0"



Parking Provided

- 1 Standard Residential (8'-8" x 18'-0"), Covered
- 2 Compact Residential (7'-7" x 16'-0"), Covered
- 3 Compact Guest, (7'-7" x 16'-0"), Uncovered

Ground Level
1/8" = 1'-0"

Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER:
Beet Youn & Mayung Kim
530 S. Hewitt St. #224
Los Angeles, CA 90013

ARCHITECT Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37284)
1451 N. KOCH PARK AVE.
LOS ANGELES, CALIFORNIA 90027
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8788 FAX

PROJECT INFORMATION

TRACT: LE HOME TERRACES TRACT NO. 2
BLOCK: none
LOT: 101
APN: N461-005-001
PIN #: 147-5427330
ZONING: M-1

PROPOSED: None
BUILDING HEIGHT: 3.731 F.E.
LOT SIZE: 8,196 S.F.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 101 OF LE HOME TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN BOOK 8, PAGE 1180-1181, MAPS, IN THE OFFICE OF THE COUNTY OF RECORDERS OF SAID COUNTY.

EXHIBIT "A"

Page No. 8 of 19

Case No. ZA-200-2295-249-240-
SAP-HCA

NO.	BY	DATE	REVISION NOTES

DRAWING TITLE Floor Plan, Ground Level

PROJECT NUMBER

DATE: 09/14/2022

DRAWN BY: TM, AK

CHECKED BY: LM, CS

ZA-200

CONSTRUCTION OF ALL IMPROVEMENTS OR SERVICE CONNECTIONS SHOWN ON THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING SPECIFICATIONS, THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, THE CALIFORNIA STANDARD SPECIFICATIONS FOR WATER SUPPLY SYSTEMS, THE CALIFORNIA STANDARD SPECIFICATIONS FOR SEWER AND WASTE WATER SYSTEMS, THE CALIFORNIA STANDARD SPECIFICATIONS FOR IRRIGATION SYSTEMS, THE CALIFORNIA STANDARD SPECIFICATIONS FOR PORT AND HARBOR WORK, THE CALIFORNIA STANDARD SPECIFICATIONS FOR AIRPORTS, AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR RAILROADS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS AND DEPTHS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND MAPS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT SEALS AND STAMPS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT LICENSES. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT REGISTRATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT CERTIFICATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT ACCREDITATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT AFFILIATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT MEMBERSHIPS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT CERTIFICATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT ACCREDITATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT AFFILIATIONS. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER AND ARCHITECT MEMBERSHIPS.

PROJECT
Youn Residence
324 Avenue 44
Los Angeles, CA 90065

OWNER
Bart Tsoo & Myeung Kim
530 S Pawley St #324
Los Angeles, CA 90012

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (L.C. 031580)
1491 N. CHAD PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
310.476.0437 PHONE
(310) 483-8768 FAX

PROJECT INFORMATION

TRACT	LE MYONE TERRACES TRACT NO. 2
FLOOR	None
LOT	101
APN	5465-000-006
PAR #	148-56223-20
ZONING	R1-1

EXISTING PROPOSED
BUILDING HEIGHT 20
LOT SIZE 8,996 S.F.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF THE MYONE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PLAT MAP RECORDED IN BOOK 9, PAGE 112 OF MAPS, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

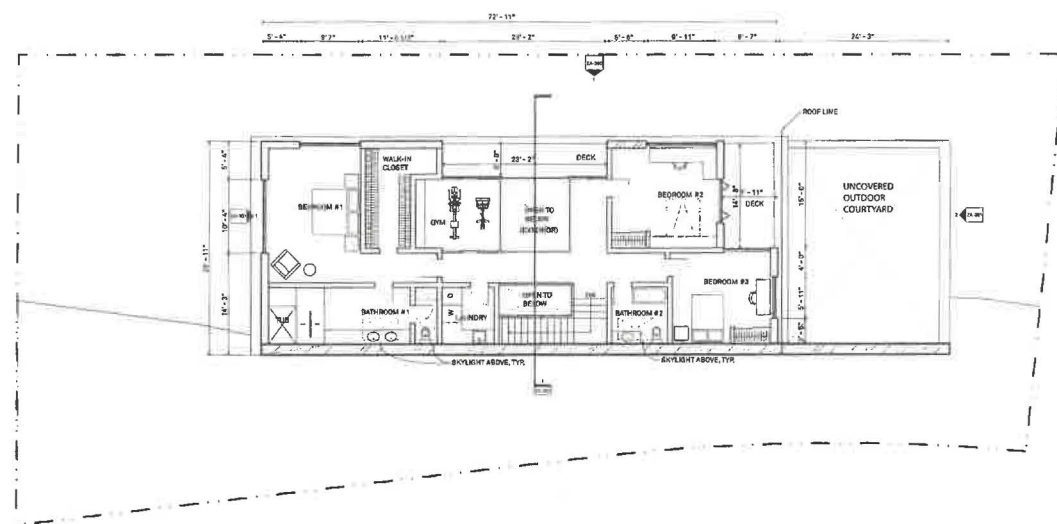


EXHIBIT "A"
Page No. 9 of 19
Case No. 20-2022-290-2A-2A
SAT-HCA

REVISIONS

NO.	BY	DATE	REVISIONS

DRAWING TITLE
Floor Plan, Second Level

PROJECT NUMBER

DATE 09/14/2022

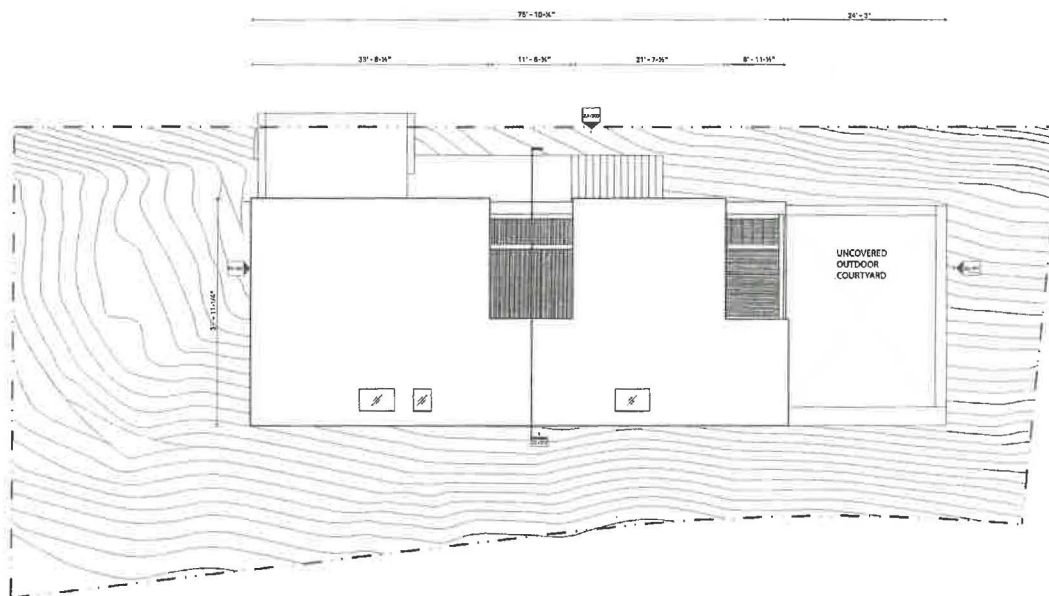
DRAWN BY TM, AK

CHECKED BY LM, CS

ZA-201

Second Level
1/8" = 1'-0"

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Roof Level
1/8" = 1'-0"

1

PROJECT

Youn Residence

501 Avenue 44
Los Angeles, CA 90005

Owner:
Bart Youn & Miyoung Kim
530 E. Hewitt St #324
Los Angeles, CA 90013

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
CHRISTINA STAYNER, ARCHITECT (LIC. C37360)
1481 N. FOGH PARKWAY
LOS ANGELES, CALIFORNIA 90030
www.staynerarchitects.com
(213) 476-0443 PHONE
(213) 485-8788 FAX

PROJECT INFORMATION

TRACT	None	LEMOINE TERRACES TRACT NO. 2
BLOCK	None	
LOT	103	
APN	1485-008-000	
FIN. #	145-50223-00	
ZONING	R1-1	

EXISTING PROPOSED	None
BUILDING HEIGHT	20'
LOT SIZE	8,096 S.F.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 103 OF LEMOINE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDATION OF SAID COUNTY.

EXHIBIT "A"

Page No. 10 of 19

Case No. 24-2022-005-2A

2A0-SR-HCA

NO.	REV.	DATE	REVISIONS

DRAWING TITLE

Roof Plan

PROJECT NUMBER

DATE 09/14/2022

DRAWN BY TM, AK

CHECKED BY LM, CS

ZA-202

CONSTRUCTION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CODES AND STANDARDS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS.

EXTERIOR FINISH SCHEDULE				
ID	IMAGE	DESCRIPTION	MATERIAL	COLOR/FINISH
1		RETAINING WALL	CONCRETE	BOARD FORMED
2		EXTERIOR SIDING	WOOD	STAINED & SEALED
3		WINDOWS	ALUMINUM FRAME & GLASS PANEL	DARK COLOR, FACTORY PAINTED & CLEAR
4		STANDING SEAM ROOF	ALUMINUM	LIGHT COLOR, FACTORY COATED
5		CROSS LAMINATED TIMBER FRAMING	WOOD	UNFINISHED
6		HANDRAIL/GUARDRAIL	STEEL	MEDIUM GRAY, COATED
7		FLEETWOOD MULTI-SLIDE DOOR	ALUMINUM FRAME & GLASS PANEL	DARK COLOR, FACTORY PAINTED & CLEAR
8		DRIVEWAY	CONCRETE	LIGHT BROOM FINISH



No 2AA granted for wll/
Tom Zimm, ARA
June 17, 2024.

EXHIBIT "A"
Page No. 11 of 19
Case No. ZA-2323-729C-24-240-
SAPCA

PROJECT Youn Residence

800 Avenue 44
Los Angeles, CA 90065

Owner:
Ben Youn & Morgan Kim
330 S. Newble St #211
Los Angeles, CA 90013

ARCHITECT Stayner Architects

STAYNER ARCHITECTS
CHUBBIE STAYNER ARCHITECT (L.C. C37533)
1451 N. BECHTOLD AVE.
LOS ANGELES, CALIFORNIA 90016
www.staynerarchitect.com
(213) 475-0447 PHONE
(213) 441-8788 FAX

PROJECT INFORMATION

TRACT: LE MOINE TERRACE TRACT NO. 2
BLOCK: None
LOT: 101
APN: 445-009-009
PUB. #1: 1-18-1942 2-200
744 FT
71.1
EXISTING: None
PROPOSED: 3,731 S.F.
BUILDING HEIGHT: 26
LOT SIZE: 8,408 S.F.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOINE TERRACE TRACT NO. 2, WITH CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAG COUNTY.

NO.	BY	DATE	ISSUE

DRAWING TITLE Building Elevations

PROJECT NUMBER

DATE: 09/14/2022

DRAWN BY: TM, ARA

CHECKED BY: I.M. CS

ZA-300

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East Building Elevation
2/18 - 1/19

[illegible]

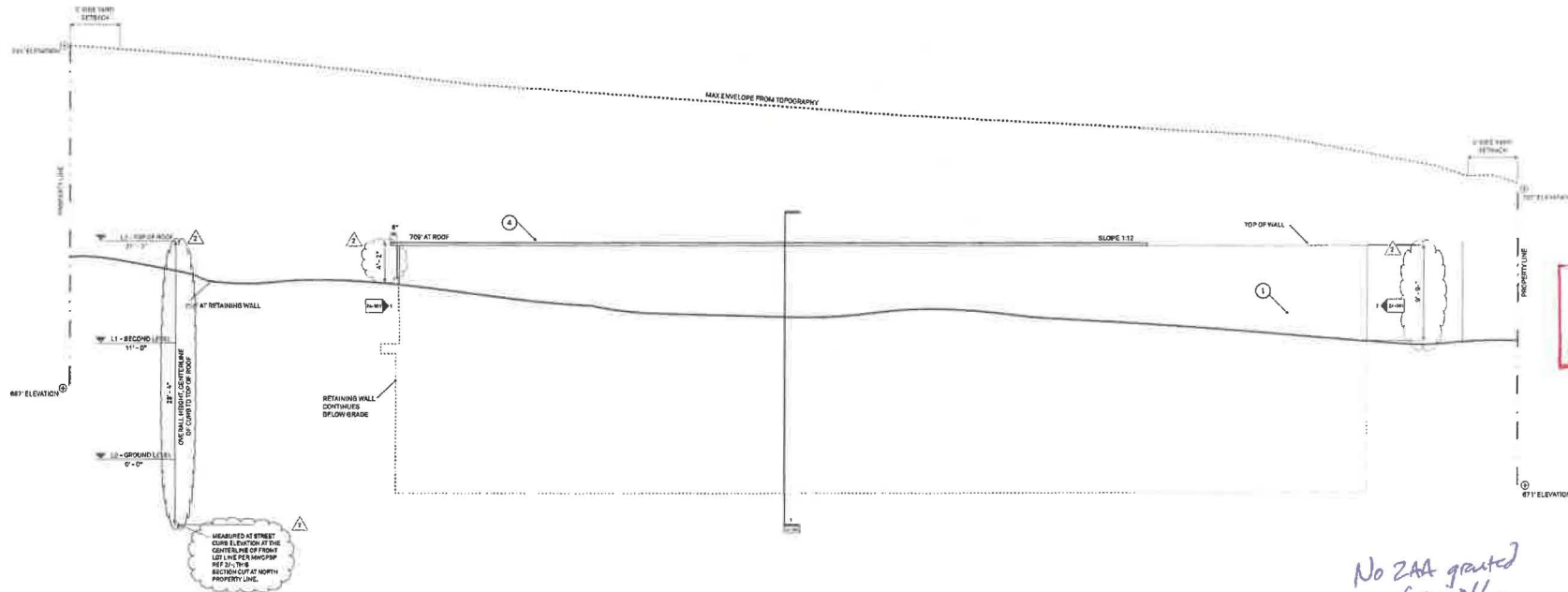
2

[illegible]



Section 1

EXTERIOR FINISH SCHEDULE				
ID	IMAGE	DESCRIPTION	MATERIAL	COLOR/FINISH
①		RETAINING WALL	CONCRETE	BOARD FORMED
②		EXTERIOR SIDING	WOOD	STAINED & SEALED
④		STANDING SEAM ROOF	ALUMINUM	LIGHT COLOR, FACTORY COATED



PROJECT

Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Hyoung Kim
530 S. Main St. #214
Los Angeles, CA 90013

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C17883)
1481 N. ECHO PARK AVE.
LOS ANGELES, CALIFORNIA 90028
www.staynerarchitects.com
(310) 478-0447 FAX
(310) 483-8188 FAX

PROJECT INFORMATION

TRACT: E. MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5405-008-009
REV # 145-54233 180
ZONE: R1-1

EXISTING: None
PROPOSED: 3,721 s.f.
BUILDING HEIGHT: 20'
LOT COVER: 8,093 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 101 OF E. MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND RECORDED IN THE PUBLIC RECORDS OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

EXHIBIT "A"
Page No. 14 of 19
Case No. 2A-2023-2851-2AA-2AD
SP-HCA

No ZAA granted
for wall.
Jm Jm, ACP
June 17, 2024

REVISIONS			
NO.	BY	DATE	REVISIONS

DRAWING TITLE

Building Elevations

PROJECT NUMBER

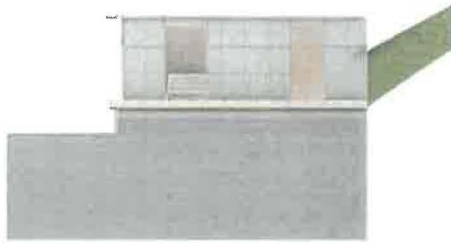
DATE: 05/14/2022

DRAWN BY: TM, AK

CHECKED BY: LM, CS

ZA-303

West Building Elevation 1



North Elevation Render 3



East Elevation Render 2

PROJECT

Youn Residence

504 Avenue 4
Los Angeles, CA 90065

OWNER
Bert Youn & Myoung Kim
5125 Sunset Blvd #324
Los Angeles, CA 90033

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37563)
1461 N. ECHO PARK AVE.
LOS ANGELES, CA 90028
www.staynerarchitects.com
(310) 478-0473 PHONE
(310) 423-8765 FAX

PROJECT INFORMATION
TRACT LE MOYNE TERRACES TRACT NO. 2
BLOCK None
LOT 101
APN: 5485-000-000
FON N: 148-54233-350
ZONES D1.1
ECTIONS None
PROPOSED 2,721 s.f.
BUILDING HEIGHT: 20'
LOT SIZE: 8,616 s.f.

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, WITHIN CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 CHANGES, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"
Page No. 15 of 19
Case No. 2A-222-2295-244
2A-D-542-KCA

REVISIONS		
NO.	BY	DATE

CONVINCING TITLE
Building Elevations

PROJECT NUMBER
DATE 09/14/2022
DRAWN BY TM, AK
CHECKED BY LM, CS

ZA-304

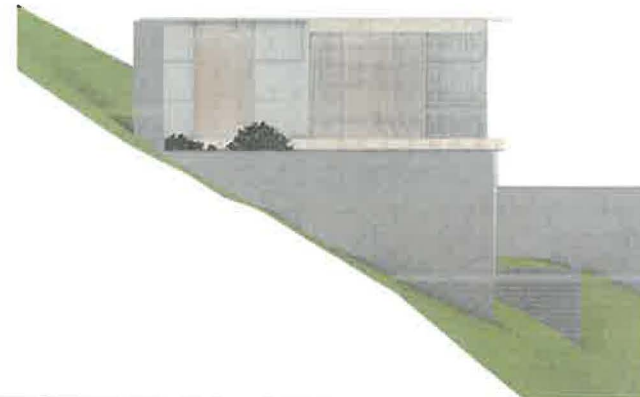
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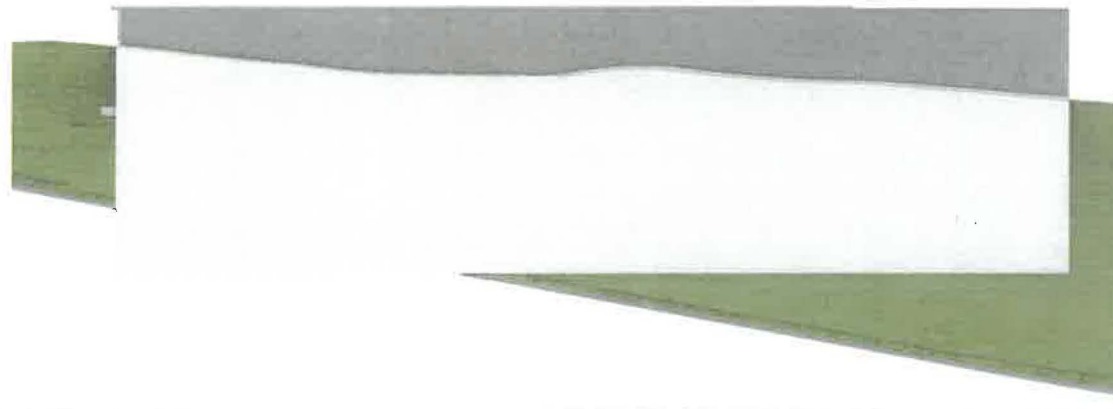
Perspective Render 1



South Elevation Render Inside Courtyard 3



South Elevation Render 2



Perspective Render 1

PROJECT Youn Residence

861 Avenue 66
Los Angeles, CA 90065

Client:
Bart Youn & Myoung Kim
390 S. Beverly Dr. #310
Los Angeles, CA 90013

ARCHITECT Stayner Architects

STAYNER ARCHITECTS
CHRISTOPHER STAYNER ARCHITECT INC. C37593
1481 N. BECHTOLD AVE.
LOS ANGELES, CALIFORNIA 90028
www.staynerarchitects.com
(213) 478-6427 PHONE
(213) 482-8768 FAX

PROJECT INFORMATION

TRACT LE MOYNE TERRACES TRACT NO. 2
BLOCK None
LOT 101
APN: S445 000-000
PIN # 148-0223-010
ZONE: R1-1

EXISTING None
PROPOSED: 3,731 S.F.
BUILDING HEIGHT: 26
LOT SIZE: 8,806 S.F.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN COUNTY.

EXHIBIT "A"
Page No. 16 of 19
Case No. 23-2223-2295-241-24D
SPA-HCA

NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE Building Elevations

PROJECT NUMBER
DATE 09/14/2022
DRAWN BY TML/AK
CHECKED BY TML/CS

ZA-305

THIS DRAWING IS THE PROPERTY OF STAYNER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STAYNER ARCHITECTS. STAYNER ARCHITECTS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. STAYNER ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,634 AND HILLSIDE ORDINANCE NO. 174,852

Building and Safety Address: 504 W AVENUE 44 District map 34B-04223 APN 5465200009
Tract: LE MOYNE TERRACES TRACT Block Lot 101
NO. 2

Public Works:
Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(a)(1)) or LAMC 12.21C100(a)(1))
Street Name (1) _____
R/W width: _____ Roadway width: _____ Plan Index: _____
☐ Let fronts on a standard hillside limited street (R/W ≥ 36' AND Hwy ≥ 28')
☐ Let fronts on a substandard hillside limited street (Dedication required?) ☐ No ☐ Yes - width: _____
Street Name (2) _____
R/W width: _____ Roadway width: _____ Plan Index: _____
☐ Let fronts on a standard hillside limited street (R/W ≥ 36' AND Hwy ≥ 28')
☐ Let fronts on a substandard hillside limited street (Dedication required?) ☐ No ☐ Yes - width: _____
Street Name (3) _____
R/W width: _____ Roadway width: _____ Plan Index: _____
☐ Let fronts on a standard hillside limited street (R/W ≥ 36' AND Hwy ≥ 28')
☐ Let fronts on a substandard hillside limited street (Dedication required?) ☐ No ☐ Yes - width: _____

Vehicular Access:
1. Is the Continuous Paved Roadway (CPR) at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☐ No
2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(a)(2) or LAMC 12.21C100(a)(2))
☐ Yes - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X22** On the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit.
☐ No
3. Is the CPR at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(a)(3) or LAMC 12.21C100(a)(3))
☐ Yes
☐ No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X22** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit
** - maps or the street map must be submitted and without reference to the boundary of the Hillside Area

Street Connections: (LAMC 12.21A17(a) or LAMC 12.21C100)
Let located within 200 feet of available sewer mainline:
☐ Use existing sewer and permit ☐ Obtain new connection and new permit
☐ Use existing sewer and obtain new permit ☐ Construct mainline (B permit from SOE)
Let located greater than 200 feet from an available sewer mainline:
☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from SOE)

Form 001-000000, page 1 of 3
Sign: _____ Print name: JEANIE LAM
Date: 5/2/22 Phone: _____ Location: CENTRAL DISTRICT

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90005

OWNER
Ben Youn & Myung Kim
504 S Hewitt Dr #204
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTOPHER STAYNER, ARCHITECT (LIC. C03940)
1481 N. ECHO PARK AV.
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0417 PHONE
(213) 483-8763 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
LOT: 101
LOT: 101
APN: 5465-000-009
PIN #: 148,542,233.0
TIME: 01.1

EXISTING: None
PROPOSED: 3,731 S.F.
BUILDING HEIGHT: 30'
LOT COVER: 8,898 S.F.

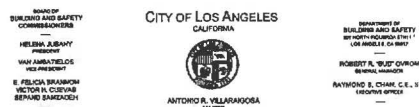
LOCAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

1.79 AC OF LE MOYNE TERRACES TRACT NO. 2, WITHIN CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

Baseline Hillside Referral Form 02

EXHIBIT "A"
Page No: 17 of 19
Case No: 2A-2022-7845-244-240
SM-1047



GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 16, 2013 LOG # 79985
SOILS/GEOLOGY FILE - 2
LAN-EXEMPT

Arlan Martinez
281 E. Wilshire Street,
Covina, CA 91728

TRACT: Le Moyne Terraces Tract No 2(MP 9-118/119)
LOT(S): 101
LOCATION: 504 Avenue 44 (a.k.a 501 East Frontenac Avenue)

CURRENT REFERENCE REPORT DATE(S) OF
Update Report 89-532-02 10/02/2012
APPLIED EARTH SCIENCES

PREVIOUS REFERENCE REPORT DATE(S) OF
Deps. Approval Letter 60241-01 01/16/2008 LADBS
Geology/Soil Report 89-532-02 08/25/1989 Applied Earth Sciences
Geology/Soil Report 89-532-02 04/27/2001 Applied Earth Sciences
Geology/Soil Report 89-532-02 02/06/2002 Applied Earth Sciences
Geology/Soil Report 89-532-02 03/20/2002 Applied Earth Sciences
Approval letter 319189-02 06/19/2002 LADBS
Supplemental Report 89-532-02 07/24/2007 Applied Earth Sciences
Connection Letter 60241 10/16/2007 LADBS

The Grading Division of the Department of Building and Safety has reviewed the current report of 10/2/12 updating the proposed construction of a 2-story single family residence over a garage basement, and associated retaining walls.

The Department has approved the previous reports for the proposed construction of similar construction on site (Log # 60241-01).

According to the current report, the proposed construction will be similar to the previous proposal, except the proposed improvements will be shifted more to the north, where the slopes are gentler in gradient.

LINE 3-10-10-10-10-10

AIR EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Page 2

504 Avenue 44 (a.k.a 501 East Frontenac Avenue)

The current updated report is acceptable, provided the following conditions are complied with during site development:

- All the conditions, except as specifically modified herein, in the Department's previous approval letter dated January 16, 2008 (Log # 60241-01) shall apply.
- All the latest recommendations of the reports, which are in addition to an *in situ* restrictive than the conditions contained herein shall be incorporated into the plans.
- The seismic Site Class is C, as recommended in the report. All other seismic design parameters shall be reviewed by LADBS building plan check. (1613.5.2)
- Retaining walls higher than 12 feet shall be designed for the additional seismic lateral pressure as recommended on page 8 of the report of 10/2/12.

NEOSTI GORMAY
Engineering Geologist Associate II

RAPHAEL CHENG
Geotechnical Engineer II

NHG/HMC/hmc
Log No. 79985
215-482-0400

cc: Monalish DG, Applicant
Applied Earth Sciences, Project Consultant
LA District Office

DATE	BY	DATE	ISSUE/NOTES

DRAWING TITLE
Approvals

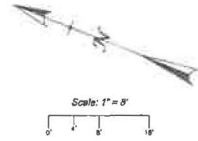
DATE	BY	DATE	ISSUE/NOTES
09/14/2022	TM,AK		

G-001

DISCLAIMER: This report is prepared by the undersigned geologist and soil scientist, who is not a licensed professional engineer or architect. The report is based on the information provided by the client and is not a guarantee of the accuracy or completeness of the information. The report is for informational purposes only and should not be used for any other purpose without the written consent of the undersigned geologist and soil scientist.

Geology and Soils Report Approval Letter 01

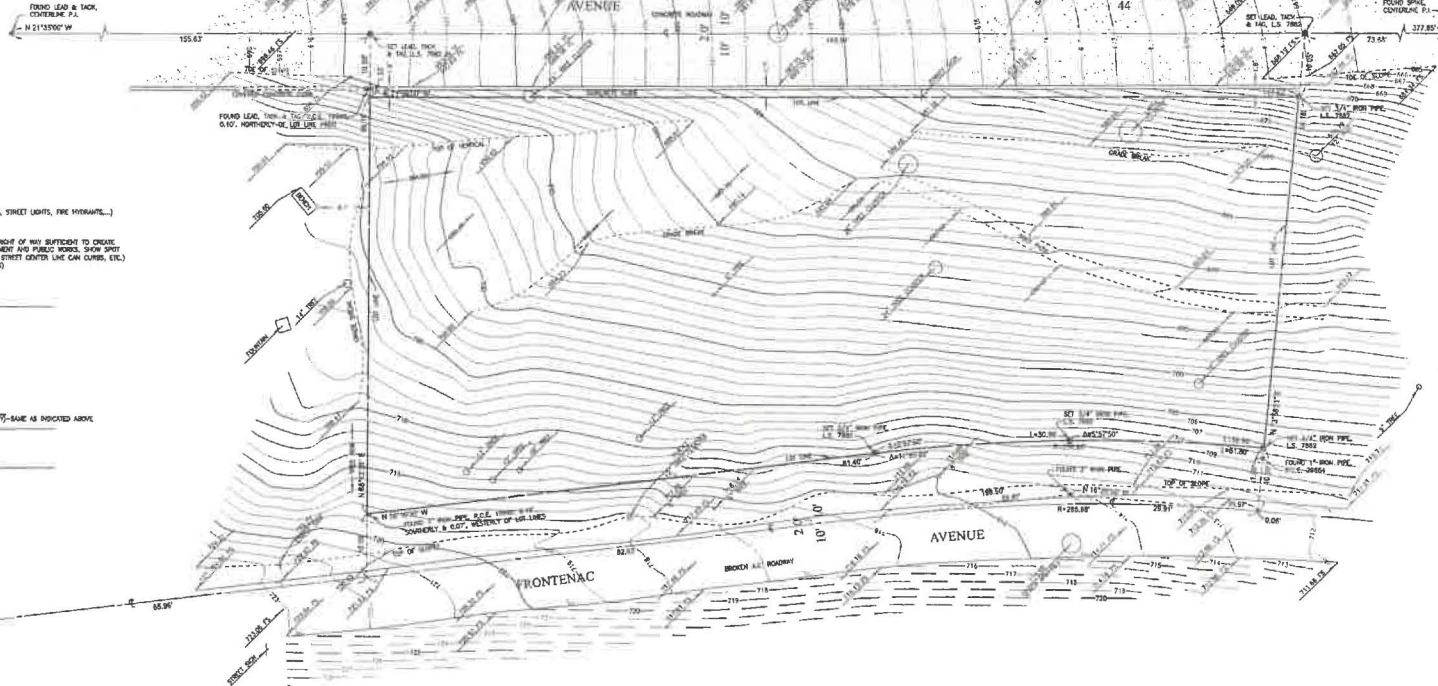
TOPOGRAPHY SURVEY



- LEGEND:
- ASPHALT CONCRETE
 - FLUSH
 - PAVED SURFACE
 - TOP OF CURB
 - CONTIGUOUS
 - FORM MONUMENTS AS NOTED
 - SET MONUMENTS AS NOTED

PROJECT REQUIREMENT CHECKLIST

- ☐ LOT LINES SHOWN ON MAP
- ☐ BUILDING FOOTPRINT(S)
- ☐ STREET IMPROVEMENTS (CURB & GUTTER, SIDEWALKS, STREET LIGHTS, FIRE HYDRANTS, ETC.)
- ☐ ADJACENT TO PROPERTY ONLY
- ☐ ADJACENT TO STREET
- ☐ DRIVE SIZES OF STREET
- ☐ SHOW SPACES AND LINES (PUBLIC ROW OF HIGH SUBJECT TO CROSS PLANS IF MAINTAINED BY THE FIRE DEPARTMENT AND PUBLIC WORKS. SHOW SPOT ELEVATIONS FOR HIGH AND LOW POINTS OF STREET CENTER LINE (CAR CURBS, ETC.)
- ☐ ADJACENT STREET LINES (SET LOT CORNERS)
- ☐ FENCED WALLS/FENCES
- ☐ (DEVELOPMENT)
- ☐ FENCE ONLY
- ☐ OTHER
- ☐ WETLAND WALLS/FENCES
- ☐ EDGE OF LAKE
- ☐ POOL, EXISTING/PROPOSED
- ☐ MOBILE UTILITIES
- ☐ MAJOR TREES
- ☐ TREE SPECIES
- ☐ DAK ONLY
- ☐ ALL MAJOR TREES
- ☐ ELEVATIONS
- ☐ ASSUMED DATA
- ☐ SET CORNER BEYOND
- ☐ CONTIGUOUS TO PROPERTY - SAME AS INDICATED ABOVE
- ☐ BY THE INFORMATION 15'-10' OUTSIDE OF PROPERTY - SAME AS INDICATED ABOVE
- ☐ OR
- ☐ MONUMENTS
- ☐ ELEVATIONS (RECOMMENDED)
- ☐ SET FOR TREE REMOVAL PROVIDED BY CLIENT
- ☐ FOR DATA PROVIDED BY CLIENT
- ☐ OTHER



PROJECT

Youn Residence

100 Avenue 44
Los Angeles, CA 90065

OWNER:
Youn & Mijang Kim
830 S. Vermont St. #204
Los Angeles, CA 90013

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER ARCHITECT LLC, C375831
1481 N. ECHO PARK AVE.
LOS ANGELES, CALIFORNIA 90075
www.staynerarchitects.com
(310) 476-0447 PHONE
(310) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: 105
LOT: 105
APR: 845-408-006
APR: 148-54223-000
ZONING: R-1.1
EXISTING: None
PROPOSED: 3.731 x 1
BUILDING HEIGHT: 20'
LOT SIZE: 8,898.8 sq ft

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
1. 0.51% OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

EXHIBIT "A"
Page No. 18 of 19
Case No. 24-2022-001F-24
240-SAP-HCA

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

Topographic Survey

PROJECT NUMBER

DATE: 09/14/2022

DRAWN BY: TIA, AK

CHECKED BY: I.M. CS

G-002

NOTES:
1. ALL SURVEYING SHALL BE DONE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 1, SECTION 1, OF THE CALIFORNIA STATUTES, AND THE SURVEYING ACT, CHAPTER 1, SECTION 1, OF THE CALIFORNIA STATUTES.
2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
4. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
5. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

DS Danielson Surveying
Mark R. Danielson, PLS 7882

25000 Avenue Boulevard, Suite 141
Van Nuys, CA 91411
(818) 804-2510
E-mail: mrdanielson@dsurveying.com
www.danielsonsurveying.com

Plan Prepared For:
Bert Youn, 204
320 S. Vermont St., #204
Los Angeles, CA 90013
(310) 476-0447

DATE: 09/14/2022
304 W. Avenue 44
Hollywood, CA 90028

Legal Description:
Lot 105, Tract No. 2,
W.B. 9, P. 118
Acre: 0.51
4.516 Square Feet, 0.20 Acre
Date Of Survey:
February 10, 2010

Bench Mark:
No. 11-08833 (Los Angeles Bench Mark)
Elev: 710.71, 1985 adjustment
Datum: NAVD 1983
SPK: N. CURB CORNER WITH ON DIT W/O BEY
W/O FRONTENAC AVE

Job No. 6144 - 0001a
Sheet 1 of 1

TOPOGRAPHY SURVEY WITH SLOPE ANALYSIS

Scale: 1" = 8'

LEGEND:

- CONCRETE CURB
- FOUND MONUMENTS AS NOTED
- SET MONUMENTS AS NOTED

PROJECT REQUIREMENT CHECKLIST

<input type="checkbox"/>	LOT LINES SHOWN ON MAP
<input type="checkbox"/>	BUILDING FOOTPRINT(S)
<input type="checkbox"/>	STREET IMPROVEMENTS (CURBS & DUTIES, SIDEWALKS, STREET LIGHTS, FIRE HYDRANTS...)
<input type="checkbox"/>	ADJACENT TO PROPERTY ONLY
<input type="checkbox"/>	ADJACENT TO TEST SECTION PROPERTY
<input type="checkbox"/>	BOTH SIDES OF STREET
<input type="checkbox"/>	STONE CYPRESS AND CONCRETE STREET (PUBLIC ROAD OR WAY OUTRIGHT TO CREATE ELEVATIONS FOR HIGH AND LOW POINTS OF STREET CENTER LINE CAN CORNERS, ETC.)
<input type="checkbox"/>	ELEVATIONS FOR HIGH AND LOW POINTS OF STREET CENTER LINE CAN CORNERS, ETC.
<input type="checkbox"/>	PERMANENT WALLS/FENCES
<input type="checkbox"/>	ALL
<input type="checkbox"/>	FROM ONLY
<input type="checkbox"/>	OTHER
<input type="checkbox"/>	INTERIOR WALLS/FENCES
<input type="checkbox"/>	LOSS OF LAWN
<input type="checkbox"/>	POOL, DECKING/PATIO
<input type="checkbox"/>	VISUAL BARRIERS
<input type="checkbox"/>	MAJOR TREES
<input type="checkbox"/>	DRAINAGE SWALES
<input type="checkbox"/>	LOW SPOTS
<input type="checkbox"/>	HIGH SPOTS
<input type="checkbox"/>	ELEVATIONS
<input type="checkbox"/>	BOUNDARY DATA
<input type="checkbox"/>	CITY/COUNTY DATA
<input type="checkbox"/>	STATIONING (CROSS-SECTION) CENTERLINE
<input type="checkbox"/>	OFF SITE INFORMATION 10'-10' OUTSIDE OF PROPERTY-DATA AS INDICATED ABOVE
<input type="checkbox"/>	OR
<input type="checkbox"/>	VEHICLE WAY
<input type="checkbox"/>	EXTERIOR (RECOMMENDED)
<input type="checkbox"/>	FOR SALE REPORT PROVIDED BY CLIENT
<input type="checkbox"/>	FOR DESIGN PROVIDED BY CLIENT
<input type="checkbox"/>	OTHER

SLOPE SHADES (%)

Blue	= Slope 0% TO 14.99%	(29 50 FT. X 0.43) = 17.55 50 FT.
Light Blue	= Slope 15% TO 29.99%	(867 50 FT. X 0.43) = 369.85 50 FT.
Green	= Slope 30% TO 44.99%	(1,480 50 FT. X 0.43) = 644.00 50 FT.
Yellow	= Slope 45% TO 59.99%	(2,854 50 FT. X 0.35) = 1,385.90 50 FT.
Orange	= Slope 60% TO 99.99%	(2,344 50 FT. X 0.30) = 673.50 50 FT.
Red	= Slope 100%+	(432 50 FT. X 0) = 0.00 50 FT.

TOTAL RESIDENTIAL FLOOR AREA 1,917.80 SQ. FT.

DS Danielson Surveying
Mark R. Danielson, PLS 7882

25000 Avenue Stanford, Suite 141
Folsom, CA 95630
(916) 904-7028
www.danielsonsurveying.com

Plan Prepared For:
Best View
120 S. Main St., Box 100
Lawrenceville, GA 30045
(770) 962-1000

Date Of Survey:
January 10, 2015
Benchmarks: June 17, 2011 (Bench)

Legal Description:
Lot 151, Tract No. 2,
M.B. N. Pg. 116

Bench Mark:
No. 11-08632 (San Angeles Bench Mark)
Elevation: 715.741, 1985 adjusted -nd
Station: T200 1529
W/O COURSELINE AC

Job No. 6144 - 0001A
Sheet 1 of 1

PROJECT
Youn Residence

ARCHITECT
Stayner Architects

PROJECT INFORMATION

LEGAL DESCRIPTION

EXHIBIT "A"
Page No. 19 of 19
Case No. 2A-2002-7285-2AA
2A0-SPP-KA

[illegible]

DRAWING TITLE

Survey, Slope Band Analysis

PROJECT NUMBER

DATE 09/14/2022

DRAWN BY TM, AK
CHECKED BY LM, CS

G-003

CONSENT OF ALL HOLDERS OF SECURITIES IN A CORPORATION SHALL BE AN
EFFECTIVE CONSENT. THE BOARD OF DIRECTORS OF A CORPORATION MAY, BY
RESOLUTION, AUTHORIZE ANY OF ITS OFFICERS AND EMPLOYEES TO SIGN
INSTRUMENTS AND TO TAKE ANY ACTION WHICH MAY BE NECESSARY TO CARRY
OUT THE BUSINESS OF THE CORPORATION AND TO EXECUTE ANY INSTRUMENTS
WHICH MAY BE NECESSARY TO CARRY OUT THE BUSINESS OF THE CORPORATION.
THE BOARD OF DIRECTORS OF A CORPORATION MAY, BY RESOLUTION, AUTHORIZE
ANY OF ITS OFFICERS AND EMPLOYEES TO SIGN INSTRUMENTS AND TO TAKE
ANY ACTION WHICH MAY BE NECESSARY TO CARRY OUT THE BUSINESS OF THE
CORPORATION.

**DEPARTMENT OF
CITY PLANNING
APPLICATION**

SUPERSEDED



APPLICATIONS:

By document date:
Reviewed by: *[Signature]*
Comment:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2022-7295-ZAA-ZAD-SPP-HCA

Env. Case Number

ENV-2022-7296-CE

Application Type

Zoning Adjustment, Zoning Determination, and Specific Plan Permit Compliance

Case Filed With (Print Name)

Dalia Mdeayed

Date Filed

10.7.22

Application includes letter requesting:

☐ Waived hearing

☐ Concurrent hearing

☐ Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹ **504 W AVE 44, LOS ANGELES, CA 90065** Unit/Space Number **N/A**

Legal Description² (Lot, Block, Tract) **LOT 101, LEMOYNE TERRACES TRACT NO. 2 (BK. 9, PG. 118)**

Assessor Parcel Number **5465009009** Total Lot Area **9,494.8 SQ FT**

2. PROJECT DESCRIPTION

Present Use **VACANT UNDEVELOPED/UNIMPROVED LAND**

Proposed Use **SINGLE-FAMILY RESIDENCE**

Project Name (if applicable) **YOUN RESIDENCE**

Describe in detail the characteristics, scope and/or operation of the proposed project **The proposed project is a single family dwelling on an undeveloped and sloped lot in an R1 zone with associated parking.**

Additional information attached

☒ YES

☐ NO

Complete and check all that apply:

Existing Site Conditions

☒ Site is undeveloped or unimproved (i.e., vacant)

☐ Site has existing buildings (provide copies of building permits)

☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g., school, park)

☐ Site has special designation (e.g., National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☒ Removal of any on-site tree
- ☐ Removal of any street tree
- ☒ Removal of protected trees onsite / public right-of-way
- ☒ Grading
- ☒ Haul Route

- ☒ New construction: 3,731 square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 1 = Total 1

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☒ YES ☐ NO

If so, what is/are your dedication requirement(s)? 8.0 ft.

If you have dedication requirements on multiple streets, please indicate: 8FT EACH: AVE 44 & FRONTENAC

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☒ YES ☐ NO

Authorizing Code Section SEE ATTACHED

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section SEE ATTACHED

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☒ YES ☐ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s) N/A

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A

Ordinance No.: N/A

- ☐ Condition Compliance Review
- ☐ Modification of Conditions
- ☐ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☐ Plan Approval subsequent to Main Conditional Use

- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral ATTACHED

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Housing Development Project determination (PZA Sec. II) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement N/A

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A PER LAMC 12.21.A.17; HILLSIDE

Hillside Referral Form (BOE) YES (NO REF NUMBER)

Building Permits and Certificates of Occupancy N/A

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) N/A

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name BERT YOUN AND MIYOUK KIM, HUSBAND AND WIFE AS JOINT TENANTS
Company/Firm _____
Address: 530 S HEWITT ST Unit/Space Number 324
City LOS ANGELES State CA Zip Code: 90013
Telephone (213) 484-0224 E-mail: 504AVE44@STAYNERARCHITECTS.COM
Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☒ Same as applicant ☐ Different from applicant
Name (if different from applicant) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name LARKIN MCCANN
Company/Firm STAYNER ARCHITECTS
Address: 1461 ECHO PARK AVENUE Unit/Space Number _____
City LOS ANGELES State CA Zip: 90026
Telephone (213) 478-0447 E-mail: LARKIN@STAYNERARCHITECTS.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

☐ Owner ☐ Applicant
☒ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 9/26/2022

Print Name Bert Youn

Signature _____

Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 09-26-2022 before me, Daniel Parseghian Notary Public
(Insert Name of Notary Public and Title)

personally appeared Best You n, 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.

[Signature]
Signature



(Seal)

APPLICANT

8. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 10-6-2022

Print Name: _____

Larkin McGinn

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

ENVIRONMENTAL REPORT

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2022-7295-ZAA-ZAD-SPP-HCA / Zoning Administrators Adjustment, Zoning Administrators Determination, Project Permit Compliance, Housing Crisis Act

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-7296-CE

PROJECT TITLE

504 West Avenue 44

COUNCIL DISTRICT

1- Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

504 West Avenue 44

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The construction, use, and maintenance of a new two (2) story single-family dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage on an 8,696.8 square foot vacant lot. There is one (1) Protected Toyon Shrub on site per the Protected Tree Report and will be persevered in place. There are zero (0) Significant Trees on-site according to the report from Thrifty Tree Service Inc., Leonardo Moran, Certified Arborist #WE-11356A that was reviewed, and stamped by the Urban Forestry Division on June 3, 2022.

NAME OF APPLICANT / OWNER:

Bert Youn and Miyoug Kim

CONTACT PERSON (If different from Applicant/Owner above)

Christian Stayner, Stayner Architects

(AREA CODE) TELEPHONE NUMBER

(213) 478-0447

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ **STATUTORY EXEMPTION(S)**

Public Resources Code Section(s) _____

☒ **CATEGORICAL EXEMPTION(S)** (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **15303-03**

☐ **OTHER BASIS FOR EXEMPTION** (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

Class 3. One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:**CITY STAFF NAME AND SIGNATURE**

Pablo Estrada

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

See case, ZA-2022-7295-ZAA-ZAD-SPP-HCA

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE

ILISSA GOLD

HELEN LEUNG

KAREN MACK

JACOB NOONAN

ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2022-7296-CE

The Planning Department has determined that the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3- Single Family Dwelling (New Construction). This project is located at 504 West Avenue 44.

Project Description

The proposed project includes the construction, use, and maintenance of a new two (2) story single-family dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage on an 8,696.8 square foot vacant lot that is located within the Mount Washington-Glassell Park Specific Plan area.

Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Section 15303, Class 3 (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned R1-1-HCR and has a General Plan Land Use Designation of Low Residential. While the subject site is located 2.03 kilometers from the Raymond Fault Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City's Landform Grading Manual. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. The project shall comply with the Geology and Soils Report Approval Letter from the Department of Building and Safety dated April 16, 2023 (log #79985). Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, there may be active construction activity in the vicinity of where the subject property is located at the same time that the project undergoes construction. However, Regulatory Compliance Measures will help ensure that cumulative impacts related to construction activity are addressed. Pursuant to the Los Angeles Department of Transportation's Hillside Development Construction Traffic

project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

MISCELLANEOUS REPORTS



ZA-2022-7295

Site Photo Index Map

N.T.S.

PROJECT INFORMATION:

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN#: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 sf

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FOLLOWS:
LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY

PROJECT DESCRIPTION:

NEW CONSTRUCTION OF A 3,731 SF SINGLE-FAMILY RESIDENCE WITH 3BD, 2.5 BA ON A VACANT, DOWNHILL SLOPED LOT IN MOUNT WASHINGTON.



W. Ave 44, looking south towards subject property

IMAGE 1



Frontenac Ave, looking south towards subject property

IMAGE 2



504 W. Ave 44, looking west towards subject property

IMAGE 3



493 W. Ave 44, looking east

IMAGE 4



497 W. Ave 44, looking east

IMAGE 5



505 W. Ave 44, looking east

IMAGE 6



509 W. Ave 44, looking east

IMAGE 7



513 W. Ave 44, looking east

IMAGE 8



519 W. Ave 44, looking east

IMAGE 9



- Unimproved Land
- Improved & Residential Land
- Property Line
- Unimproved Public Open-Space

Parcel Map

Hillside Development Construction Traffic Management Plan

Project Location: 504 Avenue 44, Los Angeles, CA 90065
Prepared: June 2022

RECEIVED
CITY OF LOS ANGELES
JUN 12 2023

Introduction

CITY PLANNING
PROJECT PLANNING

Per the LADOT Transportation Assessment Guidelines Addendum–Hillside Developments, new land use development projects requiring discretionary entitlements proposed in hillside communities on streets less than 24-feet wide (on any roadway segment used by the project for hauling materials and equipment) should develop a Traffic Management Plan (“Plan”) that identifies measures to offset access, circulation, and parking issues for LADOT review and approval.

This document represents said Plan to be followed by Bert Youn and its successors and assigns (collectively, the “Owner”), the General Contractors, and its Subcontractors, in connection with the construction of a new single family dwelling at 504 Avenue 44, Los Angeles, CA 90065.

Project Description

The Owner proposes the construction of a single-family dwelling resulting in a two-story single family dwelling with an attached 2-car garage and associated grading (herein referred to as the “Project”). Site plan is provided in **Exhibit 1**.

Purpose of the Plan (Statement of Purpose)

The purpose of this Plan is to facilitate timely completion of the Project, coordinate schedules and parking with other (developers) within the affected area and to minimize any potential impacts that may be experienced by the surrounding community in connection with the construction of the Project. The Plan shall apply during all aspects of construction related to the Project and the Owner and his/her/their agents will coordinate with LADOT to ensure the construction of each project should be scheduled so as not to create adverse construction traffic in the area.

Construction Activities

Construction Hours

Construction shall take place in compliance with the provisions of Section 41.40 and 62.61 of the Los Angeles Municipal Code (LAMC). In order to ensure timely completion of the Project while minimizing impacts on the surrounding community, exterior noise-generating construction shall be limited to Monday through Friday from 7:00 AM to 9:00 PM and Saturday from 8:00 AM to 6:00 PM. No construction activities shall occur on Sundays or any national holidays without a separate permit. Management, supervisory, administrative and inspection activities shall take

place within the designated construction hours to the extent feasible; however, such activities may take place outside of the designed construction hours if approved by the appropriate agencies.

Construction Contact

The Owner shall appoint a Construction Contact ("CC") to respond to inquiries or concerns of surrounding residents as well as the general public. The CC may be an employee or representative of either the General Contractor or Owner.

A project hotline will be provided for local neighbor complaints or any inquiries and the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The project hotline number is (213) 484-0224 and shall be conspicuously posted at each construction site.

The CC shall notify the Owner if the CC is notified of any construction activities that potentially violate this Plan or any of the construction-related conditions of approval.

Construction Phasing

It is anticipated that construction of the Project would be continuous and in three phases. Once mobilized, the construction barricades (Fencing) would remain in place for the duration of the construction (or returned once that area is complete).

Phase 1 consists of excavations and the construction of new, freestanding retaining walls. As Avenue 44 effectively terminates at a single family dwelling at 525 Ave 44, which is located just beyond the Project, traffic impacts are expected to be minimal. All contractor parking, staging, and stockpiling are planned (see Figure 1), further minimizing traffic impacts.

Phase 2 consists of the construction of a new single-family dwelling on the property.

Parking will be limited to one side of the street, except on Red Flag days when parking is prohibited. Due to the low number of developed properties in the vicinity, street parking is abundant.

Barricades

All construction barriers will be maintained in accordance with City regulations and their appearance will be maintained in a visually attractive manner throughout the construction period.

Signs will be posted along the fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will ensure with daily morning walks by designated personnel that no unauthorized materials are posted on any temporary barricades or any temporary pedestrian walkways. Graffiti on barricades will be removed or covered at the earliest possible time after the General Contractor is aware of its existence.

Construction Site Security

The Owner will utilize all appropriate security measures, including but not limited to security guards, lighting, fencing and locks at all entrances as appropriate to maintain safety in and around the construction site.

Emergency Access

Emergency access to the projects and adjacent areas shall be kept clear and unobstructed during all phases of construction.

Below is an Emergency Access Plan that illustrates the route to be taken to the nearest hospital located at Los Angeles County USC Medical Center, 2051 Marengo St, Los Angeles, CA 90033. The nearest fire station is located at Fire Station 12, 5921 North Figueroa Street. Los Angeles, CA 90042.

Emergency Access Plan to Los Angeles County USC Medical Center (3.4 mi)

Head south on W Ave 44 toward Glenmuir Ave

Turn right onto Glenalbyn Dr

Turn left onto W Ave 43

Turn right onto Marmion Way

Continue onto Pasadena Ave

Slight left onto Daly St

Continue onto Marengo St

Very High Fire Severity Zone

In accordance with Section 57.322.1.1, the project shall adhere to LAFD brush clearance regulations to ensure that certain vegetation does not provide a ready fuel supply to augment the spread or intensity of a fire.

Additionally, grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. The Owner and General Contractor will cooperate with Fire Station 19 to ensure that the Project ensures fire safety and minimizes fire hazards during construction.

Construction Circulation

Traffic Control Plans

The Owner will generate all worksite traffic control plans ("TCP") and obtain prior Los Angeles Department of Transportation (LADOT) approval for any lane closures, detours, on-street staging areas and/or temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address circulation requirements. These procedures could include, but are not limited to; traffic cones, temporary signs, changeable message signs, and flagmen. All traffic control procedures shall be undertaken in accordance with the standards in the latest edition of California Manual on Uniform Traffic Control Devices (California Department of Transportation [Caltrans]) or the latest

edition of *Work Area Traffic Control Handbook* (American Public Works Association). The General Contractors will be responsible for replacing any signs missing or damaged due to construction activities according to LADOT specifications. In addition, the General Contractor will be responsible for striping (proposed and existing) to be in good condition and visible. Any faded existing striping would be repainted as directly by LADOT.

Per LAMC Section 62.61, construction activities that are within or obstruct the public right of way on Old Ranch Road are restricted during peak traffic hours, defined as the hours of 6:00 AM - 9:00 AM and 3:30 PM – 7:00 PM, unless an exemption is approved by the Department of Public Works. Construction activities that are within or obstruct the private road portions of Old Ranch Road will follow the same guidelines listed herein.

Truck Access and Staging

All vehicle access to the Project site is via Avenue 44. Ingress and Egress to the Project would occur along Avenue 44 entering from

Truck Routes

The anticipated truck routes for the Project, shown in **Exhibit 2**, are:

Inbound trucks:

- From the 110 Freeway South, Exit 27 for W Ave 43
- Continue onto W Ave 43
- Right turn onto N Figueroa St
- Left turn onto W Ave 45
- Left turn onto Glenalbyn Dr
- Right turn onto W Ave 44

Outbound trucks:

- Exit project site to travel southeast on W Ave 44
- Right turn onto Glenalbyn Dr
- Left turn onto W Ave 43
- Left turn onto Marmion Wy
- Right turn onto W Ave 45
- Left turn onto N Figueroa St
- Left turn onto W Ave 44, onto 110 Freeway North

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities. Permits for oversized or overweight loads, if needed, will be obtained from the Los Angeles Department of Public Works Bureau of Street Services (and Caltrans, if the oversized or overweight load will be traveling on a state highway). Such permit loads will be subject to the conditions of the permit and the time of issuance.

Note: This project is not subject to Haul Route Approval by Los Angeles Department of Building and Safety (less than 1,000 cu yds).

Construction Truck Hours

To the extent feasible, the arrival and departure of construction trucks shall occur outside of afternoon peak commute hours and shall be minimized when not feasible. On weekdays, haul truck trips shall be scheduled during the first eight hours (7:00 AM to 4:00 PM) of the permitted construction work period to avoid generating trips during the weekday afternoon peak period (operating conditions at intersections in this area are generally worse during the afternoon peak period than during the morning peak period). On Saturdays, the haul hours will be between 8:00 AM and 4:00 PM.

Equipment and material deliveries and pick-ups shall be coordinated to reduce the potential for trucks to wait to load or unload on public or private streets for protracted periods for time to ensure that trucks are not impeding traffic flow on the surrounding streets while waiting to enter the Project site.

Construction Employee Parking and Material Staging

It shall be the responsibility of the General Contractor to provide employee parking during this construction period or designate areas where employee parking may or may not occur, as shown in **Exhibit 3**.

The on-site construction process will be conducted in two phases to further ensure material staging and limited worker parking.

The General Contractor shall provide all construction contractors with written information on where their workers and subcontractors are permitted to park, including identification of clear consequences to violators for failure to follow these regulations.

The General Contractor shall be responsible for informing subcontractors and construction workers of these requirements and will monitor the compliance of the Subcontractors.

Traffic-Related Environmental Controls

Vehicle Air Quality Measures

All trucks hauling dirt, sand, soil, or other loose materials off-site shall be covered or wetted or shall maintain at least 2 feet of freeboard (i.e. minimum vertical distance between the top of the truck). Mud-covered tires and under-carriages of trucks leaving the construction site shall be washed. Loads shall be securely covered with a tight-fitting tarp on any truck leaving the construction site.

Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114(e)(4).

Trucks and loads are to be watered at the Project site to prevent blowing dirt and are to be cleaned of loose earth at the Project site to prevent spilling.

Adjacent streets will be swept as needed to remove dirt dropped by the construction vehicles or mud that would otherwise be carried off by trucks departing the site.

Vehicle Water Quality Measure

Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the racking of sediment into streets.

All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm remains. All major repairs shall be conducted off-site. Drip Pans or drop cloths shall be used to catch drips and spills.

Idling

All construction vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.

Nearby Construction/Permit Activity

This is an assessment of the nearby construction and permit activity near the project site. The Owner and General Contractor shall attempt to work with nearby construction and permit activities in good faith to coordinate activity as best as feasibly possible. Effective and constant communication with other sites under construction and other neighbors should be conducted on a daily basis. The following is a list, provided by the City of Los Angeles Department of City Planning, of other projects approved near the project site:

- 439 W AVE 44
- 444 W AVE 44
- 440 W AVE 44
- 431 W AVE 44
- 434 W AVE 44
- 421 W AVE 44
- 395 W AVE 44
- 391 W AVE 44
- 385 W AVE 44
- 375 W AVE 44
- 385 W AVE 44
- 428 W AVE 44
- 422 W AVE 44
- 396 W AVE 44
- 363 W AVE 44
- 390 W AVE 44
- 359 W AVE 44
- 384 W AVE 44
- 353 W AVE 44
- 378 W AVE 44
- 351 W AVE 44
- 345 W AVE 44
- 372 W AVE 44
- 341 W AVE 44
- 366 W AVE 44
- 337 W AVE 44
- 323 W AVE 44
- 334 W AVE 44
- 324 W AVE 44
- 317 W AVE 44
- 310 W AVE 44

- 537 W AVE 44
- 533 W AVE 44
- 529 W AVE 44
- 525 W AVE 44
- 519 W AVE 44
- 513 W AVE 44
- 509 W AVE 44
- 514 W AVE 44
- 505 W AVE 44
- 504 W AVE 44
- 497 W AVE 44
- 493 W AVE 44
- 487 W AVE 44
- 481 W AVE 44
- 486 W AVE 44
- 475 W AVE 44
- 480 W AVE 44
- 471 W AVE 44
- 476 W AVE 44
- 465 W AVE 44
- 472 W AVE 44
- 461 W AVE 44
- 466 W AVE 44
- 457 W AVE 44
- 462 W AVE 44
- 453 W AVE 44
- 458 W AVE 44
- 447 W AVE 44
- 454 W AVE 44
- 443 W AVE 44
- 450 W AVE 44

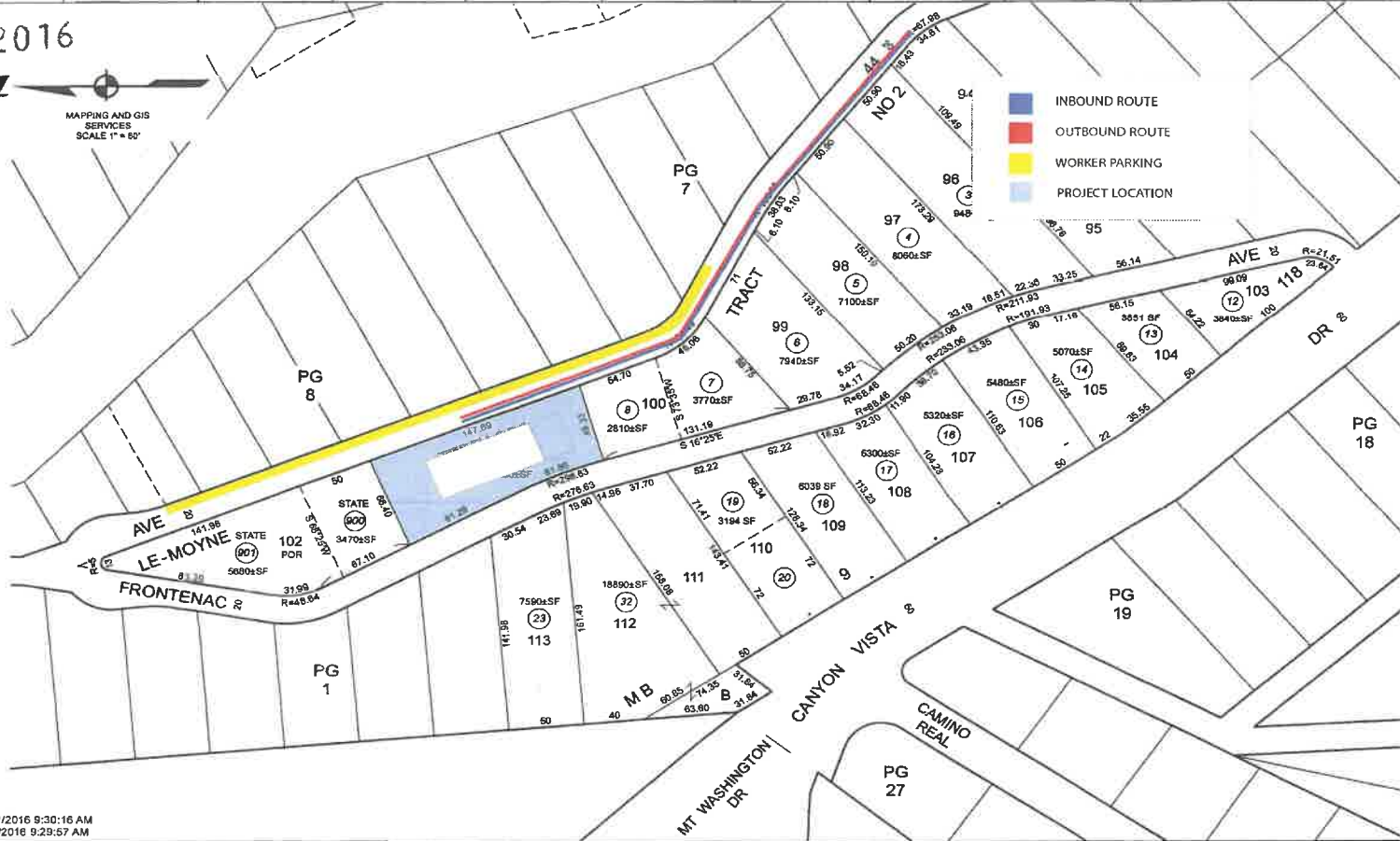
City of Los Angeles	
DEPARTMENT OF TRANSPORTATION	
Metro Development Review	
APPROVED FOR:	
The Hillside Construction Traffic Management Plan as described in this document.	
Approved By (Signature):	
	
Wes Pringle	
DATE:	
July 26, 2022	
NOTE:	APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.

Exhibit 2: Truck Route

2016



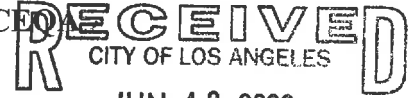
MAPPING AND GIS
SERVICES
SCALE 1" = 60'



Printed: 2/17/2016 9:30:16 AM
e Saved: 2/17/2016 9:29:57 AM

Exhibit 3: Parking Detail Diagram

**REQUEST FOR ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA),
ZONING ADMINISTRATOR'S DETERMINATION (ZAD),
SPECIFIC PLAN PROJECT PERMIT (SPP) FOR THE MOUNT
WASHINGTON-GLASSELL PARK SPECIFIC PLAN, AND
CATEGORICAL EXEMPTION TO CEQA**



Attachment 1

Applicant:

Larkin McCann
Stayner Architects
1461 Echo Park Ave, Los Angeles, CA 90026
LARKIN@STAYNERARCHITECTS.COM

CITY PLANNING
PROJECT PLANNING

Owner:

Bert Youn and Miyoung Kim
530 S Hewitt St #324, Los Angeles, CA 90013
T: (213) 484-0224, F: (213) 483-8768
504AVE44@STAYNERARCHITECTS.COM

ZAA Request #1:

Pursuant to LAMC §12.28, an Adjustment to fences or walls (including latticework, gates, pilasters, hedges or thick growths of shrubs or trees) in the required yard areas as prohibited by LAMC §12.21.C.1(G) and which also exceed 8 feet in height.

ZAD Request #1:

Pursuant to LAMC §12.24-X,21, a Zoning Administrator's Determination to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property pursuant to LAMC §12.21-C.10(i)(2) and LAMC §12.21-C.10(i)(3). Note: this request is to (a) waive the street widening of the portion of Avenue 44 abutting the property, which is already paved and improved with curb and gutter, but not sidewalk; and, (b) to waive the width and improvements (sidewalk, curb, and gutter) of the portion of Frontenac Avenue abutting the parcel, which is an unimproved "paper" street without sidewalk, curb, or gutter.

ZAD Request #2:

Pursuant to LAMC §12.24-X,28: A Zoning Administrator Determination to permit the construction, use and maintenance of a Single-Family dwelling on a lot that does not have vehicular access route from a street improved to a minimum 20-foot wide

continuous paved roadway (CPR) width for the driveway apron to the boundary of the hillside area, as required by LAMC §12.21-C.10(i)(2) and LAMC §12.21-C.10(i)(3).

ZAD Request #3:

~~Pursuant to LAMC §12.21.A.17(c)(1) and 12.37.I, a waiver of the street dedication requirements of 12.27.A.1 (c)(1) for ½ of a Substandard Hillside Limited Street for Frontenac Avenue and Avenue 44.~~

ZAD Request #4:

~~Pursuant to LAMC §12.24.X.26, a Determination to allow for the construction of two (2) new retaining walls of varying heights in addition to the permitted two (2) retaining walls with a maximum height of 10 feet per LAMC §12.21.C.8.(a).~~

SPP Request #1:

Pursuant to LAMC §11.5.7, the applicant is requesting a Specific Plan Project Permit for Mt. Washington-Glassell Park Specific Plan.

ENV Request #1:

Pursuant to California Environmental Quality Act (CEQA), a Categorical Exemption from CEQA pursuant to §15303, Class 3(a) New Construction of Small Structures

Site Address: 504 W Ave 44, Los Angeles, CA 90065
Zone: R1-1
Community Plan: Northeast Los Angeles
Specific Plan Area: Mount Washington - Glassell Park

PROJECT DESCRIPTION

The subject site is a sloping, slightly irregular, interior lot with an existing width of 147.62 feet and depths of 66.19 and 56.18 feet, zoned R1-1 and located in the Mount Washington/Glassell Park Specific Plan. The property is undeveloped land on which the applicant proposes to construct a single-family dwelling of 3,731.22 square feet of Residential Floor Area (RFA). The maximum RFA regulation for this project comes from the Mt. Washington-Glassell Park Specific Plan, which supersedes the Baseline Hillside Ordinance. Per the Mt. Washington-Glassell Park Specific Plan the maximum Residential Floor Area is 3739.62 square feet.

The use and development of the property is in conformance with the character of the surrounding district and adjacent properties, some of which are improved with similar residential uses. The proposed residence is in conformance with all of these requirements. The current zoning of adjacent properties is R1-1 and A1-1. The granting of this request will allow for a far less intensive use than abutting properties and appropriately-scaled development in a single-family and low density neighborhood, as supported by the Northeast Los Angeles Community Plan.

The approval of this ZAA, SPP, nor ZAD will not have a significant effect on adjoining properties nor on the immediate neighborhood. The request, if granted, will not change the character or density of the surrounding district and adjacent properties. The request will not block any neighbor's access or enjoyment of their properties, nor will it adversely affect security, safety, or the well-being of the neighborhood. The granting of this request will not provide any advantage or special situation to the applicant that the neighbors do not already have by current or non-conforming right. The granting of this request to allow construction of a single family residence will enhance and will be compatible with existing development and zoning.

This is not an instance in which the applicant is seeking to overbuild ("mansionize") a lot or seek special permissions unavailable to other property owners. Rather, the applicant seeks to allow for and enjoy the use of the property by constructing a modest single-family dwelling that is consistent with the applicable regulations and surrounding land uses. The Applicant is unable to "grow" or otherwise alter the project to make the lot larger in size in order to fulfill Section 12.08C4, from which relief is requested. The proposed construction is of similar size (or smaller) to the RFA of most single-family residences directly adjacent to the property. The Applicant seeks the same right to use his property for its intended use, conforming with the General Plan as "Low Density Residential," which is a right possessed by adjacent property owners but that is currently denied to him. Granting the Zoning Administrator's Adjustment will allow the Applicant to enjoy the benefits afforded to other properties in the same zone.

The granting of this Adjustment does not grant special privilege or permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The conditions creating the need for the Adjustment were not self-imposed. The granting of the Adjustment does not create a deviation from Section 12.03 "Definitions" or Section 12.22 "Exceptions."

SUBJECT PROPERTY

Avenue 44, adjoining the subject property to the North/East is a designated (Substandard) Hillside Limited Street dedicated to a width of 20 feet and improved with curb, sidewalk and gutter to 28 feet¹ CPR. The property is in a Specific Plan.

Frontenac Avenue, adjoining the subject property to the South/West is a designated Hillside Local Street dedicated to a width of 20 feet and improved with curb, sidewalk and gutter to 28² CPR.

The subject parcel is zoned R1-1 and is a vacant undeveloped and unimproved parcel of 8,696.8 SF.

The abutting property to the North (514 W Ave 44, 511 E Frontenac Ave) is zoned R1-1 and is unimproved.

¹ According to a LADBS/DPW Preliminary Referral Form issued on December 1, 2021.

² Ibid.

ZONING ADMINISTRATOR'S ADJUSTMENT REQUEST

The following information has been developed pursuant to the City of Los Angeles' "Findings/Specialized Requirements: Zoning Administrator's Adjustment (ZAA), CP-7781." The following technical, planning, engineering, and other evidence supports the making of three required determinations in order to grant the Adjustment Requests:

ZAA Request #1:

Pursuant to LAMC §12.28, an Adjustment to fences or walls (including latticework, gates, pilasters, hedges or thick growths of shrubs or trees) in the required yard areas as prohibited by LAMC §12.21.C.1(G) and which also exceed 8 feet in height.

1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations.

Due to special circumstances applicable to the property—specifically its unique dimensions, topography, and frontage onto two streets—the strict application of the zoning ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

Request for Adjustment #1 - Walls:

The east wall, along the front of the outdoor courtyard (labeled in green on sheet ZA-003 in the drawings), is needed to provide consistency and is the result of topography changing where they are measured, to provide privacy given the views into/onto the property, etc.

2. Describe how (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.

The Municipal Code requires that certain development guidelines be followed in the development of a property, to which the proposed design and development adheres. The proposed design follows the rules regarding setbacks from property lines, lot coverage, and building separations intended to permit the flow of light and air between properties, to provide for emergency access, and to provide a consistency of density. The Adjustment is consistent with the purpose and intent of the Zoning Code, consistent with the General Plan, and not injurious to the public or surrounding properties as this property is intended to be utilized for single-family

residential. Currently it cannot be used for this purpose; an Adjustment will remedy this limitation and will allow the property to conform with the Zoning Code and General Plan.

The proposed construction of a single-family residence matches the character, height, and density of the neighboring buildings. The Adjustment will not impede necessary access for fire, life safety, or other emergency access. Nor will the availability of light or air to the adjacent residences be affected. The granting of this Adjustment will support the Community Plan's goal of creating new quality housing stock.

The granting of the Adjustment will not adversely impact the density of the neighborhood. This property was intended to be used for a single-family residence. That is what is being proposed here.

The granting of the Adjustment will not be injurious to adjacent property owners with regard to parking availability. As required by the Baseline Hillside Ordinance, the applicant is providing the required two on-site parking spaces in an enclosed garage, plus one off-street, non-required visitor parking space located on the driveway apron. A 20-foot curb-cut will be added to Avenue 44, which is less than or consistent with that enjoyed by other properties in the vicinity. The applicant will apply for an A-Permit from the Bureau of Engineering of the Department of Public Works for sidewalk and/or driveway apron improvements adjoining the property frontage. Note that the only abutting property fronting on W. Ave. 44 has on-site parking and most adjacent properties have designated on-site parking, although not necessarily in garages.

3. Explain why 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.

There are eleven elements of the General Plan. None of these elements will be adversely affected by the granting of this Adjustment request. By granting this Adjustment, this lot will conform with the intent of the General Plan with regard to Housing Goals.

The Northeast Community Plan, as part of the land use element of the General Plan, designates this area as "Low Density Residential" uses and most properties in the area zoned R1-1, with a few properties along Avenue 50 (a Secondary Highway) zoned as RD2-1. The granting of this Zoning Administrator's Adjustment will help to increase the availability of quality housing stock for the City of Los Angeles, which is a main objective of the General Plan. The granting of this Adjustment will add to the housing availability in Highland Park without displacing existing residents. The granting of this Adjustment will add a single family residence to a property created for single-family residential use, of similar (or greater) size to surrounding single-family

homes, and at a scale of development consistent with Residential Floor Areas in the existing neighborhood.

The subject property is zoned R1-1, consistent with the Plan's land use designations and corresponding zone classifications. The proposed use is entirely consistent with the intent of the Community Plan and General Plan in providing for a "Low Density Residential" use that is equal to the FAR density of abutting properties and at lower density than most identically-zoned properties within a 500-foot radius of the subject site.

The Northeast Los Angeles Community Plan element of the General Plan specifically calls for this Adjustment. In part, it calls for "Preservation and enhancement of the positive characteristics of residential neighborhoods while providing a variety of compatible new housing opportunities" (NELA Community Plan, I-9). The use of this property allowed by the granting of this Adjustment, to permit for the east landscape well, as well as the size and design of the proposed single family residence, is compatible with the Community Plan in preserving and enhancing the positive characteristics of the surrounding neighborhood while increasing new housing opportunities.

Proposed development of the property will conform to surrounding land uses and the intent of the General Plan. The granting of a Zoning Administrator's Adjustment is consistent with the density of development permitted on similar properties. The construction, use, and maintenance of a single-family dwelling is consistent with the Community Plan's land use designation. The Housing Element of the General Plan promotes the development, preservation and enhancement of quality neighborhoods in the City. The granting of the requested adjustment will thus enable the development of a new single-family residence of appropriate character, modest size, and in general conformance with the intent and purpose of the General Plan.

In conclusion, the specific conditions of the property meets and exceeds each of the statutory criteria for a Zoning Administrator's Adjustment according to the requirements of the City of Los Angeles and the State of California.

ZONING ADMINISTRATOR'S DETERMINATION REQUEST

ZAD Request #1:

Pursuant to LAMC §12.24-X,21, Street Improvements Adjacent to Subject Property "A ZAD to permit construction of a Single Family Dwelling on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property on Frontenac and Avenue 44 as required by LAMC §12.21-C.10(i)(2) and LAMC §12.21-C.10(i)(3).

ZAD Request #2:

Pursuant to LAMC §12.24-X,28: A Zoning Administrator Determination to permit the construction, use and maintenance of a Single-Family dwelling on a lot that does not have vehicular access route from a street improved to a minimum 20-foot wide continuous paved roadway width for the driveway apron to the boundary of the Hillside area, as required by LAMC §12.21 C.10(i)(2) and 12.21 C.10(i)(3).

1. The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.

This applicant is required to improve the Adjacent Minimum Roadway along Avenue 44 and Frontenac Avenue pursuant to LAMC Section 12.21 C.10(i)(2). The intent of the Hillside regulations is to provide for safe vehicular access for public traffic, and for basic access to any property by emergency vehicles in case of fire or any other emergency. This property, and others in the area, are located in a Very High Fire Severity Zone designated by the City of Los Angeles Fire Department based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. The site is located on a portion of Avenue 44, where access is compromised due to the narrow and winding alignment of the existing roadway. While the traffic associated with the daily operation of the proposed single-family dwelling will not create any adverse impacts on street access or circulation in the surrounding neighborhood, impairment of Fire Department or emergency vehicle access to the site would expose future residents of the property as well as another dwelling located in the area to increased risk of fires as well as other emergency situations. Requiring the applicant to improve the Adjacent Minimum Roadway on Avenue 44 and Frontenac Avenue adjoining the property in compliance with Section 12.21 C.10 (i)(2) is necessary to avoid an adverse impact on emergency vehicle street access and circulation. However, to require Adjacent Minimum Roadway improvement for the portion of Avenue 44 in front of the subject property is an impractical and unnecessarily strict application of the Code because Avenue 44 and Frontenac Avenue do not provide the required vehicular access. To improve Adjacent Minimum Roadway on Avenue 44 and Frontenac Avenue will also require a massive amount of grading which is not an environmentally sound planning practice.

The Project is also subject to LAMC Section 12.21 C.10(i)(3) to improve a minimum 20-foot Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area for both Avenue 44 and Frontenac Avenue. Vehicular access to the Project site will be provided via Avenue 44. A widening and improvement of Continuous Paved Roadway to a minimum width of 20 feet along the entire streets of Avenue 44 and Frontenac Avenue from the driveway apron of

the property to the boundary of the Hillside Area could result in the demolition of existing improvements on other private properties and in the public right-of-way on both streets. The application does not have access to property rights at these locations, which makes such improvements infeasible. Improvements necessary to meet the strict application of the Code would be proportionate to the potential impacts generated by the Project.

2. The building or structure will not be materially detrimental or injurious to the adjacent property or improvements

The proposed single-family dwelling will fit with the character of the surrounding community as a low-density residential development. The dwelling will be built in accordance with the hillside regulations in the Municipal Code in conjunction with the grant of the Zoning Administrator's Determinations to relieve the Adjacent Minimum Roadway improvement for Avenue 44 and Frontenac Avenue adjoining the property, and Continuous Paved Roadway improvements for both Avenue 44 and Frontenac Avenue. Additionally, the Project is in full compliance with the Mount Washington-Glassell Park Specific Plan as found in Finding No. 10. The Project proposes to cut 848 cubic yards of earth as well as fill 100 cubic yards of earth.

The Project is also subject to review and approval by the Fire Department and the Department of Building and Safety, amongst the primary City Departments. In conjunction with other conditions noted herein, the dwelling will not be materially detrimental or injurious to adjacent properties and it will not have a materially adverse safety impact on the neighborhood.

3. The building or structure will not have a materially adverse safety impact on the surrounding neighborhood.

The Project will be required to comply with all applicable Municipal Code regulations, in conjunction with the grant of the Zoning Administrator's Determinations to relieve the Adjacent Minimum Roadway improvement for Avenue 44 and Frontenac Avenue, adjoining the property, and Continuous Paved Roadway improvements for both Avenue 44 and Frontenac Avenue. Additionally, the Project is required to improve the Adjacent Minimum Roadway on Avenue 44 and Frontenac Avenue adjacent to the subject property to the satisfaction of City Engineer for fire safety and emergency access. Moreover, the applicant must obtain all necessary permits from the Bureau of Engineering to complete the required Adjacent Minimum Roadway improvement along the frontage of the subject property on Avenue 44, and submit plans to the Fire Department for review and approval.

The Project proposes to cut 848 cubic yards of earth as well as fill 100 cubic yards of earth. The Project is also required to comply with all requirements of the Department of Building and

Safety's Grading Division including the conditions contained in the Geology and Soils Report Approval Letter dated April 16, 2013 [Log #79985]. Conditions of Approval also include provisions to reduce construction impacts, including compliance with the City of Los Angeles Noise Ordinances, posting of construction signs, construction hours and schedule, truck traffic, and construction staging and parking. As conditioned, the proposed Project will not have a materially adverse safety impact on the surrounding neighborhood.

4. That the site and/or existing improvements make strict adherence to Section 12.21 C.10.(i)(2) or (3) impractical or infeasible.

The subject property consists of an irregularly-shaped, downsloping parcel that is 8,696.8 square feet in size. The property is a through lot with street frontage of approximately 148 feet on the east side of Avenue 44 and approximately 143 feet along Frontenac Avenue. Avenue 44 is a Substandard Hillside Limited Street with a right-of-way width of 20 feet and a roadway width of 18 feet. Frontenac Avenue is also a Substandard Hillside Limited Street with a right-of-way width of 20 feet and a roadway width of 8 feet, but the street is not improved as stated on the Bureau of Engineering Hillside Referral Form dated 5/2/2022.

The Project site is currently vacant and does not have any existing improvements. There are no hillside characteristics that make strict adherence to LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 and Frontenac infeasible. However, compliance with LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 is impractical and infeasible, as the Project site slopes down significantly (approximately 63 feet) from the westerly property line along Frontenac Avenue to the easterly property line. Also, vehicular access to the site will be provided via Avenue 44. The applicant does not propose any driveways or access from Frontenac Avenue, thus requiring the Project to improve the Adjacent Minimum Roadway on Frontenac Avenue is impractical and infeasible, as it will require extensive grading in the hillside in order to flatten the slope to meet the maximum 15-percent grade for the driveway required by the Fire Department for emergency vehicle access.

Furthermore, widening and improving Continuous Paved Roadways along Avenue 44 and Frontenac Avenue from the boundary of the Hillside Area to the driveway apron of the property, pursuant to LAMC Section 12.21 C.10(i)(3) could result in the demolition of existing walls, structures, buildings, fences and other improvements on all other private properties and within the public right-of-way along both streets. This applicant does not have access to property rights at these locations, which makes such improvements infeasible. Improvements necessary to meet the strict application of the Code would be impractical and infeasible.

ZAD Request #3:

Pursuant to LAMC §12.37.I, a waiver of the street dedication requirements of 12.27.A.1(c)(1) for ½ of a Substandard Hillside Limited Street for Frontenac Avenue and Avenue 44.

1. The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

The primary Project impact is contributing to this low-density single-family residential neighborhood, while maintaining the viewsheds, character, and open spaces of the Mt. Washington neighborhood. Fulfilling the dedication requirements of LAMC §12.37 would negatively impact the neighborhood requiring significant grading and diminishing the lot to an unreasonable size. LAMC §12.37.A.1 indicates that no dedication will be required if it would exceed 25% of the lot's existing area or reduce the lot depth below 50'. Dedications on Frontenac and W Ave. 44 would require forfeiting over 25% of the lot's area, approximately 27% or 2,360 square feet. This would diminish the respective lot widths to 50'-2" on the NW side and 40'-2" on the NE side. This would disallow the current Project from compliance with Mt. Washington-Glassell Park Specific Plan Section 6, which places limitations on building within 12 feet of the front property line.

The current street width allows full residential access to the home and adjacent lots. Only emergency vehicle access is impaired by the current street width. As stated above, dedicating a portion of the lot to the right of way is unreasonable and would limit the feasibility of constructing a home on this lot. Furthermore, four of the adjacent properties are unimproved and narrowing the lot sizes would limit the feasibility of their future low-density residential construction.

2. The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.

The City's mobility plan focuses on safety, accessibility, and convenience of all transportation users. As a hillside low-density residential neighborhood this area already fulfills these goals for all typical/neighborhood street users. The slope and limited lot sizes in this area restrict lot dedication and street expansion. The Complete Streets Design Guide emphasizes expanded active and public transit, these goals are not applicable on this scale of street. W. Ave 44 is functionally a dead end street, used solely as a single-family residential access point. Los Angeles' dire housing shortage requires densification of existing neighborhoods. The widening of this street would prevent the usage of this lot and those that are adjacent and unimproved. Complying with a sufficient dedication to meet the Street Standards Committee's standard

~~hillside street width would require extensive grading and reduce this lot, and those further up the street, to infeasible widths for new housing stock. As a single-family residential neighborhood, where there is provision of parking on each private lot, there is no necessity for street parking nor the capacity/demand for multiple lanes of traffic.~~

~~3. The dedication or improvement requirement is physically impractical.~~

~~99% of 504 W. Ave 44 is a 15% to 100% slope, limiting any type of use. The existing lot dimensions of 66'-2" on the NW site edge and 56'-2" on the NE site edge limit further reduction; the lot would become substandard below a 50' width. In order to fulfill the standard hillside street requirements of LAMC §12.21.A17(e)(1) the lot would be in violation of LAMC §12.37.A1. The Project is designed to minimally impact the topography of the site, dedicating 8' on the north and south side of the lot to Frontenac and W. Ave 44 would require more extensive grading and soil displacement. This would maximize the environmental impact. Waiving requirements for street widening and lot dedication, allows for more minimal disruption to the natural terrain (a key opportunity highlighted in the Northeast Community Plan).~~

ZAD Request #4:

~~Pursuant to LAMC §12.24.X.26, a Determination to allow for the construction of two (2) new retaining walls of varying heights in addition to the permitted two (2) retaining walls with a maximum height of 10 feet per LAMC §12.21.C.8.(a)~~

~~1. 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.~~

~~The Project recognizes the intent of LAMC §12.24.X.26 to limit excessive grading and soil displacement and is designed to minimize retaining wall size and requirement. However, the steep grade of this site (primarily 45-99% sloped site) requires the additional support of retaining walls on all sides. The Project is situated at the highest level reasonable on the natural terrain, with two stories entirely facing the street and the back retaining wall inset further into the hillside. The retaining walls are intended to limit erosion on the site and support the structure while mitigating unnecessary environmental impact~~

~~2. 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.~~

~~The Project aligns with neighboring lots in scale, use, and style. All abutting lots are unimproved or improved with residential usage. The request for permittance of additional retaining walls is necessary to support any construct of similar character and use. Due to the home's siting on a hillside, it will not impede any existing views for neighbors — a key concern and reason for the implementation of the Mt. Washington/Glassell Park Specific Plan. The Project's height sits below the viewshed of the Frontenac to Ave. 44 Hill which already impedes one's view southwest. The retaining walls will reinforce the geological stability of the hill under the load of a new building, allowing the maintenance of public health, welfare, and safety in the neighborhood.~~

~~***3. 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.***~~

~~In alignment with the General Plan Housing Element this Project makes use of underutilized land, specifically on a hillside lot. These zones are identified as uniquely vulnerable and also underused:~~

~~The Northeast Community Plan aims to maintain compatibility amongst land use, appropriate scale and density of hillside construction, minimal natural terrain disruption, and maintenance of views and open space. For residential zones the Northeast Plan identifies the following priorities: limiting encroachment, limiting incompatible land use, protecting public safety, health and welfare, and targeting hillside sits for appropriate low density development. The surrounding lots are all currently unimproved or used for single-family residences. The limited extent of net soil import/export on this 15-100% sloped site demonstrates our commitment to limiting any natural disruption. With the permittance of 2 additional retaining walls this Project will add an appropriately dense and designed home to Mt. Washington.~~

~~The Mt. Washington/Glassell Park Specific Plan aims to preserve the area's single-family residential character, scenic views, and avoid impinging on others privacy, light or open space. The design of this Project complies with the Specific Plan's overall focus, while adding another residence of similar character to the neighborhood. To build upon unimproved sloped lots that do not impede on neighbors views or open space, sufficient retaining walls must be implemented.~~

SPECIFIC PLAN PROJECT PERMIT REVIEW

1. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The building shall comply with all One-Family Project Standards as outlined in the Mt. Washington-Glassell Park Specific Plan Section 6. Based on the floor area allotment for sites between 5,000 and 10,000 square feet, 3,739 square feet would be the maximum allowable floor area for this site. Our proposal shall comply with the floor area ratio, remaining under the maximum square footage at 3,731 square feet. The building shall comply with the height restriction of 45', measuring 26' above grade at its highest level. The building shall not exceed any further height limitations within the building setbacks. It will not exceed 15' in height within 6' of the property line and will not exceed 24' between 6' and 12' from the property line. In compliance with Section 6. C., the front yard setback measures 12'3". Within 200' along the same right of way one lot is developed and four are vacant lots, therefore LAMC section 12.21 A 17(a) will be used to require a 5'0" minimum front yard setback. The extent of grading on the site shall comply with Section 6 E. not exceeding 1,000 cubic yards. The building complies with Section 8C. which emphasizes design variation of one-family projects in the neighborhood. It varies in details and roofline from adjacent buildings and uses a courtyard inset and JKLLSD to modulate its facade.

2. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The building and site plan shall comply with the standards outlined in Section 6 Part F of the Mt. Washington-Glassell Park Specific Plan. There are two protected trees currently situated on the site, one 10' tall Toyon shrub and one deceased California Black Walnut tree. The already deceased tree is proposed for removal, the Toyon shrub will be maintained. During construction, protective fencing will be placed around existing trees outside of the bounds of the new building. The building will comply with the Public Health and Safety limitations on grading, importing 100 cubic yards of soil and exporting 848 cubic yards of soil. The net import and export will comply with the maximum of 1000 cubic yards.

Conditions of Approval for this Project include provisions to reduce construction impacts, compliance with the City of Los Angeles Noise Ordinances, posting of construction signs, construction hours and schedule, truck traffic, and construction staging and parking. In compliance with LADBS' permitted construction hours, construction and demolition will take place between 7:00 a.m. and 9:00 p.m. on weekdays or 8:00 am and 6:00 p.m. on Saturdays. This will limit any negative impacts on the noise environment in Mt. Washington.

Within the house's courtyard and landscaping scheme we intend to prioritize native plantings to positively contribute to the environment of the neighborhood and minimize any will be preferred/used.

This new one-family home adds density to an existing neighborhood, utilizing a hillside lot rather than contributing to further sprawl.

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

RECEIVED
CITY OF LOS ANGELES

JUN 12 2023

CITY PLANNING
PROJECT PLANNING

May 2, 2023

Bert Youn and Miyoung Kim
1461 Echo Park Ave
Los Angeles, CA 90026

RE: 504 W AVENUE 44

APN: 5465-009-009

In response to your request of May 1, 2023, regarding zoning information on the above referenced property ("Property"), please be advised of the following:

The property, known as Tract: LE MOYNE TERRACES TRACT NO. 2, Block: None, Lot: 101, which is shown on the Zoning Map to be located in the **R1-1** Zone. See the attached print out of the Parcel Profile Report for zoning related information pertaining to this property.

You requested a determination of the yards and prevailing setback boundaries for the above parcel. Please be advised of the following:

In order to better understand how and why we are making our determination, we should first see how some common terms are defined in the zoning code. According to LAMC Section 12.03, these terms are defined as follows:

LAMC SECTION 12.03 – "DEFINITIONS"

FRONTAGE. All property fronting on one (1) side of a street between intersecting or intercepting streets, or between a street and right-of-way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street

as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development. **(Amended by Ord. No. 176,354, Eff. 1/31/05.)**

LOT, CORNER. A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty five (135) degrees.

LOT, INTERIOR. A lot other than a corner lot.

LOT, KEY. The first interior lot to the rear of a reversed corner lot and not separated therefrom by an alley.

LOT, REVERSED CORNER. A corner lot the side street line of which is substantially a continuation of the front line of the first lot to its rear.

LOT, THROUGH. A lot having a frontage on two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street. **(Amended by Ord. No. 184,802, Eff. 3/17/17.)**

LOT LINE, FRONT. In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.

LOT LINE, REAR. A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front line.

LOT LINE, SIDE. Any lot boundary line not a front lot line or a rear lot line.

STREET. Any public thoroughfare other than an alley or walk, except that in those cases where a subdivision has been recorded containing lots which abut only on an alley or walk, said alley or walk may be considered to be a street.

This property is considered to be a Through Lot. As defined above, the lot line fronting on Sea View Drive and Sea View Lane be the front lot line. The remaining lot lines shall be as indicated in the attached zoning map.

The Prevailing Setback frontage boundary extends along Avenue 44 from Lot FR 102 Arb 1 of Tract Le Moyne Terraces Tract No. 2 to Lot 5 of Tract A Resubdivision Of The Sunnycrest Tract. The Prevailing Setback frontage boundary extends along Frontenac Avenue from Lot FR 102 Arb 1 of Tract Le Moyne Terraces Tract No. 2 to Lot 91 of Tract Le Moyne Terraces Tract No. 2. See the attached zoning map for indications of this boundary.

This letter is in response to a zoning code question only and based on limited information. Full code compliance shall also be to the satisfaction of the Department of Building and Safety Plan Check through the submittal of fully detailed plans.

This information is provided as of May 2, 2023 and the zone is as shown on the Zoning Map. Should you need any further assistance pertaining to this matter, please contact Eric Wong at Eric.Wong@lacity.org.



Eric Wong
Structural Engineering Associate II

Minye Pak
Zoning Engineer

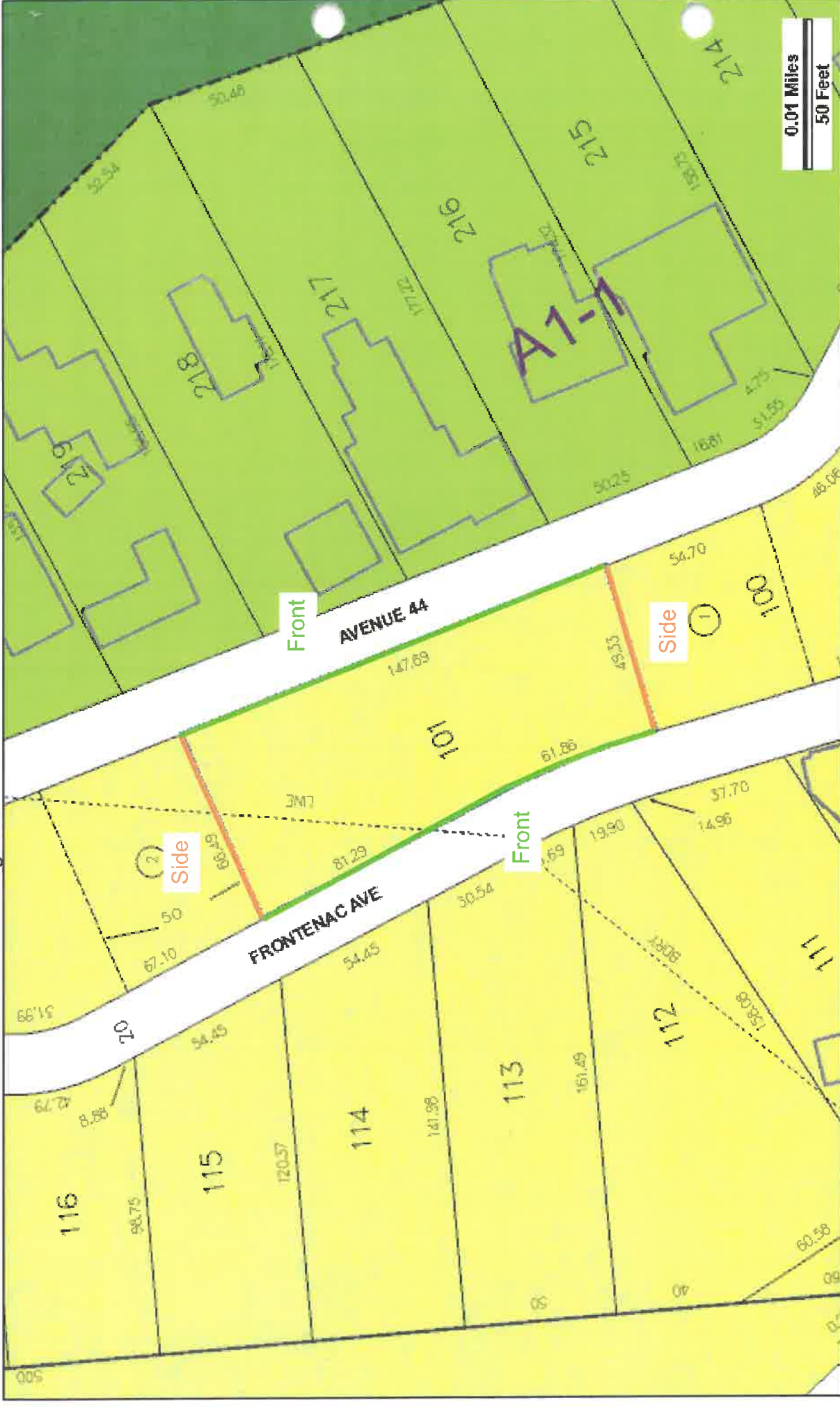
Attachments

MP:EW:ew

05/02/2023

Generalized Zoning

ZIMAS INTRANET



Tract: LE MOYNE TERRACES TRACT Zoning: R1-1
NO. 2

Block: None
Lot: 101
Arb: None

General Plan: Low Residential

Address: 504 W AVE 44

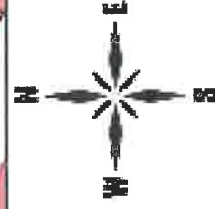
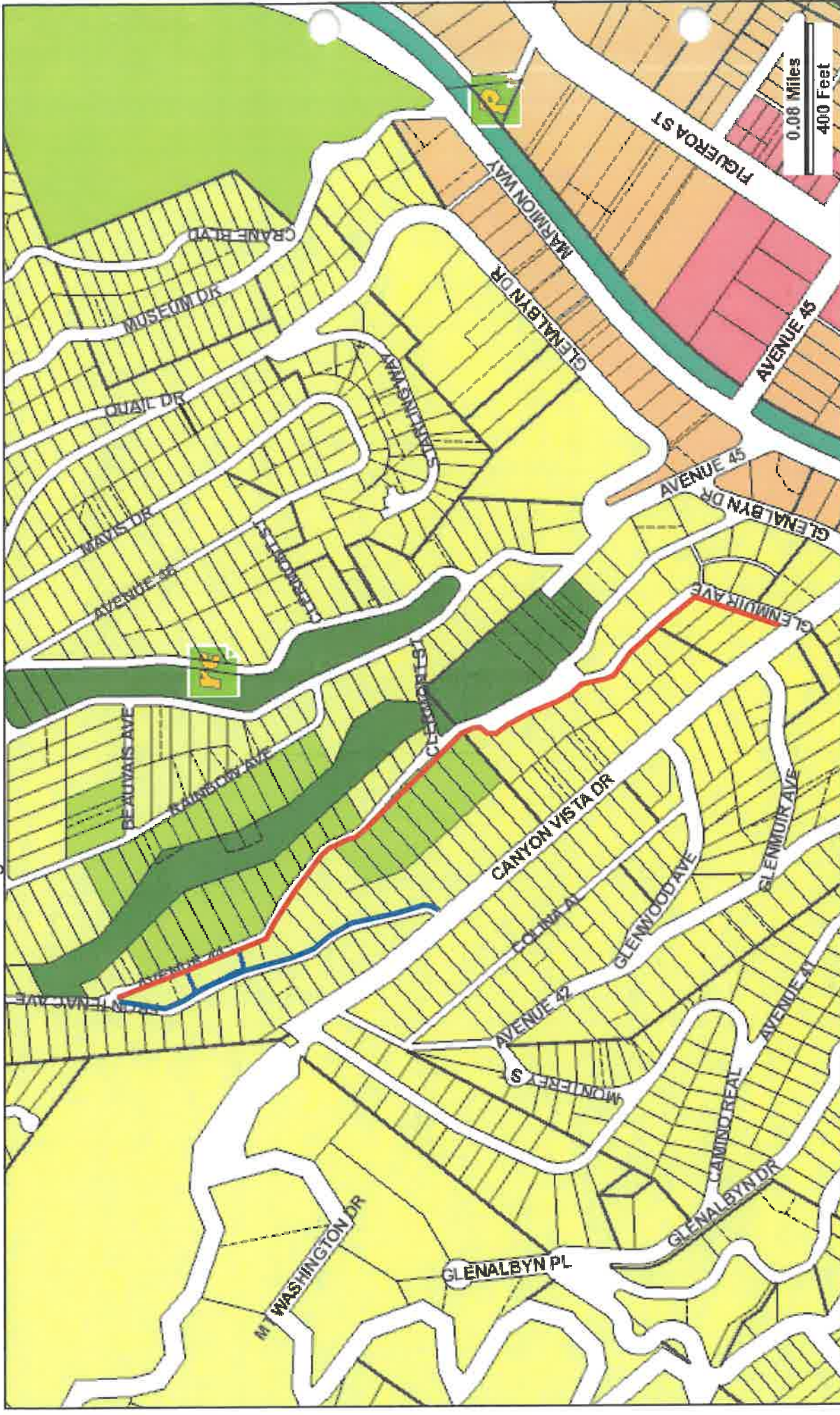
APN: 5465009009

PIN #: 148-5A223 360

05/02/2023

Generalized Zoning

ZIMAS INTRANET



Tract: LE MOYNE TERRACES TRACT Zoning: R1-1

NO. 2

Block: None

Lot: 101

Arb: None

General Plan: Low Residential

Prevailing Setback Boundary along Ave 44

Prevailing Setback Boundary along Frontenac Ave.

Address: 504 W AVE 44

APN: 5465009009

PIN #: 148-5A223 360

May 24, 2022

Christian Stayner
Stayner Architects
1461 N. Echo Park Avenue
Los Angeles, CA 90026
Phone: 734-751-6027
Email: austin@staynerarchitects.com

ZA-2022-7295

Subject: Biological resources letter report for the approximately 0.2-acre 504 Avenue 44 property located in the City of Los Angeles, Los Angeles County, California

Dear Christian Stayner:

Bargas Environmental Consulting (Bargas) is pleased to provide this biological resources letter report for the approximately 0.2-acre 504 Avenue 44 property (hereafter, Project) located in the City of Los Angeles, Los Angeles County, California. As described herein, no special status biological resources, except Southern California Black Walnut (*Juglans californica*), were observed on or in the vicinity of the property during the survey, and none are expected to occur. The following letter details the resources analyzed during desktop analysis and methods used during the field survey.

Project Location & Description

The Project is proposed single-family development on an undeveloped parcel located at 504 Avenue 44 in the community of Mt. Washington. The property is Los Angeles County Assessor parcel number 5465-009-009 measuring 8,696 square feet (**Figure 1**).



Figure 1. Project location. Image source: Google Earth. Imagery date: April 2019.



Methods

This report is informed by data from a desktop analysis of the literature and numerous resource databases, as well as the field survey, the methods for which are described below.

Definitions

This report will use the following definitions for areas referred to herein:

- **Project site:** The Project site is defined as the 0.2 acres being analyzed for Project entitlements.
- **Biological Study Area:** The Biological Study Area is defined as the Project site and a -foot buffer. This is the area within which biological resources were fully analyzed.
- **Regional Study Area:** The Regional Study Area is defined as the Project site and a -mile buffer. The Regional Study Area was used as the basis for determining special status biological resource records for consideration in this report.

Desktop Review

Prior to conducting the field survey, Bargas conducted an initial review of literature and data sources to characterize the biological conditions and to compile records of sensitive biological resources that could potentially occur in the Biological Study Area. The methods used for this analysis are described below.

Biological Setting

The biological setting includes terrain, hydrology, soils, land uses, and other features that support or inhibit biological resources in an area. In order to better understand the biological setting of the project, the following resources were reviewed in detail:

- US Fish and Wildlife Service's *National Wetlands Inventory* to determine if surface waters and wetlands have been mapped on or adjacent to the Biological Study Area.
- US Geological Survey's *National Hydrography Dataset* to determine if hydrological features have been mapped on or adjacent to the Biological Study Area.
- US Department of Agriculture National Resource Conservation Service *Web Soil Survey* to map and describe soil(s) within the Biological Study Area.
- Google Earth Pro aerial map images of the Biological Study Area, including historical aerial images.

Special Status Species & Habitats

It is important to create a well-defined list of habitats and species that could reasonably be expected to occur on the Project site in order to analyze potential Project effects on biological resources effectively. The following describes how the list of potentially-occurring special status biological resources was assembled.

Data Sources

Species and habitat occurrences were queried from the following resources:

- US Fish and Wildlife Service's *Information for Planning and Consultation* portal (IPaC) for a list of federally listed species and designated critical habitat recommended for impact analysis consideration, based on an upload of the Biological Study Area limits.
- California Department of Fish and Wildlife's *California Natural Diversity Database* (CNDDB) for special status species and habitat records within the Regional Study Area.



- California Native Plant Society's *Inventory of Rare and Endangered Plants* for a list of special status plant species occurrences within the USGS 7.5-minute quadrangles that overlap the Regional Study Area.

Special Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife species, however, not all are applicable to this report. The following special status designations were considered when determining special status species to be discussed in this report:

- **Federal Status:** Species listed as **Endangered (FE)** or **Threatened (FT)**, as well as species **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act.
- **California Status:** Species listed as **Endangered (CE)** or **Threatened (CT)**, as well as species that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are species listed as **Fully Protected (FP)** and **Species of Special Concern (SSC)**.
- **CNPS Status:** All California Rare Plant Ranks (CRPR) maintained by the CNPS *Inventory of Rare and Endangered Plants*.
- **Vegetation Communities:** All vegetation communities mapped by the CNDDDB.

Occurrence Potential

Following the desktop review, field surveys, and habitat analyses, Bargas assessed the potential for the occurrence of special status species in the Biological Study Area. Biological conditions (vegetation communities, wildlife habitats, disturbances, etc.) and the habitat and life cycle requirements of special status species identified for analysis in the desktop review were considered. "Recent" occurrences are defined as observed within the past 30 years. Based on these considerations, species were assigned to the following categories:

- **Present:** Species is known to occur in Biological Study Area based on recent surveys, CNDDDB (within 30 years), or other records.
- **High:** Species with known recent recorded occurrences/populations near the Biological Study Area and highly suitable habitat occurs within the Biological Study Area. Highly suitable habitat includes all necessary elements to support the species (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate.** Species with known recent recorded occurrences/populations near the Biological Study Area; however, habitat within the Biological Study Area has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the species (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the species' range, or there are no reported occurrences nearby.
- **Low.** Species with few known recent recorded occurrences/populations near the Biological Study Area and habitat within the Biological Study Area is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant species that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, species for which poor-quality habitat may support the species within the Biological Study Area, but the reported extant range is far outside the Biological Study Area and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Biological Study Area).



- **Presumed Absent/No Potential.** Focused surveys were conducted and the species was not detected, or the species was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found in the BSA, or the BSA is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Biological Study Area; 2) forage within or near the Biological Study Area; and/or 3) occur on or near the Biological Study Area only as transients during migratory flights or other dispersal events.

Field Surveys

Bargas biologist Marcus England (an 18-year resident of Mount Washington intimately familiar with its flora and fauna) performed a reconnaissance-level biological survey on May 12, 2022 from 0915 to 1015h. The goal of the survey was to record all observations of plant and wildlife species and determine the suitability of habitats on the Project site for potential special status species. The Project site was examined on foot and by binoculars to view distant wildlife and assess areas inaccessible by steep terrain. Wildlife species observed were recorded using the eBird application on an iPhone 13. General photos of Project site conditions were taken using the iPhone camera using the Solocator app. In addition, all identifiable plant species observed within the Project site were recorded in a field notebook.

Seasonal and temporal factors may have influenced species detected. The survey was conducted in May and may have missed potentially occurring migrants, breeding species, and other season-specific flora and fauna. In addition, the survey was performed during the day and was limited to diurnal wildlife species.

Survey dates, times, personnel, and weather conditions are summarized in **Table 1** below.

Table 1. Survey Summary Table

Date	Biologist(s)	Time	Start Conditions			End Conditions		
			Temp	Clouds	Wind	Temp	Clouds	Wind
May 12, 2022	Marcus England	0915 - 1015	75°F	Clear	Light Breeze out of the West	78°F	Clear	Light Breeze out of the West

Results

This section discusses in detail what is known about biological resources in the Biological Study Area based on the desktop review and field surveys. This includes information from Bargas' field survey, 39 CNDDDB records, 14 CNPS records, 2 IPaC records, and 0 critical habitat determinations in the Regional Study Area.

Biological Setting

The Project site is located in the residential community of Mt. Washington, much of which was initially constructed in the 1930s with the exception of many lots with steeper slopes. It is situated on the west side of Avenue 44 and the east side of Frontenac Avenue. Elevations on the Project site range from 680 feet above mean sea level (amsl) at the southeast corner of the property to 720 feet amsl at the northwest side of the property.



Soils

All soils on the Project site are mapped as Counterfeit-Nacimiento, warm-Urban land association, 20 to 55 percent slopes.

Aquatic Resources

Neither wetlands nor drainages are present on the Project site, and no riparian vegetation occurs on or in the vicinity of the Project site.

Vegetation Communities

The Project site is located on a steep east-facing slope in a residential community and has no natural vegetation communities (see photos in **Attachment C**). Vegetation is cleared annually as required by the fire department for fuel management.

The desktop review determined that 1 sensitive vegetation community was mapped by the CNDDDB within the Regional Study Area. This community is discussed below.

Walnut Forest is known from 1 CNDDDB record mapped within the Regional Study Area. This community is described by Holland as:

Similar to and intergrading with Interior Live Oak Woodland or Coast Live Oak Woodland, but with a more open tree canopy locally dominated by *Juglans californica*. The open tree canopy allows development of a grassy understory. In-most sites, this understory is comprised of introduced winter-active annuals that complete most of their growth cycle before the deciduous *Juglans* leafs out in spring.

This community has no potential for occurrence on the Project site. While several California Black Walnuts are present on the Project site, the site is heavily disturbed and dominated by non-native vegetation.

Plants

A total 14 plant taxa were detected during the field survey. A list of all plant taxa detected during the field survey is provided in **Attachment A**.

The desktop review determined that 15 plant taxa with special status had been documented as occurring within the Regional Study Area. These taxa and their occurrence potential are discussed below and summarized in **Attachment B**.

- The following special status plant taxon was determined to be **Present** in the Biological Study Area based surveys.
 - **Southern California Black Walnut (*Juglans californica*)** | CRPR 4.2 | Has occurred in the RSA based on CNPS, Bargas records. 0 CNDDDB records. Habitat on the Project site is medium quality for this taxon. Several Southern California Black Walnuts were observed on the Project site during the survey. This species is relatively common in the Mt. Washington area.
- No special status plant taxa from desktop analysis were determined to have **High** potential for occurrence in the Biological Study Area.
- No special status plant taxa from desktop analysis were determined to have **Moderate** potential for occurrence in the Biological Study Area.
- No special status plant taxa from desktop analysis were determined to have **Low** potential for occurrence in the Biological Study Area.
- The following 14 special status plant taxa were determined to have **No** potential for occurrence in the Biological Study Area based on habitat, soils, and other factors.



- **Los Angeles Sunflower (*Helianthus nuttallii* ssp. *parishii*)** | CRPR 1A | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. Nearest CNDDDB record is 5 miles to the east in South Pasadena from 1901. This species is considered likely extirpated by the CNPS.
- **Southern Tarplant (*Centromadia parryi* ssp. *australis*)** | CRPR 1B.1 | Has occurred in the RSA based on CNDDDB records. 1 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. The single CNDDDB record within the Regional Study Area is from the 1930s.
- **Greata's Aster (*Symphyotrichum greatae*)** | CRPR 1B.3 | Has occurred in the RSA based on CNDDDB, CNPS records. 2 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. Two CNDDDB records within the Regional Study Area, both more than 100 years old.
- **Robinson's Pepper-Grass (*Lepidium virginicum* var. *robinsonii*)** | CRPR 4.3 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. CRPR 4.X species are not tracked by the CNDDDB.
- **Davidson's Saltscale (*Atriplex serenana* var. *davidsonii*)** | CRPR 1B.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. Nearest mapped CNDDDB occurrence is 3.5 miles to the southwest from 1902. That record is considered "Possibly Extirpated".
- **Parish's Gooseberry (*Ribes divaricatum* var. *parishii*)** | CRPR 1A | Has occurred in the RSA based on CNDDDB, CNPS records. 1 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. The single CNDDDB record within the Regional Study Area is from 1893. The only recent records in the region are from the Whittier Narrows area 11 miles to the southeast, all of which are considered "Possibly Extirpated".
- **Hubby's Phacelia (*Phacelia hubbyi*)** | CRPR 4.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. CRPR 4.X species are not tracked by the CNDDDB.
- **Monkey-flower Savory (*Clinopodium mimuloides*)** | CRPR 4.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. CRPR 4.X species are not tracked by the CNDDDB.
- **Salt Spring Checkerbloom (*Sidalcea neomexicana*)** | CRPR 2B.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. All CNDDDB records within 10 miles are greater than 100 years old.
- **Prostrate Vernal Pool Navarretia (*Navarretia prostrata*)** | CRPR 1B.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. All CNDDDB records within 10 miles are greater than 100 years old and considered "Possibly Extirpated".
- **Mesa Horkelia (*Horkelia cuneata* var. *puberula*)** | CRPR 1B.1 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. All CNDDDB records regionally are in the north end of the Los Angeles basin and foothills. The former records are greater than 50 years old and are all considered "Extirpated" or "Possibly Extirpated".



- **Catalina Mariposa Lily (*Calochortus catalinae*)** | CRPR 4.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. CRPR 4.X species are not tracked by the CNDDDB.
- **Plummer's Mariposa-Lily (*Calochortus plummerae*)** | CRPR 4.2 | Has occurred in the RSA based on CNDDDB, CNPS records. 1 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site.
- **Vernal Barley (*Hordeum intercedens*)** | CRPR 3.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. Habitat on the Project site is not present for this taxon. Not tracked by the CNDDDB.

Wildlife

A total of 22 wildlife taxa were detected during the field survey, all which are commonly expected in the area. A list of all wildlife taxa detected during the field survey is provided in **Attachment A**.

The desktop review determined that 11 wildlife taxa with special status had been documented as occurring within the Regional Study Area. These taxa and their occurrence potential are discussed below and summarized in **Attachment B**.

- No special status wildlife taxa from desktop analysis were determined to be **Present** in the Biological Study Area.
- No special status wildlife taxa from desktop analysis were determined to have **High** potential for occurrence in the Biological Study Area.
- No special status wildlife taxa from desktop analysis were determined to have **Moderate** potential for occurrence in the Biological Study Area.
- The following 5 special status wildlife taxa were determined to have **Low** potential for occurrence in the Biological Study Area based on habitat, range, and other factors.
 - **Monarch - California Overwintering Population (*Danaus plexippus pop. 1*)** | Federal Candidate | Has occurred in the RSA based on IPaC records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. All Los Angeles area CNDDDB records are coastal. The concern here is primarily with important feeding and roosting areas, neither of which are present on the Project site (e.g., no milkweed present). Has the potential to be observed as a flyover during seasonal movements, or nectaring on landscape flowers on adjacent properties.
 - **San Diegan Legless Lizard (*Anniella stebbinsi*)** | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 6 CNDDDB record(s) in the RSA, the nearest < 1 mile from the Project site. Habitat on the Project site is low quality for this taxon. While unexpected in the area, one was found in 2013 at Randall Court, Mt. Washington, and relocated to Elyria Canyon Park. The finding was apparently associated with residential development.
 - **American Peregrine Falcon (*Falco peregrinus anatum*)** | California Fully Protected | Has occurred in the RSA based on CNDDDB records. 1 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is low quality for this taxon. American Peregrine Falcons winter annually along the Los Angeles River and frequently hunt over the surrounding hillside neighborhoods. While a sighting of this species by an observer on the Project site would be uncommon, it would not be entirely unexpected. There is no nesting or roosting habitat on the Project site.
 - **Western Yellow Bat (*Lasiurus xanthinus*)** | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 1 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. Nearest CNDDDB record is from the vicinity of



Glendale in 1984. There is no roosting habitat on the Project site for this species. The author has also never observed a bat of any species in the Mt. Washington area in 19 years, though there is a single record in iNaturalist of a recent roost of an unknown bat species along Division Street, east of the Project site.

- **Western Mastiff Bat (*Eumops perotis*)** | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 3 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. Nearest CNDDDB record is from the vicinity of Eagle Rock in 1972. There is no roosting habitat on the Project site for this species. The author has also never observed a bat of any species in the Mt. Washington area in 19 years, though there is a single record in iNaturalist of a recent roost of an unknown bat species along Division Street, east of the Project site.
- The following 6 special status wildlife taxa were determined to have **No** potential for occurrence in the Biological Study Area based on habitat, range, and other factors.
 - **Western Spadefoot (*Spea hammondi*)** | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 1 CNDDDB record(s) in the RSA, the nearest < 1 mile from the Project site. Habitat on the Project site is not present for this taxon. CNDDDB record is from the Arroyo Seco in 1921 where it is unlikely to be extant.
 - **Burrowing Owl (*Athene cunicularia*)** | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 1 CNDDDB record(s) in the RSA, the nearest overlaps the Project site. Habitat on the Project site is not present for this taxon. The overlapping CNDDDB record is from the 1920s. This species no longer occurs regularly anywhere in the Los Angeles basin, with the only known recent record being by the report author at Rio de Los Angeles State Park (1.5 miles to the southwest) ten years ago.
 - **Southwestern Willow Flycatcher (*Empidonax traillii extimus*)** | Federal Endangered, California Endangered | Has occurred in the RSA based on CNDDDB records. 2 CNDDDB record(s) in the RSA, the nearest overlaps the Project site. Habitat on the Project site is not present for this taxon. Two CNDDDB records greater than 100 years old overlap the Project site. There is no habitat for this species anywhere in the Regional Study Area.
 - **Least Bell's Vireo (*Vireo bellii pusillus*)** | Federal Endangered, California Endangered | Has occurred in the RSA based on CNDDDB records. 4 CNDDDB record(s) in the RSA, the nearest < 1 mile from the Project site. Habitat on the Project site is not present for this taxon. Presently occurs annually in suitable habitat at Rio de Los Angeles State Park (1.5 miles to the southwest), and nearby on the Los Angeles River.
 - **California Gnatcatcher (*Poliioptila californica*)** | Federal Threatened, California Species of Special Concern | Has occurred in the RSA based on CNDDDB, IPaC records. 1 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. The nearest area where this species is extant is 8.5 miles to the southeast near the Montebello Hills oilfield.
 - **American Badger (*Taxidea taxus*)** | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 1 CNDDDB record(s) in the RSA, the nearest overlaps the Project site. Habitat on the Project site is not present for this taxon. The single Los Angeles basin CNDDDB record is undated with a huge area of location uncertainty and is derived from a specimen in the Los Angeles County museum. It is unclear why this record is listed as "Presumed Extant". Based on iNaturalist records, this species no longer occurs in the Los Angeles basin.



Other Considerations

Wildlife Movement

Effects on wildlife movement are an important consideration when assessing the potential impacts of any project. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general, however, the term “wildlife movement corridor” means an area of habitat that is important for the movement of wildlife between larger habitat areas. Wildlife movement corridors are important for maintaining population levels and genetic diversity.

The Project site is unlikely to be of importance to wildlife movement because of significant existing anthropogenic site disturbance to habitats and surrounding residential development. As such, the proposed Project would not significantly affect wildlife movement.

Nesting Birds

Birds – including native species protected by the Migratory Bird Treaty Act and California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. On the Project site, trees and shrubs provide ample locations for potential nesting. Also of note during the survey was a potential Common Raven (*Corvus corax*) nest in a conifer on an adjacent property. Fifteen of the bird species detected during the survey nest locally within residential properties in Mt. Washington.

Discussion

Any project resulting in ground disturbance has the potential to impact biological resources. However, this proposed Project is located on a highly disturbed parcel in an established residential neighborhood. The Project site is not expected to support any special status biological resources, with the exception of the Southern California Black Walnut trees. Therefore, the proposed Project will not impact any special status biological resources other than the trees. It is recommended, however, that the following measures be taken:

- An arborist survey should be conducted, if it has not been conducted already. The consulting arborist will map the location and health of native and non-native trees on the Project site and determine what mitigation (replacement) may be required if tree impacts are expected.
- If construction occurs during the nesting bird season (February 1 to September 30), a nesting bird survey should be conducted within one week of construction initiation. If active nests of Migratory Bird Treaty Act-protected species are identified during the survey, and the surveying biologist determines that the nests could be impacted, the biologist should develop a written plan including measures to ensure the protection of nesting bird resources.

We thank you for the opportunity to work on this project. Should you have any questions or comments regarding this letter, please do not hesitate to contact me at 213-304-1826 or mengland@bargasconsulting.com.

Sincerely,

Marcus England
Director of Biological Resources



Attachments:

- Attachment A. Floral & Faunal Compendia
- Attachment B. Special Status Biological Resource Summary
- Attachment C. Site Photographs



Attachment A. Floral & Faunal Compendia

Bargas has documented the presence of 14 plant taxa and 22 wildlife taxa. Taxa are presented in taxonomic order.

Plants

Common Name	Scientific Name	Family	Major Clade	Nativity
	<i>Avena</i> sp.	Poaceae	Monocots	
	<i>Bromus</i> sp.	Poaceae	Monocots	
Black Mustard	<i>Brassica nigra</i>	Brassicaceae	Eudicots	Naturalized
Laurel Sumac	<i>Malosma laurina</i>	Anacardiaceae	Eudicots	Native
Western Poison Oak	<i>Toxicodendron diversilobum</i>	Anacardiaceae	Eudicots	Native
Jade Plant	<i>Crassula ovata</i>	Crassulaceae	Eudicots	Waif
Chilicothe	<i>Marah macrocarpa</i>	Cucurbitaceae	Eudicots	Native
Southern California Black Walnut	<i>Juglans californica</i>	Juglandaceae	Eudicots	Native
Bermuda Buttercup	<i>Oxalis pes-caprae</i>	Oxalidaceae	Eudicots	Naturalized
Bluehead Gilia	<i>Gilia capitata</i>	Polemoniaceae	Eudicots	Native
Tree Of Heaven	<i>Ailanthus altissima</i>	Simaroubaceae	Eudicots	Naturalized
	<i>Amaranthus</i> sp.	Amaranthaceae	Eudicots	
	<i>Calystegia</i> sp.	Convolvulaceae	Eudicots	
	<i>Malva</i> sp.	Malvaceae	Eudicots	

Wildlife

Common Name	Scientific Name	Family	Introduced/Endemic
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	Columbidae (Pigeons and Doves)	
Mourning Dove	<i>Zenaida macroura</i>	Columbidae (Pigeons and Doves)	
Allen's Hummingbird	<i>Selasphorus sasin</i>	Trochilidae (Hummingbirds)	
Red-tailed Hawk	<i>Buteo jamaicensis</i>	Accipitridae (Hawks, Kites, Eagles, and Allies)	



Common Name	Scientific Name	Family	Introduced/Endemic
Nuttall's Woodpecker	Dryobates nuttallii	Picidae (Woodpeckers and Allies)	
Yellow-chevroned Paraket	Brotogeris chiriri	Psittacidae (African and New World Parrots)	Introduced
Red-crowned Parrot	Amazona viridigenalis	Psittacidae (African and New World Parrots)	Introduced
Western Wood-Pewee	Contopus sordidulus	Tyrannidae (Tyrant Flycatchers)	
California Scrub-Jay	Aphelocoma californica	Corvidae (Crows and Jays)	
Common Raven	Corvus corax	Corvidae (Crows and Jays)	
Bushtit	Psaltirparus minimus	Aegithalidae (Long-tailed Tits and Bushtits)	
Phainopepla	Phainopepla nitens	Ptiliognatidae (Silky-flycatchers)	
Bewick's Wren	Thryomanes bewickii	Troglodytidae (Wrens)	
Northern Mockingbird	Mimus polyglottos	Mimidae (Mockingbirds and Thrashers)	
House Sparrow	Passer domesticus	Passeridae (Old World Sparrows)	Introduced
House Finch	Haemorhous mexicanus	Fringillidae (Fringilline and Cardueline Finches and Allies)	
Lesser Goldfinch	Spinus psaltria	Fringillidae (Fringilline and Cardueline Finches and Allies)	
California Towhee	Melospiza crissalis	Passerellidae (New World Sparrows)	
Hooded Oriole	Icterus cucullatus	Icteridae (Blackbirds)	
Wilson's Warbler	Cardellina pusilla	Parulidae (Wood-Warblers)	
Western Tanager	Piranga ludoviciana	Cardinalidae (Cardinals and Allies)	
Botta's Pocket Gopher	Thomomys bottae	Geomysidae (Pocket Gophers)	



Attachment B. Special Status Biological Resource Summary

The research conducted for this report included a desktop review of numerous resource databases in order to determine a list of special status biological resources, including 15 plant taxa and 11 wildlife taxa to be analyzed for potential occurrence. The result of this analysis is summarized in the tables below. Table column definitions:

- **Common Name:** The most widely-accepted English common name for the taxon.
- **Scientific Name:** The most widely-accepted scientific name for the taxon.
- **Source(s):** The desktop review source(s) that contained this taxon.
- **Legal Status:** The legal protected status of the taxon. These terms are described in detail in the Methods section of this report.
- **Habitat:** The quality of the habitat on the Project site for supporting the taxon. Classification of habitats is described in detail in the Methods section of this report.
- **Soils:** The suitability of soils on the Project site to support the taxon, if known. Classification of soils is described in detail in the Methods section of this report.
- **Potential:** The potential for the taxon to be found on the Project site. Ranking of potential is described in detail in the Methods section of this report.

Plants

Common Name	Scientific Name	Source(s)	Legal Status	Habitat	Soils	Potential
Los Angeles Sunflower	<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	CNPS	CRPR 1A	Not Present	Unknown	None
Southern Tarplant	<i>Centromadia parryi</i> ssp. <i>australis</i>	CNDDB	CRPR 1B.1	Not Present	No	None
Greata's Aster	<i>Symphyotrichum greatae</i>	CNDDB, CNPS	CRPR 1B.3	Not Present	Unknown	None
Robinson's Pepper-Grass	<i>Lepidium virginicum</i> var. <i>robinsonii</i>	CNPS	CRPR 4.3	Not Present	Unknown	None
Davidson's Saltscale	<i>Atriplex serenana</i> var. <i>davidsonii</i>	CNPS	CRPR 1B.2	Not Present	No	None
Parish's Gooseberry	<i>Ribes divaricatum</i> var. <i>parishii</i>	CNDDB, CNPS	CRPR 1A	Not Present	Unknown	None
Hubby's Phacelia	<i>Phacelia hubbyi</i>	CNPS	CRPR 4.2	Not Present	No	None
Southern California Black Walnut	<i>Juglans californica</i>	CNPS, Bargas	CRPR 4.2	Medium Quality	Unknown	Present
Monkey-flower Savory	<i>Clinopodium mimuloides</i>	CNPS	CRPR 4.2	Not Present	Unknown	None
Salt Spring Checkerbloom	<i>Sidalcea neomexicana</i>	CNPS	CRPR 2B.2	Not Present	Unknown	None
Prostrate Vernal Pool Navarretia	<i>Navarretia prostrata</i>	CNPS	CRPR 1B.2	Not Present	Unknown	None



Common Name	Scientific Name	Source(s)	Legal Status	Habitat	Soils	Potential
Mesa Horkelia	Horkelia cuneata var. puberula	CNPS	CRPR 1B.1	Not Present	Unknown	None
Catalina Mariposa Lily	Calochortus catalinae	CNPS	CRPR 4.2	Not Present	Unknown	None
Plummer's Mariposa-Lily	Calochortus plummerae	CNDDDB, CNPS	CRPR 4.2	Not Present	Unknown	None
Vernal Barley	Hordeum intercedens	CNPS	CRPR 3.2	Not Present	Unknown	None

Wildlife

Common Name	Scientific Name	Source(s)	Legal Status	Habitat	Potential
Monarch - California Overwintering Population	Danaus plexippus pop. 1	IPaC	FC	Low Quality	Low
Western Spadefoot	Spea hammondi	CNDDDB	SSC	Not Present	None
San Diegan Legless Lizard	Anniella stebbinsi	CNDDDB	SSC	Low Quality	Low
Burrowing Owl	Athene cunicularia	CNDDDB	SSC	Not Present	None
American Peregrine Falcon	Falco peregrinus anatum	CNDDDB	FP	Low Quality	Low
Southwestern Willow Flycatcher	Empidonax traillii extimus	CNDDDB	FE, CE	Not Present	None
Least Bell's Vireo	Vireo bellii pusillus	CNDDDB	FE, CE	Not Present	None
California Gnatcatcher	Poliophtila californica	CNDDDB, IPaC	FT, SSC	Not Present	None
Western Yellow Bat	Lasiurus xanthinus	CNDDDB	SSC	Not Present	Low
Western Mastiff Bat	Eumops perotis	CNDDDB	SSC	Not Present	Low
American Badger	Taxidea taxus	CNDDDB	SSC	Not Present	None



Attachment C. Site Photographs



Photo 1. View along Avenue 44 from the northern end of the property looking south.

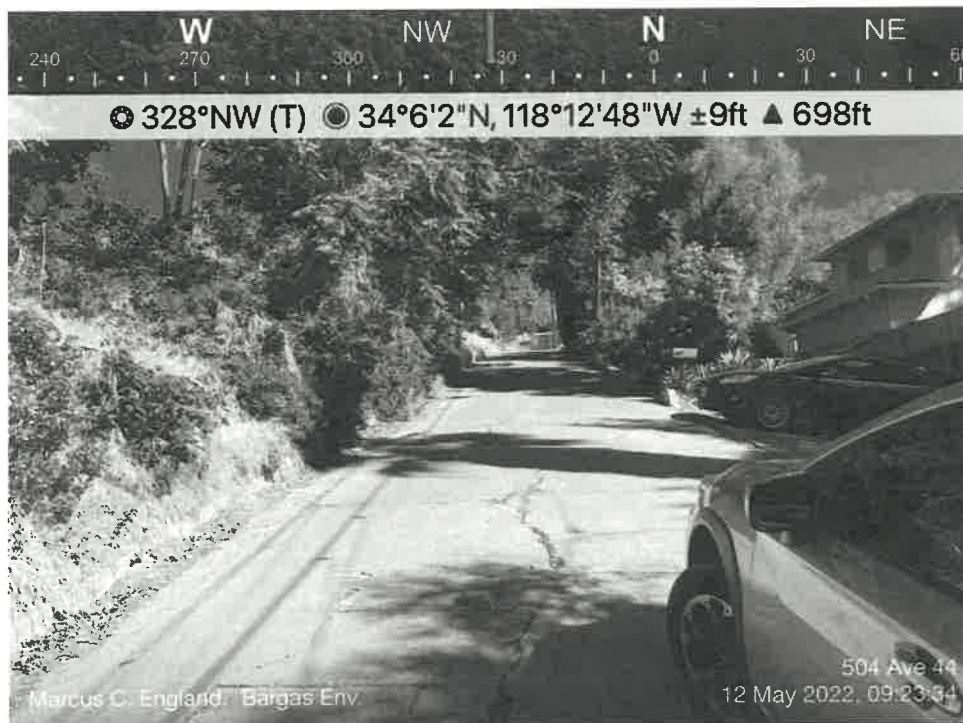


Photo 2. View along Avenue 44 from the southern end of the property looking north.



Photo 3. View upslope (southwest) from Avenue 44 Shown prominently are numerous non-native *Ailanthus* trees.



Photo 4. View along the Frontenac side of the property looking south.

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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KAREN BASS
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

October 5, 2023

LOG # 90488-02
SOILS/GEOLOGY FILE - 2
LAN - EXEMPT

Bert & Miyoung Kim
530 S. Hewett Street, Suite 324
Los Angeles, CA 90013

TRACT: Le Moyne Terraces Tract No 2(MP 9-118/119)
LOT(S): 101
LOCATION: 504 W. Avenue 44 (a.k.a. 501 E. Frontenac Avenue)

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	22-372-22	11/15/2022	Applied Earth Sciences
Oversized Doc(s).

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	90488-01	06/22/2022	LADBS
Addendum Report	22-372-22	04/19/2022	Applied Earth Sciences
Dept. Review Letter	90488	10/27/2015	LADBS
Update Report	89-532-02	05/08/2015	Applied Earth Sciences
Dept. Approval Letter	79985	04/16/2013	LADBS
Update Report	89-532-02	10/02/2012	Applied Earth Sciences
Dept. Approval Letter	60241-01	01/16/2008	LADBS
Geology/Soil Report	89-532-02	08/25/1989	Applied Earth Sciences
Geology/Soil Report	89-532-02	04/27/2001	Applied Earth Sciences
Geology/Soil Report	89-532-02	02/08/2002	Applied Earth Sciences
Geology/Soil Report	89-532-02	05/20/2002	Applied Earth Sciences
Approval letter	359189-02	06/19/2002	LADBS
Supplemental Report	89-532-02	07/24/2007	Applied Earth Sciences
Correction Letter	60241	10/16/2007	LADBS

The Grading Division of the Department of Building and Safety has reviewed the current report of 04/19/2022 updating the proposed construction of a two-story single-family residence with an attached garage and associated retaining walls ranging up to 10 feet in height. The subject property is vacant and generally undeveloped. In general, a slope ascends to the west-southwest about 45 feet in height from Avenue 44 to Frontenac Avenue at gradients of about 1¼:1 to 2½:1 (H:V), locally 1:1 (H:V) along Avenue 44. Additional subsurface exploration performed by the

consultant at the northeast corner of the property consisted of two test pits to a maximum depth of 9 feet. The earth materials at the subsurface exploration locations consist of slopewash/colluvium underlain by sandstone and shale bedrock. Geologic structure observed by the consultant consisted of southwesterly dipping bedding between 17 and 22 degrees. Geologic structure observed by the consultant on the majority of the property consisted of easterly dipping bedding between 19 and 25 degrees. The consultants opine that a syncline fold axis traverses the northeast portion of the property. Easterly-facing excavations are anticipated to expose unsupported bedding planes. The consultants recommend to support the proposed structure(s) on drilled-pile foundations bearing on competent bedrock.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed (3307.3.2).

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3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
4. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).

9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period (7006.7.5).
10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property, or structures, then a supplemental report shall be submitted to the Grading Division of the Department for review and approval. The report shall contain, at a minimum, recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties, and/or public ways. The report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
17. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the

subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

18. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
19. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
20. Shoring shall be designed for the lateral earth pressures specified on page 10 of the 11/15/2022 report. All surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
21. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
22. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
23. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
24. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
25. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1).
26. Pile, caisson, and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
27. Slope stabilization piles shall be designed for the lateral forces as recommended on pages 7 -8 of the 11/15/2022 report. Passive pressure shall be derived from below the 1.5 Factor of Safety line.
28. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
29. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).

30. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
31. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
32. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 14 of the 11/15/2022 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
33. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 14 of the 11/15/2022 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.
34. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 14 of the 11/15/2022 report. All surcharge loads shall be included into the design. (1610.1)
35. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 24 inches, as recommended.
36. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
37. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
38. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
39. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
40. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
41. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.

42. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
43. The structure shall be connected to the public sewer system per P/BC 2020-027.
44. All roof, pad, and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
45. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
46. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
47. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).
48. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
49. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
50. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, pile installation, protection fences, and dust and traffic control will be scheduled (108.9.1).
51. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
52. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer.

A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

53. A supplemental report shall be provided to the Grading Division for review in the event that any deviation is made to the currently proposed project configuration, as presented and shown on the plans and cross sections included in the approved reports. This shall include any changes to the scope of the development, such as, but not limited to: the relocation and/or changes in the size or number of stories of any of the proposed structures; the inclusion of any additional habitable or non-habitable structures or means of ingress or egress that were not specifically addressed in the approved reports; and/or additional temporary or permanent grading for construction purposes that were not described or shown on the plans and cross sections included in the approved reports.



EDMOND LEE
Engineering Geologist I



YING LIU
Geotechnical Engineer II

Log No. 90488-02
213-482-0480

cc: Stayner Architects, Applicant
Applied Earth Sciences, Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District <u>LA</u>	Log No. <u>90488-2</u>
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APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012
 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION Tract: <u>LE MOYNE TERRACES TRACT NO. 2</u> Block: <u>NONE</u> Lots: <u>101</u>	2. PROJECT ADDRESS: <u>504 W AVE 44</u>
3. OWNER: <u>BERT & MIYOUNG KIM</u> Address: <u>530 SOUTH HEWITT ST, SUITE 324</u> City: <u>LOS ANGELES</u> Zip: <u>90013</u> Phone (Daytime): <u>(213) 484-0224</u>	4. APPLICANT <u>STAYNER ARCHITECTS</u> Address: <u>4362 MELROSE AVE</u> City: <u>LOS ANGELES</u> Zip: <u>90029</u> Phone (Daytime): <u>(213) 484-0224 EXT. 106</u> E-mail address: <u>TALIA@STAYNERARCHITECTS.COM</u>

5. Report(s) Prepared by: <small>APPLIED EARTH SCIENCES (AES)</small>	6. Report Date(s): <small>NOVEMBER 15, 2022</small>
7. Status of project: <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Construction <input type="checkbox"/> Storm Damage	
8. Previous site reports? <input checked="" type="checkbox"/> YES if yes, give date(s) of report(s) and name of company who prepared report(s) <u>05/08/2015 AES, 10/02/2012 AES, 07/24/2007 AES, 05/20/2002 AES, 02/08/2002 AES, 04/27/2001 AES, 08/25/1989 AES</u>	
9. Previous Department actions? <input checked="" type="checkbox"/> YES if yes, provide dates and attach a copy to expedite processing. Dates: <u>06/22/2022</u>	
10. Applicant Signature: <u>Talia Moretti</u> <small>Digitally signed by Talia Moretti Date: 2023.09.07 10:04:58 -07'00'</small>	Position: <u>Project Designer</u>

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES	Fee Due: <u>674.30</u>
<input type="checkbox"/> Soils Engineering		No. of Lots		Fee Verified By: <u>LA</u> Date: <u>9/8/23</u>
<input type="checkbox"/> Geology		No. of Acres		(Cashier Use Only)
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land		
<input type="checkbox"/> Supplemental		Other		
<input checked="" type="checkbox"/> Combined Supplemental	<u>363.00</u>	<input checked="" type="checkbox"/> Expedite	<u>181.50</u>	<u>1669568</u> <u>9/11/23</u>
<input type="checkbox"/> Impto-Export Route		<input type="checkbox"/> Response to Correction		
<input type="checkbox"/> Cubic Yards:		<input type="checkbox"/> Expedite ONLY		
		Sub-total	<u>544.50</u>	
		Surcharge	<u>129.80</u>	
		TOTAL FEE	<u>674.30</u>	

ACTION BY: _____

THE REPORT IS: ☐ NOT APPROVED

☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology	Date
For Soils	Date

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
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KAREN BASS
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

October 5, 2023

LOG # 90488-02
SOILS/GEOLOGY FILE - 2
LAN - EXEMPT

Bert & Miyoung Kim
530 S. Hewett Street, Suite 324
Los Angeles, CA 90013

TRACT: Le Moyne Terraces Tract No 2(MP 9-118/119)
LOT(S): 101
LOCATION: 504 W. Avenue 44 (a.k.a. 501 E. Frontenac Avenue)

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	22-372-22	11/15/2022	Applied Earth Sciences
Oversized Doc(s).

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	90488-01	06/22/2022	LADBS
Addendum Report	22-372-22	04/19/2022	Applied Earth Sciences
Dept. Review Letter	90488	10/27/2015	LADBS
Update Report	89-532-02	05/08/2015	Applied Earth Sciences
Dept. Approval Letter	79985	04/16/2013	LADBS
Update Report	89-532-02	10/02/2012	Applied Earth Sciences
Dept. Approval Letter	60241-01	01/16/2008	LADBS
Geology/Soil Report	89-532-02	08/25/1989	Applied Earth Sciences
Geology/Soil Report	89-532-02	04/27/2001	Applied Earth Sciences
Geology/Soil Report	89-532-02	02/08/2002	Applied Earth Sciences
Geology/Soil Report	89-532-02	05/20/2002	Applied Earth Sciences
Approval letter	359189-02	06/19/2002	LADBS
Supplemental Report	89-532-02	07/24/2007	Applied Earth Sciences
Correction Letter	60241	10/16/2007	LADBS

The Grading Division of the Department of Building and Safety has reviewed the current report of 04/19/2022 updating the proposed construction of a two-story single-family residence with an attached garage and associated retaining walls ranging up to 10 feet in height. The subject property is vacant and generally undeveloped. In general, a slope ascends to the west-southwest about 45 feet in height from Avenue 44 to Frontenac Avenue at gradients of about 1¼:1 to 2½:1 (H:V), locally 1:1 (H:V) along Avenue 44. Additional subsurface exploration performed by the

9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period (7006.7.5).
10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045


14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property, or structures, then a supplemental report shall be submitted to the Grading Division of the Department for review and approval. The report shall contain, at a minimum, recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties, and/or public ways. The report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
17. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the

30. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
31. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
32. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 14 of the 11/15/2022 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
33. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 14 of the 11/15/2022 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.
34. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 14 of the 11/15/2022 report. All surcharge loads shall be included into the design. (1610.1)
35. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 24 inches, as recommended.
36. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
37. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
38. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
39. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
40. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
41. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.

A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

53. A supplemental report shall be provided to the Grading Division for review in the event that any deviation is made to the currently proposed project configuration, as presented and shown on the plans and cross sections included in the approved reports. This shall include any changes to the scope of the development, such as, but not limited to: the relocation and/or changes in the size or number of stories of any of the proposed structures; the inclusion of any additional habitable or non-habitable structures or means of ingress or egress that were not specifically addressed in the approved reports; and/or additional temporary or permanent grading for construction purposes that were not described or shown on the plans and cross sections included in the approved reports.



EDMOND LEE
Engineering Geologist I



YING LIU
Geotechnical Engineer II

Log No. 90488-02
213-482-0480

cc: Stayner Architects, Applicant
Applied Earth Sciences, Project Consultant
LA District Office



THRIFTY TREE SERVICE

18625 Topham St. Reseda, CA 91335 // Tel: (818) 996-4577 Fax: (818) 344-7125

www.thriftytreeservice.com

dave@thriftytreeservice.com

Certified Arborist WE8454-A // Qualified Applicator License #124805

CTSP Certification # 1527

ZA-2022-7295

Protected Tree Report

Austin Kronig
Stayner Architects
504 W Ave 44,
Los Angeles, CA 90065

**APPROVED
BY**

B. R. *Hector Barrios* 06/03/22
Hector Barrios, St. Tree Superintendent
Urban Forestry Division
Approving Tree Report Only
Approval of report does not
indicate UFD approval for
any tree removal

PREPARED BY:

Leonardo Moran
Thrifty Tree Service Inc.
Registered Consulting Arborist (RCA) # 660
Certified Arborist: WE-11356A
Qualified Applicator License (QAL) # 136278
Tree Risk Assessment Qualified
Tree and Plant Appraisal Qualification
(818) 996-4577

REVIEWED AND APPROVED FOR SUBMITTAL BY:

Dave Aviram
RCA # 682
Certified Arborist #WE-8454A
Thrifty Tree Service, Inc
18625 Topham St
Tarzana CA 91335
818-996-4577

Dec 11, 2021





**THRIFTY
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Registered Consulting Arborist®

12/11/21

Austin Kronig
Stayner Architects
504 W Ave 44,
Los Angeles, CA 90065

***Subject: Protected Tree Report for 504 W Ave 44 Los Angeles, CA 90065
APN# 5465009009***

Mr. Kronig,

This tree report is to comply with the requirements by Los Angeles Urban Forestry Division that asks for property owners to identify any protected trees on a site that is being proposed for new construction or remodeling. Your property at 504 W Ave 44 Los Angeles, CA 90065 has plans for a new home construction. There is currently (1) live protected Toyon tree on site to be protected in place, and (1) dead uprooted Walnut tree (live sprouts). There are also 2 off-site trees, one Toyon in decline above the lot, and one Black Walnut to the South side.

Please don't hesitate to contact me with any further questions or if you need further clarification.

Sincerely,

Dave Aviram and Leonardo Moran

Registered Consulting Arborist #682
Certified Arborist # WE-8454A
Pest control license # 38192

Registered Consulting Arborist #660
Certified Arborist # WE-11356A
Tree Risk Assessment Qualified

Trees, being natural systems, can never be fully assessed or inspected in the same way that engineers can inspect man-made structures. For instance, full inspection of interior decay would require cutting or drilling into the tree which would negatively impact the health of the tree. For this reason, written reports regarding tree condition are largely based on the opinion and experience of the inspector. A tree deemed to be safe by a professional arborist today could experience failure tomorrow, such is the nature of dealing with natural systems.

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Summary

Austin Kronig and team at Stayner Architects are working on a new home construction project at the site located at 504 W Ave 44 Los Angeles, CA 90065 and requested the services of registered consulting arborists at Thrifty Tree Service inc. to prepare a protected tree report. I visited the site on November 22nd to identify protected trees on and adjacent to the proposed construction site.

There is only (1) live protected tree on site, a multi-trunk Toyon tree in the upper left (SW) corner of the lot that will be outside of the proposed building footprint and can be preserved in place. There are a few Toyon sprouts located on other parts of the lot, but they do not have the required cumulative diameter to be considered protected trees. There is also a uprooted declined California Black Walnut near the bottom left (SE) corner of the lot that need to be removed. On the upper side of the lot, where a dirt road called 'Frontenac Ave.' switches back and comes around there is also a severely declining off-site Toyon tree that is outside of the construction impact area. The rest of the trees on site are an invasive species, *Ailanthus altissima* and are not protected.

Available street view and satellite imagery of the sites past show that there were once many California Black Walnuts not only on the subject site, but throughout the adjacent lots as well. Investigation through Google map street view shows that over time the drought and pests like gophers and borer beetles killed off the majority of the Walnut trees in the area including those on-site that may have been reflected in past tree reports (since tree tags are visible in 2017 street view) and surveys. The last street view image to show live Walnut trees was in 2014. This property was last sold in march of 2017 according to available records.

Introduction

Background:

Austin Kronig, representative for the property, requested the services of Thrifty Tree Service Inc. with regards to preparation of tree report to comply with the Mount Washington/Glassell Park Ordinance No. 168,707 and Los Angeles ordinance 186873. This report was prepared in accordance Sections 12.21, 17.02, 17.05, 17.06, 17.51, 46.00, 46.01, 46.02, 46.03, 46.04, and 46.06 of the Los Angeles Municipal Code (LAMC) to include the Mexican Elderberry (*Sambucus mexicana*) and Toyon (*Heteromeles arbutifolia*) shrubs in the class of protected trees and shrubs, and to update related regulations protecting such vegetation. These local ordinances of the City of Los Angeles Municipal Code are related to Protected Trees and with the standards of the City of Los Angeles and the International Society of Arboriculture. It is the intent of the Protected Tree Ordinance to preserve and maintain healthy native trees in the development process. Unless allowed by a Protected Tree Permit, no protected tree shall be removed or relocated. This includes any act that will cause a protected tree to die, including but not limited to acts that inflict damage upon the root system or other part of the tree by fire, application of toxic substances operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk. Protected Trees include specimens of the following species:

- All native oak trees (*Quercus* spp.) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade

- California sycamore (*Platanus racemosa*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- California bay (*Umbellularia californica*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- California black walnut (*Juglans californica*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- Mexican Elderberry (*Sambucus mexicana*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- Toyon (*Heteromeles arbutifolia*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade

Assignment:

I was contracted to document on-site findings from ground-level visual analysis of subject lot and immediately adjacent lots. Assess the potential impacts from proposed construction activities on protected trees within the pertinent vicinity. Provide recommendations for tree preservation or removal permit application. Make suggestions for maintenance or treatment strategies to ensure optimal tree health and to minimize stress experienced by protected trees.

Observations

Site Observations:

The site is located in a hilly neighborhood known as the Le Moyne Terraces Tract in the Mt. Washington neighborhood. This sloped, vacant and undeveloped lot has been overrun with invasive *Ailanthus altissima* trees and gophers. There were a few declining or dead California Black Walnut trees in the area as well as a few struggling Toyon trees. I noticed the orange boundary markers (stakes and iron pipes). It appears that locals use this 'wilderness' buffer area for hikes/recreation because of the visible foot trails traversing the lot and adjacent lots. The lot to the N has a bench and seating area hidden behind a row of trees of landscape varieties like *Ligustrum* spp. This pocket was manmade and is off-site to the N.

This property does not have Significant trees per ordinance No. 168,707, as defined in the Mt. Washington Plan/Glassell Park Specific.

Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

I noticed there were hundreds of gophers' mounds in this slope area some fresh, some older. I also noticed that the curb along Ave 44 is completely buried by eroding soil sliding down the slope towards the street. The slope is covered in grasses that at the time of my inspection were about half brown and half green, distributed in patches throughout the terrain. There were some dead stumps (presumably from Walnut trees) and decaying branches/trunks laying near them. The lot has such a bad Tree of Heaven (*Ailanthus*) infestation that new root shoots are sprouting up everywhere.

LOT AREA: 8,696.8 sqft

PROPOSED 1ST FLOOR: 2,967 sqft

Tree Descriptions/Conditions:

Toyon Tree #1: This multi-trunk Toyon Shrub looks healthy and full when viewed from Frontenac ave. (from the W) but observation of the shrub from the E (Ave 44) shows that the lower half is defoliated and sparse with clinging brown leaves. The native shrub is about 10 feet tall and has a spread of about 12 feet. The diameter is approx. 10" in total (4", 4", and 2" main stems)

Dead Walnut: This dead uprooted Walnut tree was once a large multi-trunk specimen, but had been in decline for many years until it finally succumbed to the changing climate and pest pressure. There are live basal sprouts in existence, but they are overall few in number and low in vigor.

Off-Site Walnut: There is a declining (but alive) walnut tree to the S of the subject site. This tree is to remain undisturbed since its root zone will not be impacted by construction activities. It is about 10 feet tall with a 6 foot spread and its main trunk before the fork has a diameter of about 12"

Off-site Toyon: This Toyon was once nicely shaped single trunk Toyon tree, with about a 7 inch diameter, but is now in sever decline, with only about 10% of its canopy alive. The rest of the dead canopy is still hanging on attached. The tree is about 15 feet tall and has about a 10 foot spread. You can see that it was growing in competition with Sumac and other shrubs growing at the base.

Tag#	Tree Species	Common Name	DBH	Height	Spread	Grade	Comments
1	<i>Heteromeles arbutifolia</i>	Toyon	10"	10	12	C-	Downslope side is sparse. Preserve
NA	<i>Juglans californica</i>	California Black Walnut	n/a	n/a	n/a	Dead	Few live basal sprouts. Remove

Discussion

California experienced one of its worst droughts during 2011 through 2017. 2020-2021 has also been a drought season. We have yet to see how much precipitation 2021-2022 season remainder

brings us. These prolonged droughts really affect our wildlands where our trees don't receive any supplemental sources of water. Especially trees that grow on our slopes, high above any groundwater sources, like the California Black Walnut. In addition to the drought, the Polyphagous Shot Hole Borer (PSHB) was becoming widespread throughout California in 2013 when a pest alert was issued by the forest service. This pest targets a wide variety of trees including Walnut trees. My opinion is that these factors led to the decline of the trees that were marked on the 2010 survey but no longer existed at the time of my site visit.

In addition to the drought and PSHB the presence of gophers and competition from Ailanthus trees accelerated the Walnut tree decline. Gophers are notorious for not only tunnelling and eating tree root systems, but also for dislodging soil causing grade changes on slopes. This certainly affected the debilitated trees. The intense competition from the Ailanthus trees on the subject site also put a serious strain on the Walnut trees, since the dense thickets of Ailanthus trees and their root shoots/suckers not only compete for sunlight, but also for moisture in the soil.

I also wanted to point out that the observed California Walnut decline from approximately 2013 through the present year is a widespread regional tragedy, and is not unique to this site. Not only did I observe using historical imagery that the trees on-site declined, but so did the ones on adjacent lots. I remember driving through the canyon passes (Laurel Canyon, Coldwater Canyon, etc.) a decade ago and seeing many lush green walnut trees in the spring, and now, only feeble basal shoots and dead branches are the common observation.

Recommendations

Impact Analysis and Specific Recommendations:

Total number of protected trees listed on map (4" diameter and larger) On-Site	2
Total number of protected trees listed on map (4" diameter and larger) Off-site	2
Total number of dead trees/uprooted at site	1
Total number of protected trees to remain	3
Total number of protected trees to be impacted by construction (within drip lines)	0
Total number of protected trees, to be removed	1

Native Tree Preservation Guidelines During Construction:

1. Pre-construction meeting between involved parties should take place in order to address tree preservation requirements such as: proper planning of access routes for machinery avoiding tree root zones, staging material-drop off locations outside of protected root zone, addressing equipment rinsing protocols, and locating an area for tool storage.
2. Fencing shall be installed to protect encroachment and damage to the tree root system. Fencing should be high visibility material attached to stakes driven into the ground. The

fence should not be easily moveable to prevent tampering. The fencing should also contain periodic signage warning of penalties imposed upon violators of the tree protection zone restrictions. The fencing should cover the critical root zone which is generally defined as the 'drip-line' of the tree.

3. Pruning to allow for machinery access and other clearance needs should be performed by a tree care professional according to ANSI A300 Standards – Part 1 Pruning and according to the best management practices set forth by the International Society of Arboriculture.
4. The tree protection zone shall be restricted against unlawful entrance and against prohibited activities such as:
 - a. Using the trunk or branches of a protected tree to fasten wires, stakes, nails, screws, cables, turnbuckles, anchors, pulleys or any other intrusive or potentially damaging device.
 - b. Trenching, digging, grading, removing topsoil, compacting or any other activities that disturb the ground and underlying root system.
 - c. Storing materials, parking vehicles, portable toilet, or chemicals.
 - d. Washing equipment such as cement mixers or painting equipment.
 - e. Routing utilities in a way that would require damage roots or trunk.
5. Any root cuts performed shall be made using a sanitized and sharp pruning saw to leave the cleanest possible cut with the smallest possible surface area. Roots shall not be torn or shredded by blunt tools of excavation equipment.
6. Any work needed to be performed within the tree protection zone shall be supervised by an arborist.
7. A designated arborist should monitor the health of the tree during and after the construction process to detect any changes in health or vigor. This shall include special attention to changes in site conditions that while not symptomatic, may be causing unnecessary stress to the tree (such as grade changes or addition of lawn).

Native Tree Maintenance:

Most California native trees require very little pruning, with the exception of periodic removal of deadwood. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than the uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning - Removal of live tissue for the purpose of altering the appearance of a California native tree is not desirable and is generally not allowed under local ordinances. Activities such as thinning out, heading up, or other similar practices contribute to the onset of insect and disease attacks.

Dead-wooding - Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Structural Pruning - Branches that are considered to be unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified arborist for inspection, especially if the branches exceed two inches in diameter. A permit is generally required to remove such branches. A brief written report will be prepared by the arborist to provide the basis for the request.

Cavities and Hollows - Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill in cavities or hollows. These materials create a haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up.

Wound Seal - Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A healthy tree will create wound wood over a proper pruning cut to reduce the possibility of pathogen entry.

Winter rains should be sufficient to provide the water needed for California native trees in natural areas. Native trees in landscaped areas will usually receive enough water from adjacent plantings. If you suspect that your tree is in need of supplemental water, contact a qualified arborist for advice.

Watering - If supplemental water is required, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the drip line of the tree. A total of 15 to 20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed. Water should generally not be applied in the summer except under severe drought conditions, as native trees have evolved without summer water.

Fertilization - Fertilizer can be applied along with the water but as general rule is unnecessary and could be harmful. Consult a qualified arborist for a specific recommendation if a nutrient deficiency is suspected. If fertilization is recommended, follow the manufacturer's directions carefully. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. Over-fertilization can be deadly.

Diseases and Insects - Effective pest control starts with observation by the property owner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed and expert inspection is required. Homeowners should be very careful when using pesticides around California native trees. Herbicides should never be utilized within one hundred feet of a native tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

Grade Changes - Any change to the grade at the root crown of a California native tree can have a negative impact. As little as six inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use a shovel to remove the excess soil. The flare at the root crown should just be visible.

Inspection - California native trees should be inspected on a periodic basis by a qualified arborist. The inspection basis should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by a qualified arborist.

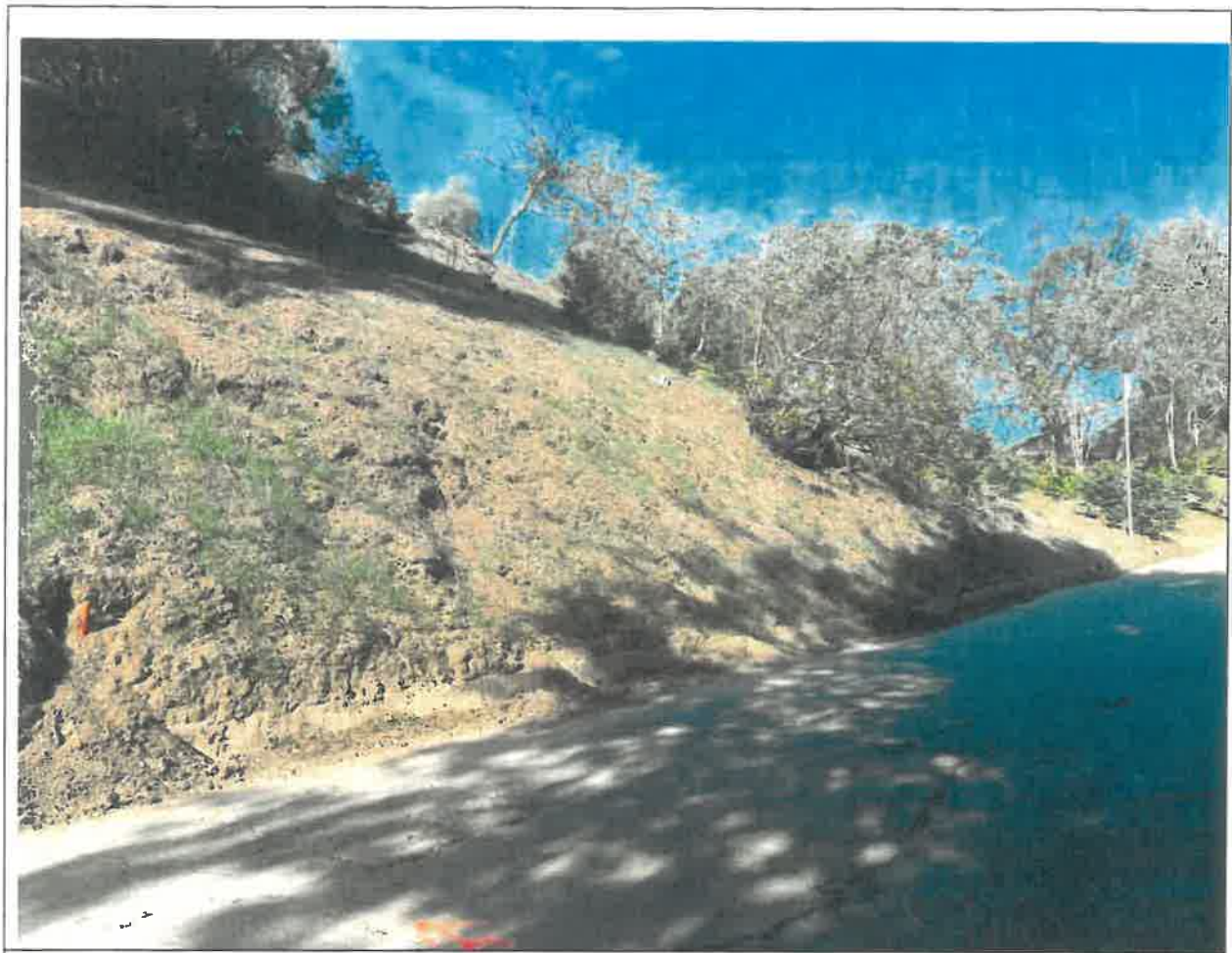
Mitigation

There are no live protected tree removals therefore no mitigation is required at this time. The only proposed removal is of a dead/uprooted Walnut tree.

Photographs







View from Ave 44 on site visit looking NW



View of subject site from SW corner looking towards the NE



View of slope in May 2019 notice green grass, but only weak shoots from Walnut tree but branches are dead.



2017 Street view shows dead walnuts surrounded by gopher mounds

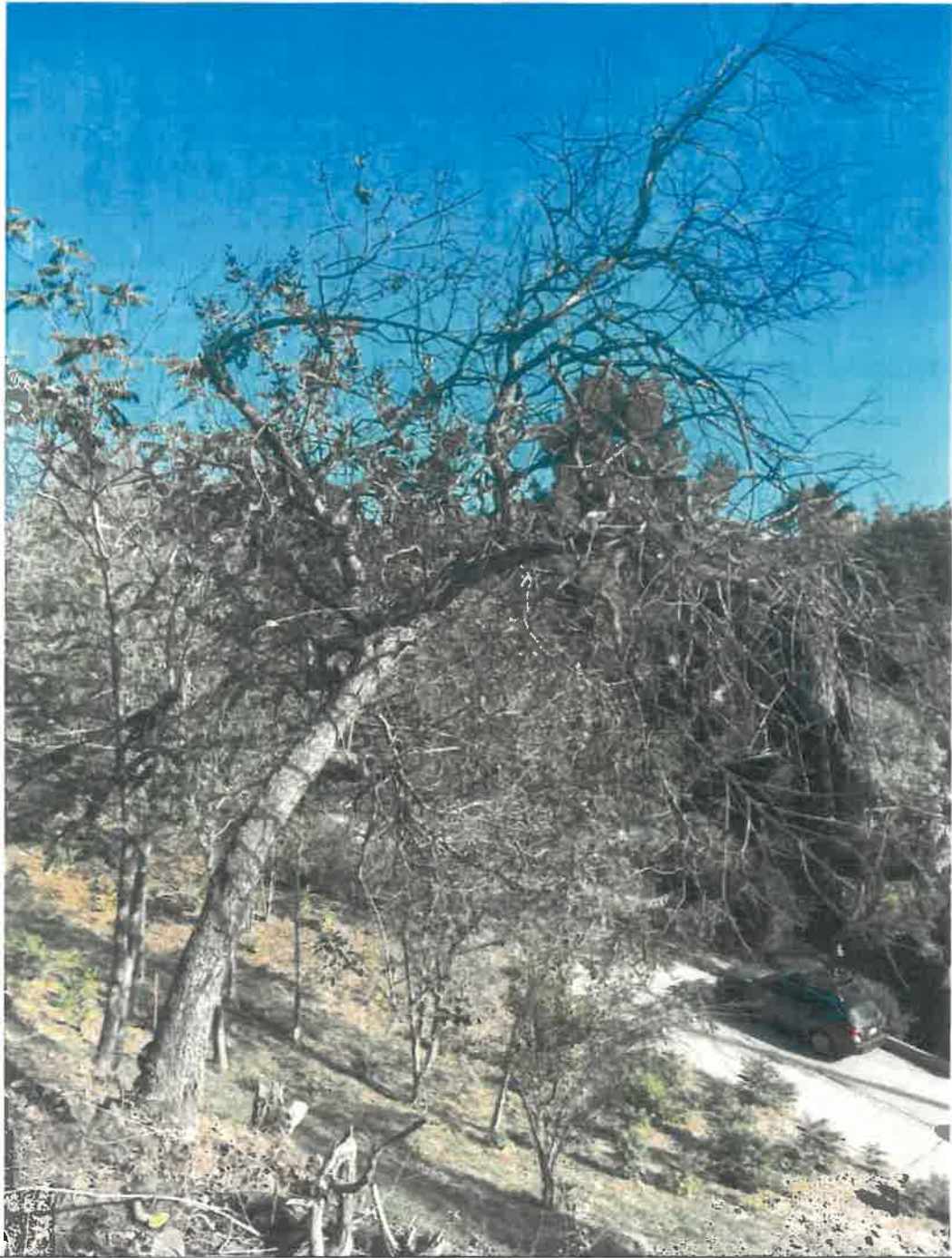


Tree#1 Toyon viewed from Frontenac Ave. (above) and as seen from the E (below)





Dead on-site Walnut tree previously uprooted (weak sprouts and Ailanthus sprout in foreground)



Severely decline off-site Toyon tree on upper slope (only 5-10% live canopy)

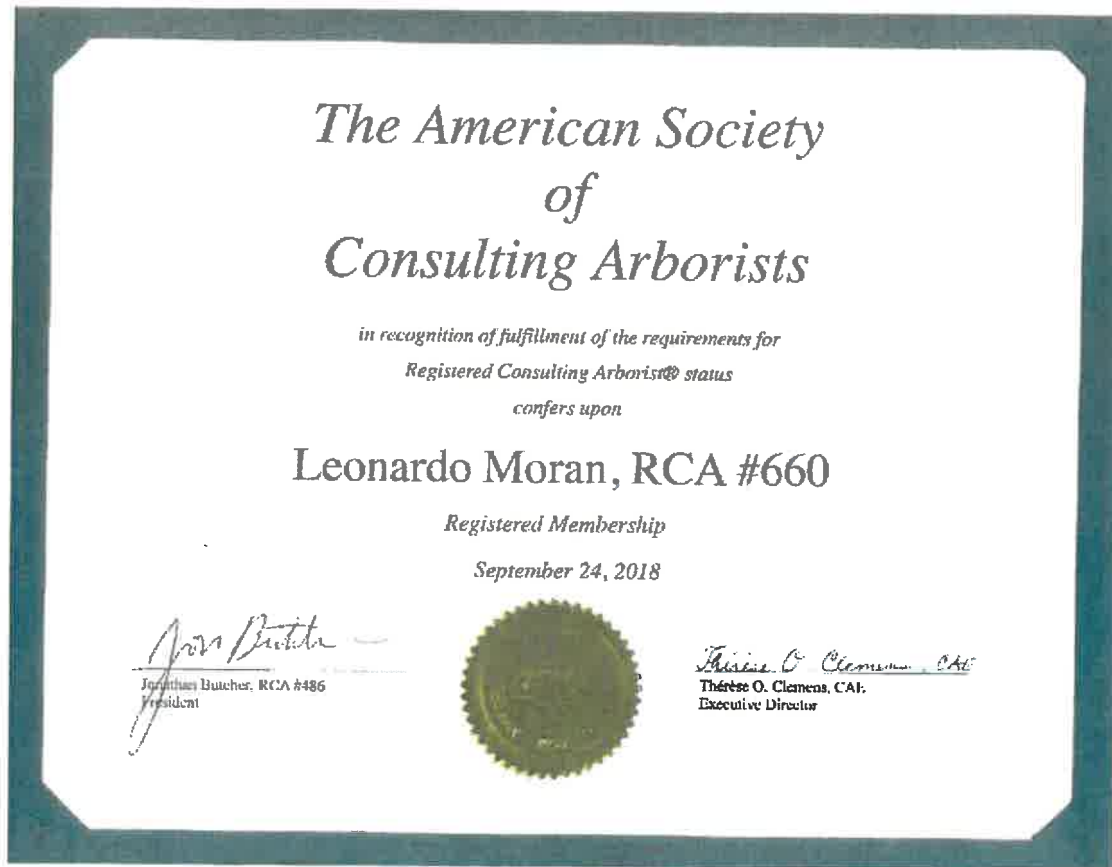


Under-sized Toyon sprouts on slope



Protective fencing installed

Credentials



Assumptions & Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data had been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others
2. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. This report represents the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any findings to be reported.
6. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be so construed as engineering or architectural reports or surveys.
7. Unless expressed otherwise, information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Certification of Performance

I, Leonardo Moran, certify that:

1. I have personally inspected the tree and property referred to in this report and have stated my findings accurately.
2. I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of twelve years.

Signed:



Dated: 12/11/2021





Leonardo Moran, Registered Consulting Arborist

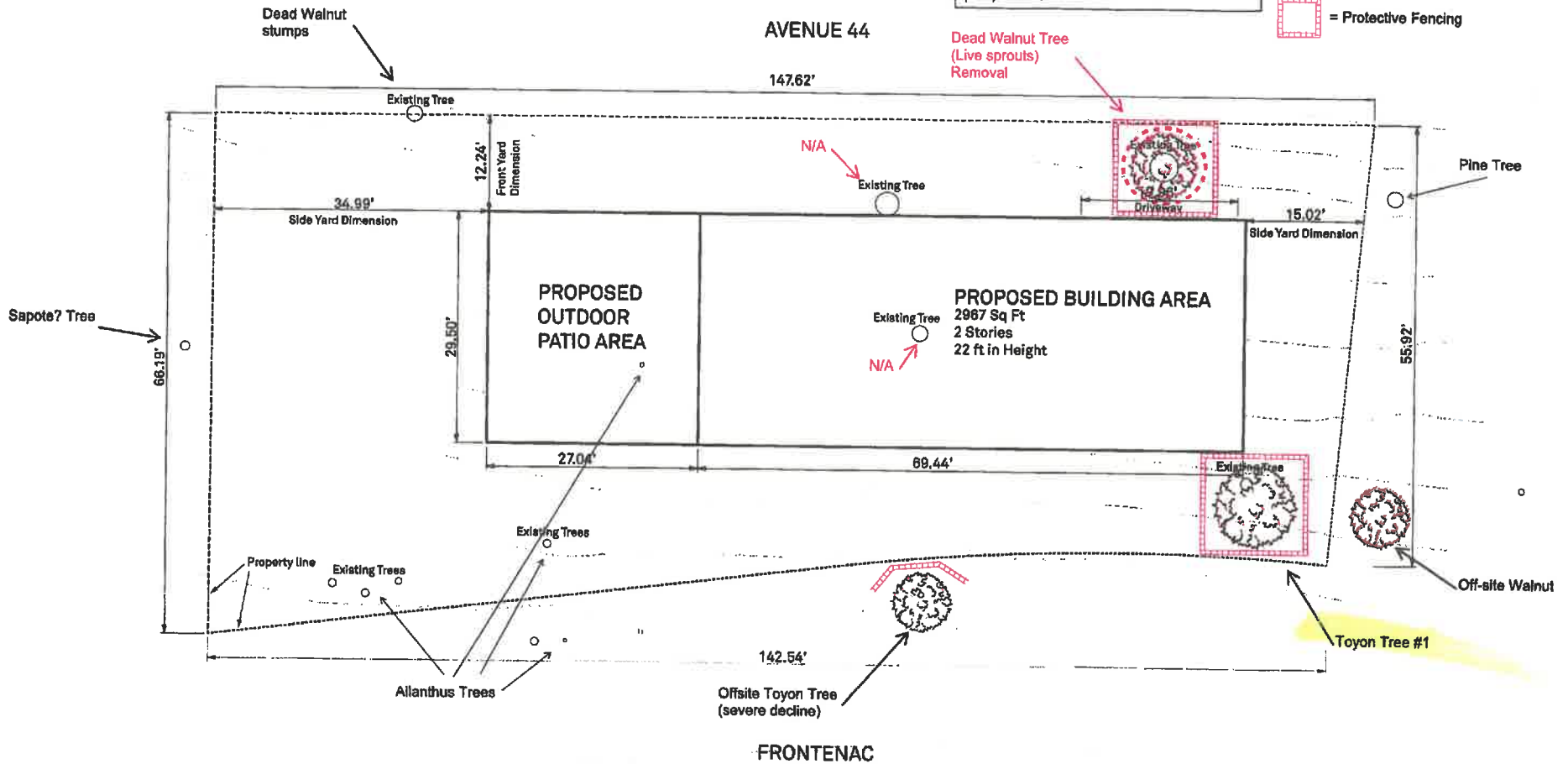
Thrifty Tree Service Inc.

PROPOSED SITE PLAN

504 W. Avenue 44
Mount Washington

Leonardo Moran
Thrifty Tree Service Inc.
Plant Health Care Dept.
Registered Consulting Arborist (RCA) # 660
Certified Arborist: WE-11356A
Qualified Applicator License (QAL) # 138278
Tree Risk Assessment Qualified
(818) 996-4577

-  = Proposed Removal
-  = California Walnut
-  = Toyon
-  = Protective Fencing



Lot 101
Block None
Tract LE MOYNE TERRACES TRACT NO. 2

DRAWING NOT TO SCALE

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH



ANTONIO R. VILLARAIGOSA
MAYOR

ROBERT R. "BUD" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ZA-2022-7295

GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 16, 2013

LOG # 79985
SOILS/GEOLOGY FILE - 2
LAN- EXEMPT

Adrian Martinez
281 E. Workman Street.
Covina, CA 201 91728

TRACT: Le Moyne Terraces Tract No 2(MP 9-118/119)
LOT(S): 101
LOCATION: 504 Avenue 44 (a.k.a 501 East Frontenac Avenue)

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Update Report	89-532-02	10/02/2012	Applied Earth Sciences

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	60241-01	01/16/2008	LADBS
Geology/Soil Report	89-532-02	08/25/1989	Applied Earth Sciences
Geology/Soil Report	89-532-02	04/27/2001	Applied Earth Sciences
Geology/Soil Report	89-532-02	02/08/2002	Applied Earth Sciences
Geology/Soil Report	89-532-02	05/20/2002	Applied Earth Sciences
Approval letter	359189-02	06/19/2002	LADBS
Supplemental Report	89-532-02	07/24/2007	Applied Earth Sciences
Correction Letter	60241	10/16/2007	LADBS

The Grading Division of the Department of Building and Safety has reviewed the current report of 10/2/12 updating the proposed construction of a 2-story single family residence over a garage basement, and associated retaining walls.


The Department has approved the previous reports for the proposed construction of similar construction on site (Log # 60241-01).


According to the current report, the proposed construction will be similar to the previous proposal, except the proposed improvements will be shifted more to the north, where the slopes are gentler in gradient.

504 Avenue 44 (a.k.a 501 East Frontenac Avenue)

The current updated report is acceptable, provided the following conditions are complied with during site development:

1. All the conditions, except as specifically modified herein, in the Department's previous approval letter dated January 16, 2008 (Log # 60241-01) shall apply..
2. All the latest recommendations of the reports, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. The seismic Site Class is C, as recommended in the report. All other seismic design parameters shall be reviewed by LADBS building plan check. (1613.5.2)
4. Retaining walls higher than 12 feet shall be designed for the additional seismic lateral pressure as recommended on page 8 of the report of 10/2/12.


NEGISTI GIRMAY
Engineering Geologist Associate II


RAPHAEL CHENG
Geotechnical Engineer II

NHG/RHC:nhg/rhc
Log No. 79985
213-482-0480

cc: Monolith DG, Applicant
Applied Earth Sciences, Project Consultant
LA District Office

**REQUEST FOR ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA),
ZONING ADMINISTRATOR'S DETERMINATION (ZAD),
SPECIFIC PLAN PROJECT PERMIT (SPP) FOR THE MOUNT
WASHINGTON-GLASSELL PARK SPECIFIC PLAN, AND
CATEGORICAL EXEMPTION TO CEQA**

SUPERSEDED

Attachment 1

By document dated: _____
Authorized by:  _____
Comment: _____

Applicant: Larkin McCann
Stayner Architects
1461 Echo Park Ave, Los Angeles, CA 90026
LARKIN@STAYNERARCHITECTS.COM

Owner: Bert Youn and Miyoung Kim
530 S Hewitt St #324, Los Angeles, CA 90013
T: (213) 484-0224, F: (213) 483-8768
504AVE44@STAYNERARCHITECTS.COM

ZAA Request #1:

Pursuant to LAMC §12.28, an Adjustment to fences or walls (including latticework, gates, pilasters, hedges or thick growths of shrubs or trees) in the required yard areas as prohibited by LAMC §12.21.C.1(G) and which also exceed 8 feet in height.

ZAD Request #1:

Pursuant to LAMC §12.24-X,21, a Zoning Administrator's Determination to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property pursuant to Section 12.21-A, 17(e)(2). Note: this request is to (a) waive the street widening of the portion of Avenue 44 abutting the property, which is already paved and improved with curb and gutter, but not sidewalk; and, (b) to waive the width and improvements (sidewalk, curb, and gutter) of the portion of Frontenac Avenue abutting the parcel, which is an unimproved "paper" street without sidewalk, curb, or gutter.

ZAD Request #2:

Pursuant to LAMC §12.24-X,21: A Zoning Administrator Determination to permit the construction, use and maintenance of a Single-Family dwelling on a lot that does not have vehicular access route from a street improved to a minimum 20-foot wide

continuous paved roadway (CPR) width for the driveway apron to the boundary of the Hillside area, as required by LAMC §12.21-A,17(c)(3).

ZAD Request #3:

Pursuant to LAMC §12.21.A.17(c)(1) and 12.37.I, a waiver of the street dedication requirements of 12.27.A.1 (e)(1) for ½ of a Substandard Hillside Limited Street for Frontenac Avenue and Avenue 44.

ZAD Request #4:

Pursuant to LAMC §12.24.X.26, a Determination to allow for the construction of two (2) new retaining walls of varying heights in addition to the permitted two (2) retaining walls with a maximum height of 10 feet per LAMC §12.21.C.8.(a).

SPP Request #1:

Pursuant to LAMC §11.5.7, the applicant is requesting a Specific Plan Project Permit for Mt. Washington-Glassell Park Specific Plan.

ENV Request #1:

Pursuant to California Environmental Quality Act (CEQA), a Categorical Exemption from CEQA pursuant to §15303, Class 3(a) New Construction of Small Structures

Site Address: 504 W Ave 44, Los Angeles, CA 90065
Zone: R1-1
Community Plan: Northeast Los Angeles
Specific Plan Area: Mount Washington - Glassell Park

PROJECT DESCRIPTION

The subject site is a sloping, slightly irregular, interior lot with an existing width of 147.62 feet and depths of 66.19 and 56.18 feet, zoned R1-1 and located in the Mount Washington/Glassell Park Specific Plan. The property is undeveloped land on which the applicant proposes to construct a single-family dwelling of 3,731.22 square feet of Residential Floor Area (RFA). The maximum RFA regulation for this project comes from the Mt. Washington-Glassell Park Specific Plan, which supersedes the Baseline Hillside Ordinance. Per the Mt. Washington-Glassell Park Specific Plan the maximum Residential Floor Area is 3739.62 square feet.

The use and development of the property is in conformance with the character of the surrounding district and adjacent properties, some of which are improved with similar residential uses. The proposed residence is in conformance with all of these requirements. The current zoning of adjacent properties is R1-1 and A1-1. The granting of this request will allow for a far less intensive use than abutting properties and appropriately-scaled development in a single-family and low density neighborhood, as supported by the Northeast Los Angeles Community Plan.

The approval of this ZAA, SPP, nor ZAD will not have a significant effect on adjoining properties nor on the immediate neighborhood. The request, if granted, will not change the character or density of the surrounding district and adjacent properties. The request will not block any neighbor's access or enjoyment of their properties, nor will it adversely affect security, safety, or the well-being of the neighborhood. The granting of this request will not provide any advantage or special situation to the applicant that the neighbors do not already have by current or non-conforming right. The granting of this request to allow construction of a single family residence will enhance and will be compatible with existing development and zoning.

This is not an instance in which the applicant is seeking to overbuild ("mansionize") a lot or seek special permissions unavailable to other property owners. Rather, the applicant seeks to allow for and enjoy the use of the property by constructing a modest single-family dwelling that is consistent with the applicable regulations and surrounding land uses. The Applicant is unable to "grow" or otherwise alter the project to make the lot larger in size in order to fulfill Section 12.08C4, from which relief is requested. The proposed construction is of similar size (or smaller) to the RFA of most single-family residences directly adjacent to the property. The Applicant seeks the same right to use his property for its intended use, conforming with the General Plan as "Low Density Residential," which is a right possessed by adjacent property owners but that is currently denied to him. Granting the Zoning Administrator's Adjustment will allow the Applicant to enjoy the benefits afforded to other properties in the same zone.

The granting of this Adjustment does not grant special privilege or permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The conditions creating the need for the Adjustment were not self-imposed. The granting of the Adjustment does not create a deviation from Section 12.03 "Definitions" or Section 12.22 "Exceptions."

SUBJECT PROPERTY

Avenue 44, adjoining the subject property to the North/East is a designated (Substandard) Hillside Limited Street dedicated to a width of 20 feet and improved with curb, sidewalk and gutter to 28 feet¹ CPR. The property is in a Specific Plan.

Frontenac Avenue, adjoining the subject property to the South/West is a designated Hillside Local Street dedicated to a width of 20 feet and improved with curb, sidewalk and gutter to 28² CPR.

The subject parcel is zoned R1-1 and is a vacant undeveloped and unimproved parcel of 8,696.8 SF.

The abutting property to the North (514 W Ave 44, 511 E Frontenac Ave) is zoned R1-1 and is unimproved.

¹ According to a LADBS/DPW Preliminary Referral Form issued on December 1, 2021.

² Ibid.

ZONING ADMINISTRATOR'S ADJUSTMENT REQUEST

The following information has been developed pursuant to the City of Los Angeles' "*Findings/Specialized Requirements: Zoning Administrator's Adjustment (ZAA), CP-7781.*" The following technical, planning, engineering, and other evidence supports the making of three required determinations in order to grant the Adjustment Requests:

ZAA Request #1:

Pursuant to LAMC §12.28, an Adjustment to fences or walls (including latticework, gates, pilasters, hedges or thick growths of shrubs or trees) in the required yard areas as prohibited by LAMC §12.21.C.1(G) and which also exceed 8 feet in height.

1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations.

Due to special circumstances applicable to the property—specifically its unique dimensions, topography, and frontage onto two streets—the strict application of the zoning ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

Request for Adjustment #1 - Walls:

The walls are needed to provide consistency and are the result of topography changing where they are measured, to provide privacy given the views into/onto the property, etc.

2. Describe how (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.

The Municipal Code requires that certain development guidelines be followed in the development of a property, to which the proposed design and development adheres. The proposed design follows the rules regarding setbacks from property lines, lot coverage, and building separations intended to permit the flow of light and air between properties, to provide for emergency access, and to provide a consistency of density. The Adjustment is consistent with the purpose and intent of the Zoning Code, consistent with the General Plan, and not injurious to the public or surrounding properties as this property is intended to be utilized for single-family residential. Currently it cannot be used for this purpose; an Adjustment will remedy this limitation and will allow the property to conform with the Zoning Code and General Plan.

The proposed construction of a single-family residence matches the character, height, and density of the neighboring buildings. The Adjustment will not impede necessary access for fire, life safety, or other emergency access. Nor will the availability of light or air to the adjacent residences be affected. The granting of this Adjustment will support the Community Plan's goal of creating new quality housing stock.

The granting of the Adjustment will not adversely impact the density of the neighborhood. This property was intended to be used for a single-family residence. That is what is being proposed here.

The granting of the Adjustment will not be injurious to adjacent property owners with regard to parking availability. As required by the Baseline Hillside Ordinance, the applicant is providing the required two on-site parking spaces in an enclosed garage, plus one off-street, non-required visitor parking space located on the driveway apron. A 20-foot curb-cut will be added to Avenue 44, which is less than or consistent with that enjoyed by other properties in the vicinity. The applicant will apply for an A-Permit from the Bureau of Engineering of the Department of Public Works for sidewalk and/or driveway apron improvements adjoining the property frontage. Note that the only abutting property fronting on W. Ave. 44 has on-site parking and most adjacent properties have designated on-site parking, although not necessarily in garages.

3. Explain why 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.

There are eleven elements of the General Plan. None of these elements will be adversely affected by the granting of this Adjustment request. By granting this Adjustment, this lot will conform with the intent of the General Plan with regard to Housing Goals.

The Northeast Community Plan, as part of the land use element of the General Plan, designates this area as "Low Density Residential" uses and most properties in the area zoned R1-1, with a few properties along Avenue 50 (a Secondary Highway) zoned as RD2-1. The granting of this Zoning Administrator's Adjustment will help to increase the availability of quality housing stock for the City of Los Angeles, which is a main objective of the General Plan. The granting of this Adjustment will add to the housing availability in Highland Park without displacing existing residents. The granting of this Adjustment will add a single family residence to a property created for single-family residential use, of similar (or greater) size to surrounding single-family homes, and at a scale of development consistent with Residential Floor Areas in the existing neighborhood.

The subject property is zoned R1-1, consistent with the Plan's land use designations and corresponding zone classifications. The proposed use is entirely consistent with the intent of the Community Plan and General Plan in providing for a "Low Density Residential" use that is equal to the FAR density of abutting properties and at lower density than most identically-zoned properties within a 500-foot radius of the subject site.

The Northeast Los Angeles Community Plan element of the General Plan specifically calls for this Adjustment. In part, it calls for "Preservation and enhancement of the positive characteristics of residential neighborhoods while providing a variety of compatible new housing opportunities" (NELA Community Plan, I-9). The use of this property allowed by the granting of this Adjustment, as well as the size and design of the proposed single family residence, is compatible with the Community Plan in preserving and enhancing the positive characteristics of the surrounding neighborhood while increasing new housing opportunities.

Proposed development of the property will conform to surrounding land uses and the intent of the General Plan. The granting of a Zoning Administrator's Adjustment is consistent with the density of development permitted on similar properties. The construction, use, and maintenance of a single-family dwelling is consistent with the Community Plan's land use designation. The Housing Element of the General Plan promotes the development, preservation and enhancement of quality neighborhoods in the City. The granting of the requested adjustment will thus enable the development of a new single-family residence of appropriate character, modest size, and in general conformance with the intent and purpose of the General Plan.

In conclusion, the specific conditions of the property meets and exceeds each of the statutory criteria for a Zoning Administrator's Adjustment according to the requirements of the City of Los Angeles and the State of California.

ZONING ADMINISTRATOR'S DETERMINATION REQUEST

ZAD Request #1:

Pursuant to LAMC §12.24-X,21, Street Improvements Adjacent to Subject Property "A ZAD to permit construction of a Single Family Dwelling on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property on Frontenac and Avenue 44 as required by LAMC §12.21-A,17(e)(2).

ZAD Request #2:

Pursuant to LAMC §12.24-X,21: A Zoning Administrator Determination to permit the construction, use and maintenance of a Single-Family dwelling on a lot that does not have vehicular access route from a street improved to a minimum 20-foot wide continuous paved roadway width for the driveway apron to the boundary of the Hillside area, as required by LAMC §12.21-A,17(e)(3).

1. The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.

This applicant is required to improve the Adjacent Minimum Roadway along Avenue 44 and Frontenac Avenue pursuant to LAMC Section 12.21 C.10(i)(2). The intent of the Hillside regulations is to provide for safe vehicular access for public traffic, and for basic access to any property by emergency vehicles in case of fire or any other emergency. This property, and others in the area, are located in a Very High Fire Severity Zone designated by the City of Los Angeles Fire Department based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. The site is located on a portion of Avenue 44, where access is compromised due to the narrow and winding alignment of the existing roadway. While the traffic associated with the daily operation of the proposed single-family dwelling will not create any adverse impacts on street access or circulation in the surrounding neighborhood, impairment of Fire Department or emergency vehicle access to the site would expose future residents of the property as well as another dwelling located in the area to increased risk of fires as well as other emergency situations. Requiring the applicant to improve the Adjacent Minimum Roadway on Avenue 44 and Frontenac Avenue adjoining the property in compliance with Section 12.21 C.10 (i)(2) is necessary to avoid an adverse impact on emergency vehicle street access and circulation. However, to require Adjacent Minimum Roadway improvement for the portion of Avenue 44 in front of the subject property is an impractical and unnecessarily strict application of the Code because Avenue 44 and Frontenac Avenue do not provide the required vehicular access. To improve Adjacent Minimum Roadway on Avenue 44 and Frontenac Avenue will also require a massive amount of grading which is not an environmentally sound planning practice.

The Project is also subject to LAMC Section 12.21 C.10(i)(3) to improve a minimum 20-foot Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area for both Avenue 44 and Frontenac Avenue. Vehicular access to the Project site will be provided via Avenue 44. A widening and improvement of Continuous Paved Roadway to a minimum width of 20 feet along the entire streets of Avenue 44 and Frontenac Avenue from the driveway apron of the property to the boundary of the Hillside Area could result in the demolition of existing improvements on other private properties and in the public right-of-way on both streets. The application does not have access to property rights at these locations, which makes such

improvements infeasible. Improvements necessary to meet the strict application of the Code would be proportionate to the potential impacts generated by the Project.

2. The building or structure will not be materially detrimental or injurious to the adjacent property or improvements

The proposed single-family dwelling will fit with the character of the surrounding community as a low-density residential development. The dwelling will be built in accordance with the hillside regulations in the Municipal Code in conjunction with the grant of the Zoning Administrator's Determinations to relieve the Adjacent Minimum Roadway improvement for Avenue 44 and Frontenac Avenue adjoining the property, and Continuous Paved Roadway improvements for both Avenue 44 and Frontenac Avenue. Additionally, the Project is in full compliance with the Mount Washington-Glassell Park Specific Plan as found in Finding No. 10. The Project proposes to cut 848 cubic yards of earth as well as fill 100 cubic yards of earth.

The Project is also subject to review and approval by the Fire Department and the Department of Building and Safety, amongst the primary City Departments. In conjunction with other conditions noted herein, the dwelling will not be materially detrimental or injurious to adjacent properties and it will not have a materially adverse safety impact on the neighborhood.

3. The building or structure will not have a materially adverse safety impact on the surrounding neighborhood.

The Project will be required to comply with all applicable Municipal Code regulations, in conjunction with the grant of the Zoning Administrator's Determinations to relieve the Adjacent Minimum Roadway improvement for Avenue 44 and Frontenac Avenue, adjoining the property, and Continuous Paved Roadway improvements for both Avenue 44 and Frontenac Avenue. Additionally, the Project is required to improve the Adjacent Minimum Roadway on Avenue 44 and Frontenac Avenue adjacent to the subject property to the satisfaction of City Engineer for fire safety and emergency access. Moreover, the applicant must obtain all necessary permits from the Bureau of Engineering to complete the required Adjacent Minimum Roadway improvement along the frontage of the subject property on Avenue 44, and submit plans to the Fire Department for review and approval.

The Project proposes to cut 848 cubic yards of earth as well as fill 100 cubic yards of earth. The Project is also required to comply with all requirements of the Department of Building and Safety's Grading Division including the conditions contained in the Geology and Soils Report Approval Letter dated April 16, 2013 [Log #79985]. Conditions of Approval also include provisions to reduce construction impacts, including compliance with the City of Los Angeles

Noise Ordinances, posting of construction signs, construction hours and schedule, truck traffic, and construction staging and parking. As conditioned, the proposed Project will not have a materially adverse safety impact on the surrounding neighborhood.

4. That the site and/or existing improvements make strict adherence to Section 12.21 A.17.(e) or (h) impractical or infeasible.

The subject property consists of an irregularly-shaped, downsloping parcel that is 8,696.8 square feet in size. The property is a through lot with street frontage of approximately 148 feet on the east side of Avenue 44 and approximately 143 feet along Frontenac Avenue. Avenue 44 is a Substandard Hillside Limited Street with a right-of-way width of 20 feet and a roadway width of 18 feet. Frontenac Avenue is also a Substandard Hillside Limited Street with a right-of-way width of 20 feet and a roadway width of 8 feet, but the street is not improved as stated on the Bureau of Engineering Hillside Referral Form dated 5/2/2022.

The Project site is currently vacant and does not have any existing improvements. There are no hillside characteristics that make strict adherence to LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 and Frontenac infeasible. However, compliance with LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 is impractical and infeasible, as the Project site slopes down significantly (approximately 63 feet) from the westerly property line along Frontenac Avenue to the easterly property line. Also, vehicular access to the site will be provided via Avenue 44 . The applicant does not propose any driveways or access from Frontenac Avenue, thus requiring the Project to improve the Adjacent Minimum Roadway on Frontenac Avenue is impractical and infeasible, as it will require extensive grading in the hillside in order to flatten the slope to meet the maximum 15-percent grade for the driveway required by the Fire Department for emergency vehicle access.

Furthermore, widening and improving Continuous Paved Roadways along Avenue 44 and Frontenac Avenue from the boundary of the Hillside Area to the driveway apron of the property, pursuant to LAMC Section 12.21 C.10(i)(3) could result in the demolition of existing walls, structures, buildings, fences and other improvements on all other private properties and within the public right-of-way along both streets. This applicant does not have access to property rights at these locations, which makes such improvements infeasible. Improvements necessary to meet the strict application of the Code would be impractical and infeasible.

ZAD Request #3:

Pursuant to LAMC §12.37.I, a waiver of the street dedication requirements of 12.27.A.1(e)(1) for ½ of a Substandard Hillside Limited Street for Frontenac Avenue and Avenue 44.

1. The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

The primary Project impact is contributing to this low-density single-family residential neighborhood, while maintaining the viewsheds, character, and open spaces of the Mt-Washington neighborhood. Fulfilling the dedication requirements of LAMC §12.37 would negatively impact the neighborhood requiring significant grading and diminishing the lot to an unreasonable size. LAMC §12.37.A.1 indicates that no dedication will be required if it would exceed 25% of the lot's existing area or reduce the lot depth below 50'. Dedications on Frontenac and W Ave. 44 would require forfeiting over 25% of the lot's area, approximately 27% or 2,360 square feet. This would diminish the respective lot widths to 50'-2" on the NW side and 40'-2" on the NE side. This would disallow the current Project from compliance with Mt. Washington-Glassell Park Specific Plan Section 6, which places limitations on building within 12 feet of the front property line.

The current street width allows full residential access to the home and adjacent lots. Only emergency vehicle access is impaired by the current street width. As stated above, dedicating a portion of the lot to the right of way is unreasonable and would limit the feasibility of constructing a home on this lot. Furthermore, four of the adjacent properties are unimproved and narrowing the lot sizes would limit the feasibility of their future low-density residential construction.

2. The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.

The City's mobility plan focuses on safety, accessibility, and convenience of all transportation users. As a hillside low-density residential neighborhood this area already fulfills these goals for all typical/neighborhood street users. The slope and limited lot sizes in this area restrict lot dedication and street expansion. The Complete Streets Design Guide emphasizes expanded active and public transit, these goals are not applicable on this scale of street. W. Ave 44 is functionally a dead end street, used solely as a single-family residential access point. Los Angeles' dire housing shortage requires densification of existing neighborhoods. The widening of this street would prevent the usage of this lot and those that are adjacent and unimproved. Complying with a sufficient dedication to meet the Street Standards Committee's standard hillside street width would require extensive grading and reduce this lot, and those further up the street, to infeasible widths for new housing stock. As a single-family residential neighborhood, where there is provision of parking on each private lot, there is no necessity for street parking nor the capacity/demand for multiple lanes of traffic.

3. The dedication or improvement requirement is physically impractical.

99% of 504 W. Ave 44 is a 15% to 100% slope, limiting any type of use. The existing lot dimensions of 66'-2" on the NW site edge and 56'-2" on the NE site edge limit further reduction; the lot would become substandard below a 50' width. In order to fulfill the standard hillside street requirements of LAMC §12.21.A17(e)(1) the lot would be in violation of LAMC §12.37.A1. The Project is designed to minimally impact the topography of the site, dedicating 8' on the north and south side of the lot to Frontenac and W. Ave 44 would require more extensive grading and soil displacement. This would maximize the environmental impact. Waiving requirements for street widening and lot dedication, allows for more minimal disruption to the natural terrain (a key opportunity highlighted in the Northeast Community Plan).

ZAD Request #4:

Pursuant to LAMC §12.24.X.26, a Determination to allow for the construction of two (2) new retaining walls of varying heights in addition to the permitted two (2) retaining walls with a maximum height of 10 feet per LAMC §12.21.C.8.(a)

1. 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.

The Project recognizes the intent of LAMC §12.24.X.26 to limit excessive grading and soil displacement and is designed to minimize retaining wall size and requirement. However, the steep grade of this site (primarily 45-99% sloped site) requires the additional support of retaining walls on all sides. The Project is situated at the highest level reasonable on the natural terrain, with two stories entirely facing the street and the back retaining wall inset further into the hillside. The retaining walls are intended to limit erosion on the site and support the structure while mitigating unnecessary environmental impact

2. 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.

The Project aligns with neighboring lots in scale, use, and style. All abutting lots are unimproved or improved with residential usage. The request for permittance of additional retaining walls is necessary to support any construct of similar character and use. Due to the home's siting on a

hillside, it will not impede any existing views for neighbors – a key concern and reason for the implementation of the Mt. Washington/Glassell Park Specific Plan. The Project's height sits below the viewshed of the Frontenac to Ave. 44 Hill which already impedes one's view southwest. The retaining walls will reinforce the geological stability of the hill under the load of a new building, allowing the maintenance of public health, welfare, and safety in the neighborhood.

3. 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.

In alignment with the General Plan Housing Element this Project makes use of underutilized land, specifically on a hillside lot. These zones are identified as uniquely vulnerable and also underused.

The Northeast Community Plan aims to maintain compatibility amongst land use, appropriate scale and density of hillside construction, minimal natural terrain disruption, and maintenance of views and open space. For residential zones the Northeast Plan identifies the following priorities: limiting encroachment, limiting incompatible land use, protecting public safety, health and welfare, and targeting hillside sits for appropriate low density development. The surrounding lots are all currently unimproved or used for single-family residences. The limited extent of net soil import/export on this 15-100% sloped site demonstrates our commitment to limiting any natural disruption. With the permittance of 2 additional retaining walls this Project will add an appropriately dense and designed home to Mt. Washington.

The Mt. Washington/Glassell Park Specific Plan aims to preserve the area's single-family residential character, scenic views, and avoid impinging on others privacy, light or open space. The design of this Project complies with the Specific Plan's overall focus, while adding another residence of similar character to the neighborhood. To build upon unimproved sloped lots that do not impede on neighbors views or open space, sufficient retaining walls must be implemented.

SPECIFIC PLAN PROJECT PERMIT REVIEW

1. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The building shall comply with all One-Family Project Standards as outlined in the Mt. Washington-Glassell Park Specific Plan Section 6. Based on the floor area allotment for sites between 5,000 and 10,000 square feet, 3,739 square feet would be the maximum allowable floor area for this site. Our proposal shall comply with the floor area ratio, remaining under the maximum square footage at 3,731 square feet. The building shall comply with the height restriction of 45', measuring 26' above grade at its highest level. The building shall not exceed any further height limitations within the building setbacks. It will not exceed 15' in height within 6' of the property line and will not exceed 24' between 6' and 12' from the property line. In compliance with Section 6. C., the front yard setback measures 12'3". Within 200' along the same right of way one lot is developed and four are vacant lots, therefore LAMC section 12.21 A 17(a) will be used to require a 5'0" minimum front yard setback. The extent of grading on the site shall comply with Section 6 E. not exceeding 1,000 cubic yards. The building complies with Section 8C. which emphasizes design variation of one-family projects in the neighborhood. It varies in details and roofline from adjacent buildings and uses a courtyard inset and JKLLSD to modulate its facade.

2. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The building and site plan shall comply with the standards outlined in Section 6 Part F of the Mt. Washington-Glassell Park Specific Plan. There are two protected trees currently situated on the site, one 10' tall Toyon shrub and one deceased California Black Walnut tree. The already deceased tree is proposed for removal, the Toyon shrub will be maintained. During construction, protective fencing will be placed around existing trees outside of the bounds of the new building. The building will comply with the Public Health and Safety limitations on grading, importing 100 cubic yards of soil and exporting 848 cubic yards of soil. The net import and export will comply with the maximum of 1000 cubic yards.

Conditions of Approval for this Project include provisions to reduce construction impacts, compliance with the City of Los Angeles Noise Ordinances, posting of construction signs, construction hours and schedule, truck traffic, and construction staging and parking. In compliance with LADBS' permitted construction hours, construction and demolition will take place between 7:00 a.m. and 9:00 p.m. on weekdays or 8:00 am and 6:00 p.m. on Saturdays. This will limit any negative impacts on the noise environment in Mt. Washington.

Within the house's courtyard and landscaping scheme we intend to prioritize native plantings to positively contribute to the environment of the neighborhood and minimize any will be preferred/used.

This new one-family home adds density to an existing neighborhood, utilizing a hillside lot rather than contributing to further sprawl.

PLOT PLANS

YOUN FAMILY RESIDENCE

504 W. AVENUE 44
LOS ANGELES, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT & OWNER'S AGENT
Stayner Architects
Christian Stayner, Architect (Lic. C37583)
1461 N. Echo Park Ave.
Los Angeles, California 90026
(213) 478-0447 Phone
(213) 483-8768 Fax
www.staynerarchitects.com

GEOTECHNICAL ENGINEER
Applied Earth Systems
4742 San Fernando Road
Glendale, CA 91204
(818) 552-6000 Phone
www.earthsystems.com

STRUCTURAL

MEP

CIVIL ENGINEER

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PROJECT PLANNING

SHORING LANDSCAPE
EXHIBIT "A"
Page No. 1 of 19
Case No. 2A-2023-7295-2A-2AD-SAP-HCA

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 3,731 SF SINGLE-FAMILY RESIDENCE WITH
3 BD, 2.5 BA ON A VACANT, DOWNHILL SLOPED LOT IN MOUNT WASHINGTON.

PROPOSED RESIDENTIAL FLOOR AREA CALCULATIONS

LOT SIZE	8,696.80 SF
MAXIMUM FLOOR AREA RATIO PER MWSP	0.43
MAXIMUM FLOOR AREA PER RATIO	3,739.62 SF
L1 GROUND LEVEL FLOOR AREA *	1,505.83 SF
L1 PARTIALLY COVERED FLOOR AREA *	113.44 SF
L1 COVERED PARKING FLOOR AREA *	393.39 SF
L2 SECOND LEVEL FLOOR AREA *	1,506.87 SF
L2 PARTIALLY COVERED FLOOR AREA *	211.69 SF
TOTAL PROPOSED FLOOR AREA *	3,731.22 SF
* SEE ZA-004 DIAGRAMS FOR MORE INFO	

PER THE MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN SECTION 6.A., FOR LOTS
GREATER THAN OR EQUAL TO 5,000 SQUARE FEET IN SIZE, BUT LESS THAN 10,000 SQUARE
FEET IN SIZE, THE MAXIMUM FLOOR AREA RATIO SHALL BE DETERMINED BY USING THE
FOLLOWING EQUATION:

$$0.5 - \frac{((\text{LOT AREA} - 5,000) \times 0.10)}{5000}$$
$$0.5 - \frac{((8,696.80 - 5,000) \times 0.10)}{5000} = 0.43$$
$$0.43 \times 8,696.8 = 3,739.624$$

TO FULFILL BASELINE ORDINANCE NO. 181, 624 AND HILLSIDE ORDINANCE NO 174, 652 A
DEDICATION OF 8' ALONG FRONTENAC AND W. AVE 44 IS REQUIRED. WE ARE APPLYING
FOR A WAIVER OF THIS REQUIREMENT DUE TO SITE CONDITIONS.

BUILDING HEIGHT

NUMBER OF STORIES	2
MAX ALLOWABLE BUILDING HEIGHT	45' - 0" ABOVE GRADE PLANE
MAX PROPOSED BUILDING HEIGHT	26' - 0" ABOVE GRADE PLANE*
*HEIGHT MEASURED FROM LOWEST POINT OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING	

PARKING

NUMBER OF COVERED PARKING SPACES REQUIRED	2
NUMBER OF COVERED PARKING SPACES PROVIDED	2
NUMBER OF UNCOVERED GUEST PARKING SPACES REQUIRED	1
NUMBER OF UNCOVERED GUEST PARKING SPACES PROVIDED	1

LOT COVERAGE

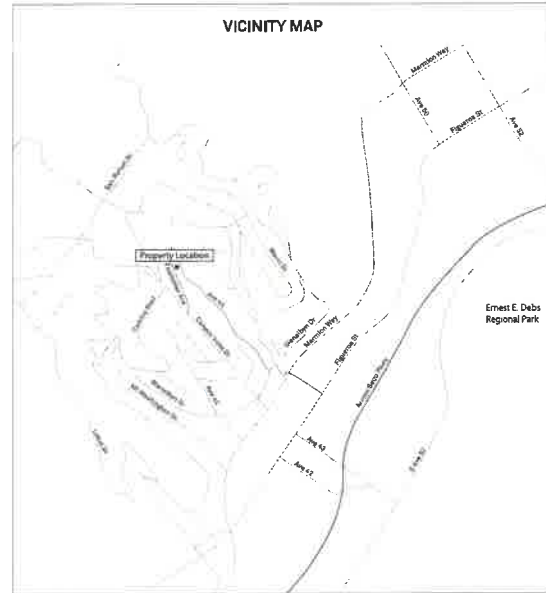
LOT SIZE	MAX 40% OF LOT AREA PER BHO	PROPOSED BUILDING FOOTPRINT	LOT COVERAGE
8,696.8 SF	3,478.7 SF	2,012.6 SF	23.14 %



GRADING CALCULATIONS

ITEM	QTY	NOTES
CUT	848 CU YD	EXEMPTION UP TO 500 CU YD FOR DRIVEWAYS TO REQD PARKING
FILL	100 CU YD	
EXPORT	848 CU YD	1000 CU YD EXPORT ALLOWED UNDER BHO § 12.21 C.10(f)(4)
IMPORT	100 CU YD	
NET IMPORT/EXPORT	948 CU YD	EXEMPTION FOR FOUNDATION AND BASEMENT LEVEL EXCAVATION PER 2011 BASELINE HILLSIDE ORDI- NANCE - INCLUDING WITHIN 5 FT OF EXEMPTED GRADING ACTIVITIES, INCLUDING CUT FOR DRIVEWAY, INCLUDING REMEDIAL GRADING PER SOILS REPORT.

VICINITY MAP



SHEET LIST

SHEET NO.	SHEET NAME
ZA-001	Cover Sheet
ZA-001a	Prevailing Setbacks
ZA-002	Vicinity Map and Photographs
ZA-003	Diagrams
ZA-004	Diagrams
ZA-100	Plot Plan
ZA-101	Landscape Plan
ZA-200	Floor Plan, Ground Level
ZA-201	Floor Plan, Second Level
ZA-202	Roof Plan
ZA-300	Building Elevations
ZA-301	Building Elevations
ZA-302	Building Sections
ZA-303	Building Elevations
ZA-304	Building Elevations
ZA-305	Building Sections
G-001	Approvals
G-002	Topographic Survey

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
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www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-SA223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
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MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID
COUNTY.

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Cover Sheet

PROJECT NUMBER

DATE 09/14/2022
DRAWN BY TM, AK
CHECKED BY LM, CS

ZA-001

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN
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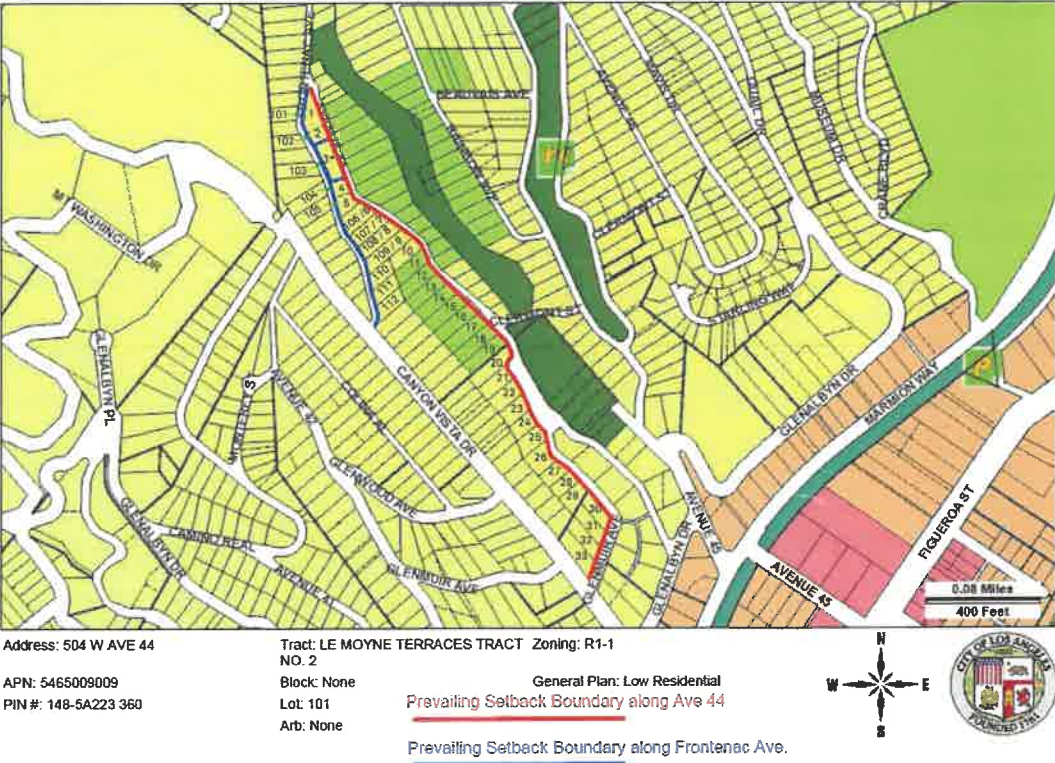
BUILDING SETBACKS		
	PROPOSED	REQUIRED
PROPOSED FRONT YARD SETBACK	12' - 3"	5' - 3"
PROPOSED SIDE YARD SETBACK	5' - 0"	5' - 0"
PROPOSED REAR (FRONT) YARD SETBACK	12' - 3"	12' - 3"

BUILDING SETBACK CALCULATIONS AVE 44		
LOT	FRONTAGE	SETBACK
1	141.67	
2	50.29	
3	147.69	
4	54.7	
5	46.06	
6	71	40.46
7	52.23	
8	50.9	32.56
9	50.9	
10	51.06	3.93
11	54.74	15.29
12	51.04	8.55
13	50.72	2.58
14	50.69	45.63
15	50.69	2.99
16	50.06	21.51
17	50	2.03
18	50	0.55
19	50	1
20	80.36	2.2
21	58.73	10.76
22	61.73	5
23	63.38	5
24	53.84	5
25	62.67	
26	84.58	
27	56.06	
28	50.07	
29	42.13	
30	190.65	7.74
31	55	
32	55	10.99
33	66.33	36.63
TOTAL LOTS ENTERED = 33		
TOTAL FRONTAGE = 2154.97		
40% OF TOTAL FRONTAGE = 861.99		
NUMBER OF LOTS INCLUDED IN CALCULATION = 13		
SETBACK RANGE USED = 1.00-10.99 FT		
TOTAL FRONTAGE USED IN CALCULATION = 867.20		
TOTAL SETBACK IN CALCULATION = 67.77		
PREVAILING SETBACK = 5.21		

* = 504 W AVE 44
= LOTS INCLUDED IN CALCULATION

Results		
Number of lots: 33		
Prevailing Setback: 5.21 ft		
Calculation		
Total no of lots entered: 33		
Total frontage entered: 2154.97 ft		
40% from total frontage entered: 861.99 ft		
No of lots used in the calculation: 13		
Setback range used: 1.00 ft - 10.99 ft		
Total frontage used in the calculation: 867.20 ft		
Lots Used		
Lot	Frontage (ft)	Setback (ft)
10	51.06	3.93
12	51.04	8.55
13	50.72	2.58
15	50.69	2.99
17	50.00	2.03
19	50.00	1.00
20	80.36	2.20
21	58.73	10.76
22	61.73	5.00
23	63.38	5.00
24	53.84	5.00
30	190.65	7.74
32	55.00	10.99
View Calculation Details		

BUILDING SETBACK CALCULATIONS FRONTENAC AVE		
LOT	FRONTAGE	SETBACK
101	158.43	
102	50	
103 *	81.29	
104	54.86	
105	76.33	
106	69.47	27.52
107	50.2	43.28
108	51.7	
109	55.55	
110	56.14	6.9
111	56.14	2.93
112	76.01	
TOTAL LOTS ENTERED = 12		
TOTAL FRONTAGE = 836.12		
40% OF TOTAL FRONTAGE = 334.45		
NUMBER OF LOTS INCLUDED IN CALCULATION = 2		
SETBACK RANGE USED = 2.93-6.90 FT		
TOTAL FRONTAGE USED IN CALCULATION = 112.28 (less than 334.45)		
TOTAL SETBACK IN CALCULATION = 9.83		
PREVAILING SETBACK = N/A		



Results	
Number of lots: 12	
Errors:	
No two or more lots combined equal or exceed 40% of the total frontage within 10 feet setbacks of each other.	



- Unimproved Land
- Improved & Residential Land
- Property Line
- Unimproved Public Open-Space

NOTE:

PER THE MWSP, SECTION 6C, NO PREVAILING FRONT YARD SETBACK CAN BE DETERMINED FOR EITHER STREET FRONTAGE, AS ONLY ONE LOT WITHIN 200 FEET ON EITHER SIDE OF THE PROPERTY CONTAINS A STRUCTURE. SEE MAP ABOVE FOR ILLUSTRATION. PER THE LADBS PREVAILING SETBACK CALCULATOR, THE PREVAILING FRONT YARD SETBACK AT AVE 44 SHALL BE 5.21 FEET, BUT NO PREVAILING FRONT YARD SETBACK CAN BE DETERMINED FOR FRONTENAC AVE. PER LAMC 12.21 C.10 a(2), THE PREVAILING FRONT YARD SETBACK AT AVE 44 SHALL BE 5 FEET.

EXHIBIT "A"
Page No. 2 of 19
Case No. ZA-2020-7295-2AA-2AD - SPR-HCA

PROJECT

Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT

Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1481 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE

Prevailing Setbacks

PROJECT NUMBER

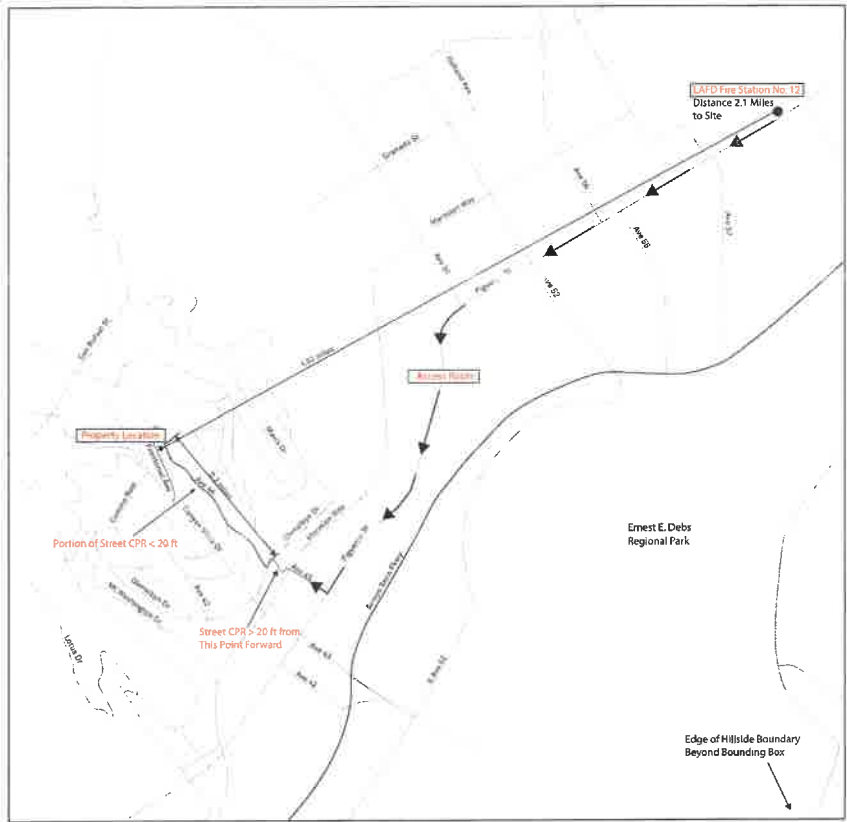
DATE 09/14/2022

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ZA-001A

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Emergency Responder Street Access 3



Parcel Map 4



Site Photo Index Map 2
N.T.S.



1) W. Ave 44, looking south towards subject property



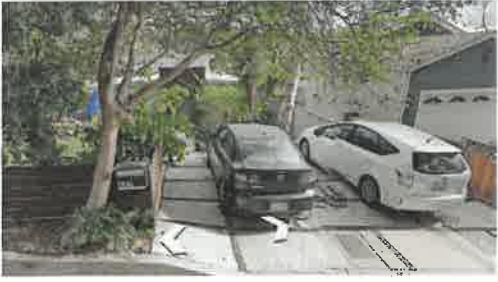
2) 504 W. Ave 44, looking west towards subject property



3) Frontenac Ave, looking south towards subject property



4) 493 W. Ave 44, looking east



5) 497 W. Ave 44, looking east



6) 505 W. Ave 44, looking east



7) 509 W. Ave 44, looking east



8) 513 W. Ave 44, looking east



9) 519 W. Ave 44, looking east

Site Photos 1
3/16" = 1'-0"

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

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CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
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(213) 475-0447 PHONE
(213) 483-6788 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-008-009
PIN #: 148-5A223 360
ZONE: P1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.6 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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EXHIBIT "A"

Page No. 3 of 19

Case No. 2A-2022-7295-2AA-340

SPP-HCA

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Vicinity Plan and Photographs

PROJECT NUMBER

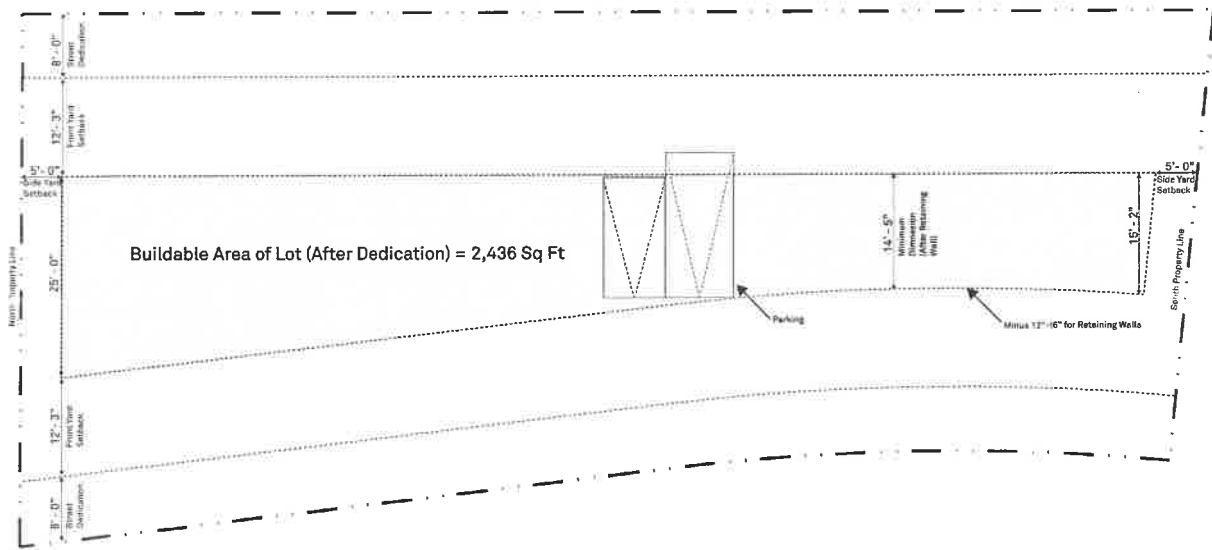
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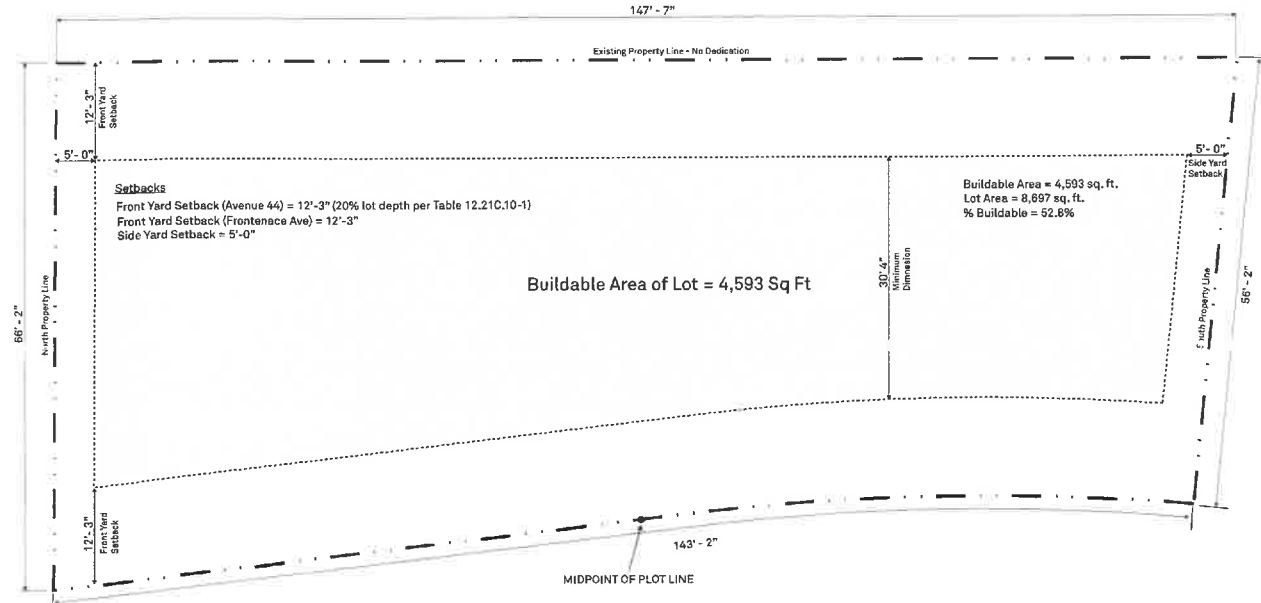
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ZA-002

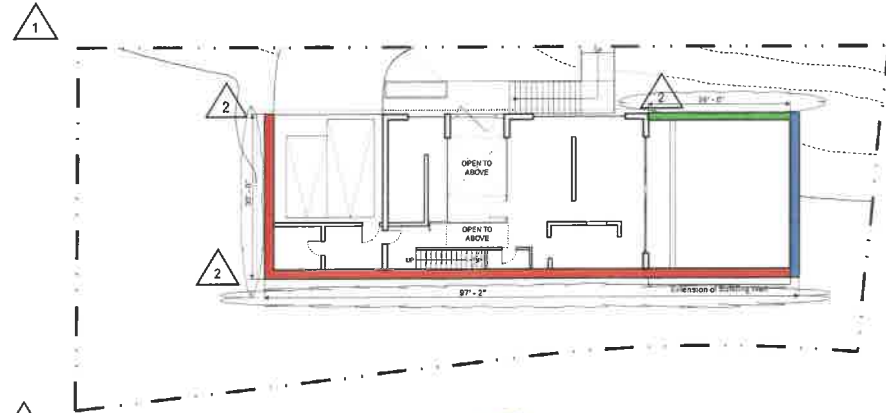
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Buildable Area (After Dedication) 3



Buildable Area (Before Dedication) 2

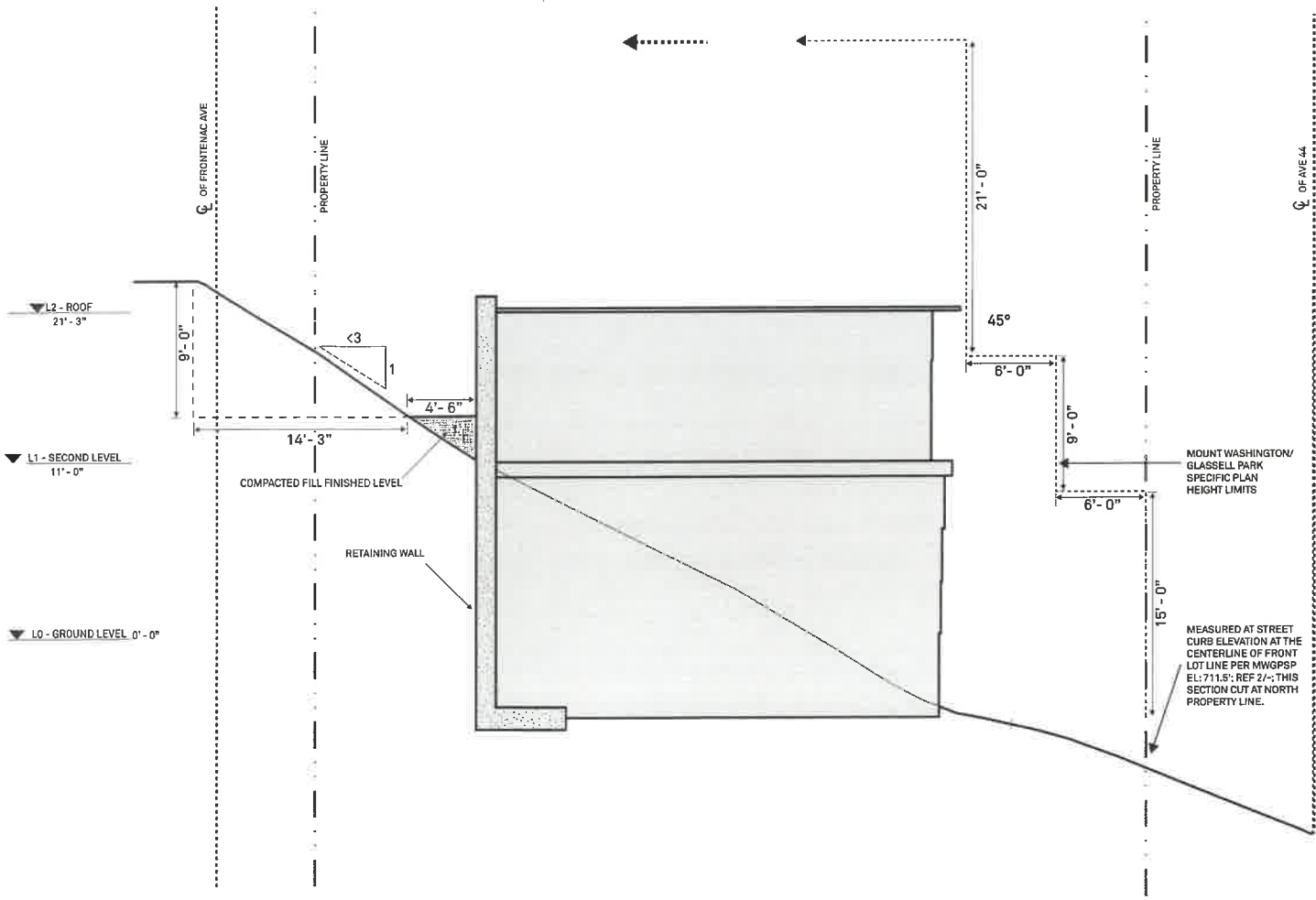


Wall Legend
■ Building Wall
■ 10' - 0" Max. Retaining Wall
■ 10' - 0" Wall Non-Retaining

Note:
1. Per ZAA Request #1, "Pursuant to LAMC §12.28, an Adjustment to fences or walls (including latticework, gates, pilasters, hedges or thick growths of shrubs or trees) in the required yard areas as prohibited by LAMC §12.21.C.1(G) and which also exceed 8 feet in height."

The request for the ZAA was withdrawn. No adjustment was granted.
Jim Ford, A2A
June 17, 2024

RETAINING WALL DIAGRAM 4



SLOPE SETBACKS + BUILDING HEIGHT SETBACKS 1

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 453-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

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EXHIBIT "A"
Page No. 4 of 19
Case No. 2A-2022-7295-2AA-
2AD-SPA-HCA

REVISIONS			
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DRAWING TITLE
Diagrams

PROJECT NUMBER
DATE 09/14/2022
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ZA-003

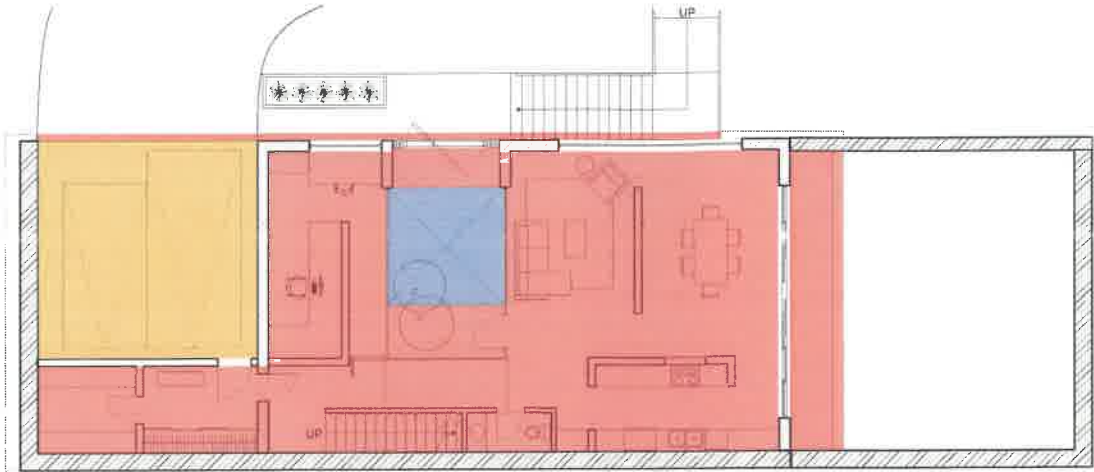
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TOTAL FA: 3,012.70 SF

TOTAL SEMI-
COVERED: 325.13 SF

TOTAL PARKING:
393.39 SF

TOTAL RFA: 3,731.22 SF

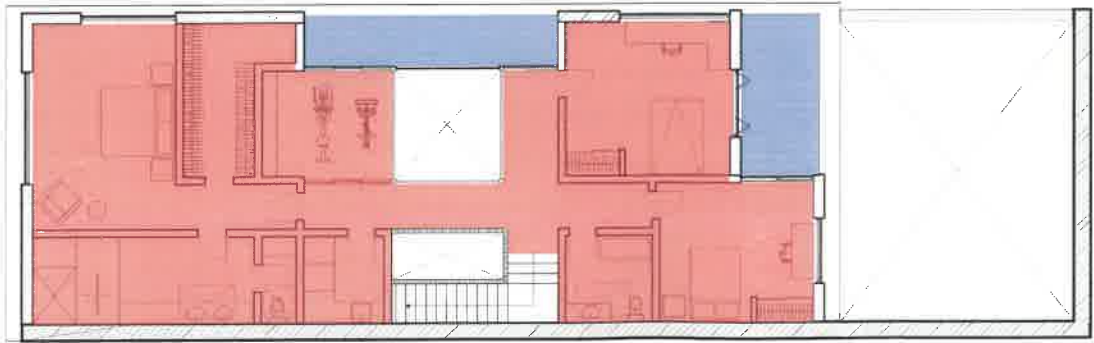


L1 FA: 1,505.83 SF

L1 SEMI-COVERED:
113.44 SF

L1 COVERED
PARKING:
393.39 SF

Ground Level 2
1/8" = 1'-0"



L2 FA: 1,506.87 SF

L2 SEMI-COVERED:
211.69 SF

Second Level 1
1/8" = 1'-0"

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 476-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: P1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 28'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF
MAPS, IN THE OFFICE OF THE COUNTY OF RECORD OF SAID
COUNTY.

EXHIBIT "A"

Page No. 5 of 19

Case No. 2A-222-2295-2AA-2AD -

SPP-HCA

REVISIONS

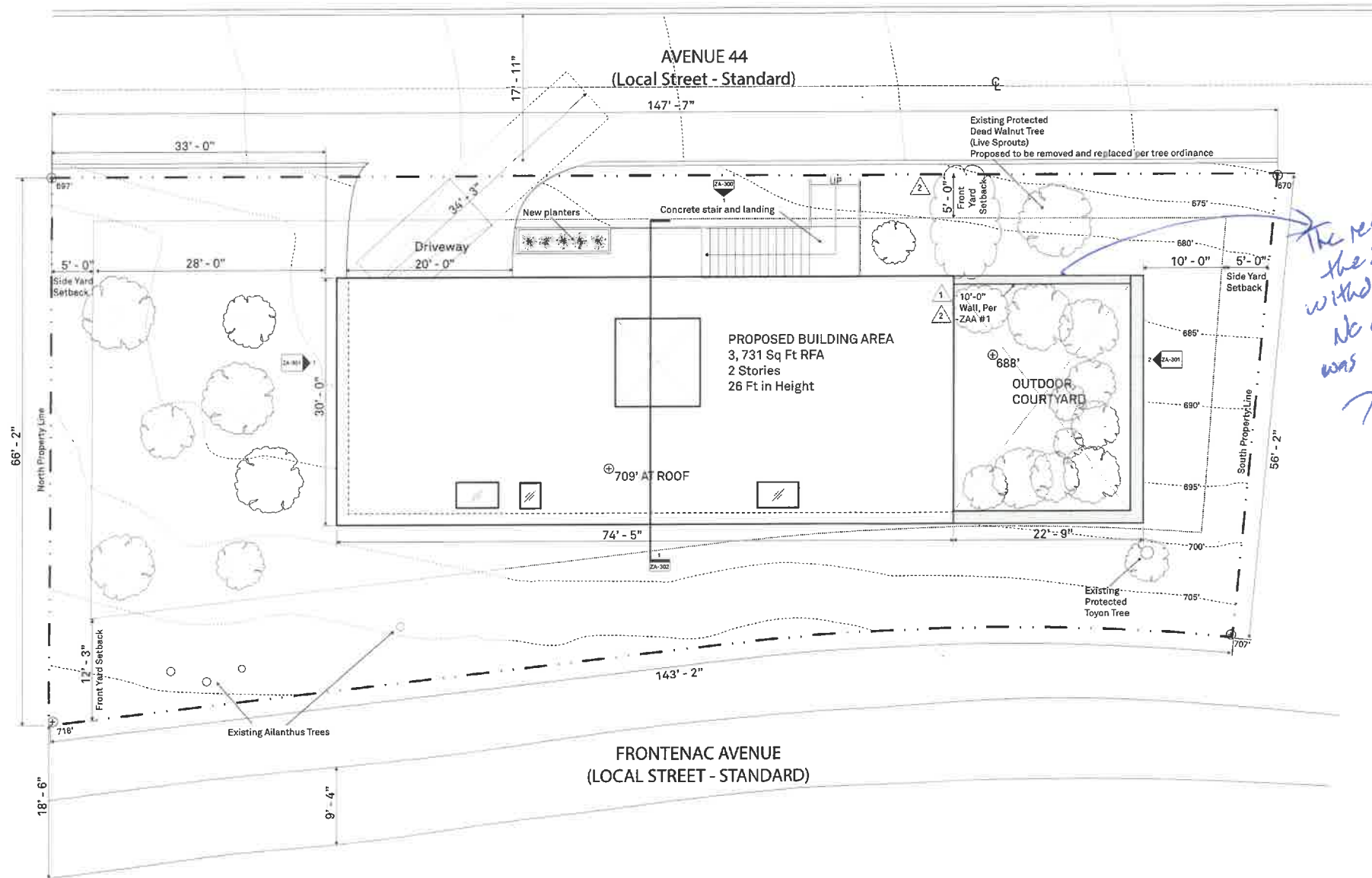
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Diagrams, Floor Area

PROJECT NUMBER
DATE 09/14/2022
DRAWN BY TM, AK
CHECKED BY LM, CS

ZA-004

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN
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FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED
BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS
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DOCUMENT CONTAINS COPYRIGHTED MATERIAL. ANY UNAUTHORIZED USE,
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CONTAINED HEREIN MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.



The request for the ZAA was withdrawn. No adjustment was granted. Tom Fann, AZA June 17, 2024

EXHIBIT "A"
Page No. 6 of 19
Case No. 24-2022-2295-2AA-2AD - SPA-HCA

PROJECT
Youn Residence
504 Avenue 44
Los Angeles, CA 90055

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
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LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-9447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION
TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,686.8 s.f.

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

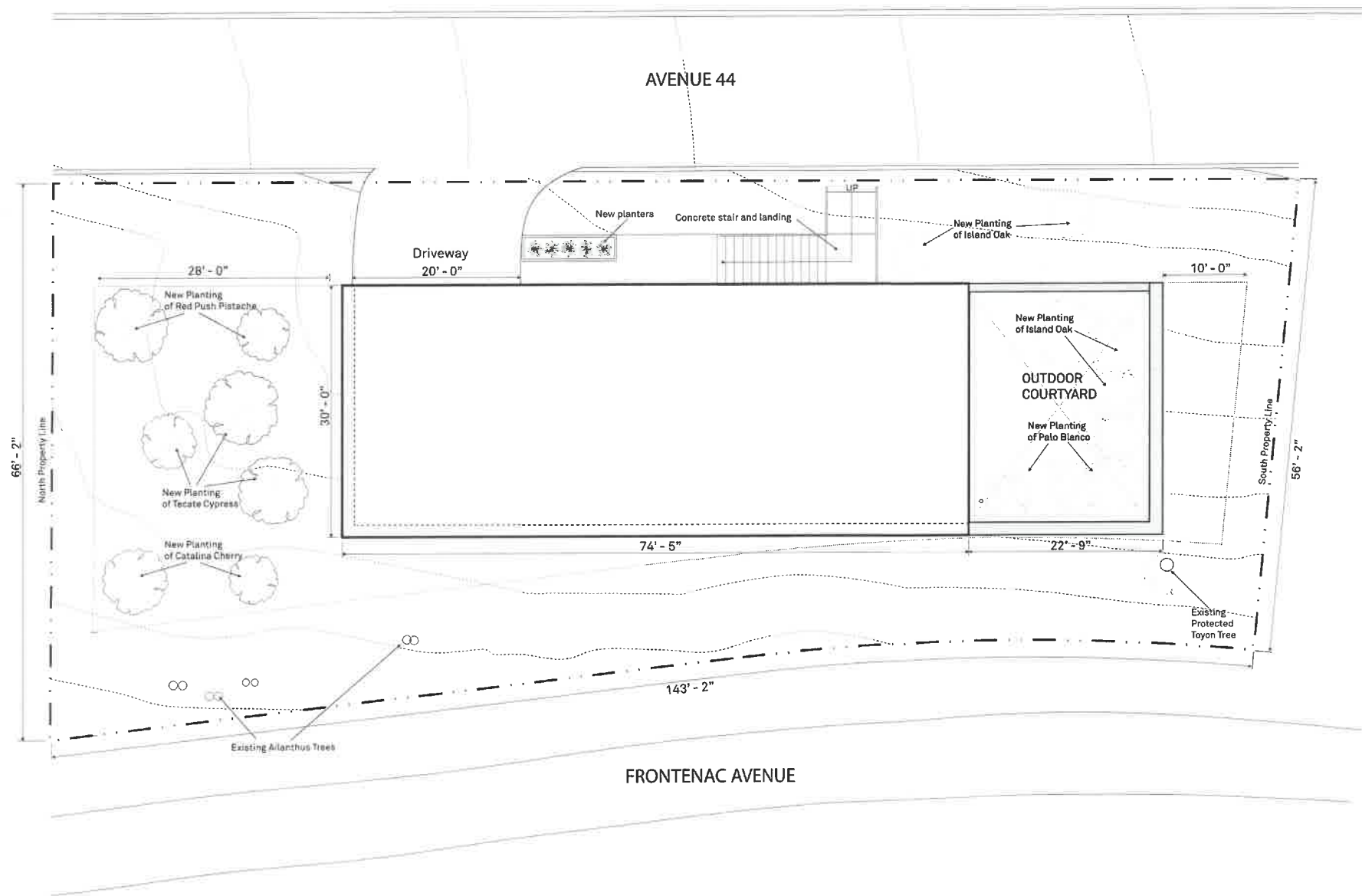
DRAWING TITLE
Plot Plan

PROJECT NUMBER
DATE 09/14/2022
DRAWN BY TM, AK
CHECKED BY LM, CS

ZA-100

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE, STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING WITHOUT LIMITATION ALL COPYRIGHTS THEREIN.
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Plot Plan
1/8" = 1'-0"



PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

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www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 146-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"
Page No. 7 of 19
Case No. 24-222-2295-2AA-2AD
SPA-HCA

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Landscape Plan

PROJECT NUMBER	
DATE	09/14/2022
DRAWN BY	TM, AK
CHECKED BY	LM, CS

ZA-101

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS IN THE FIELD.
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PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Myoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
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www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

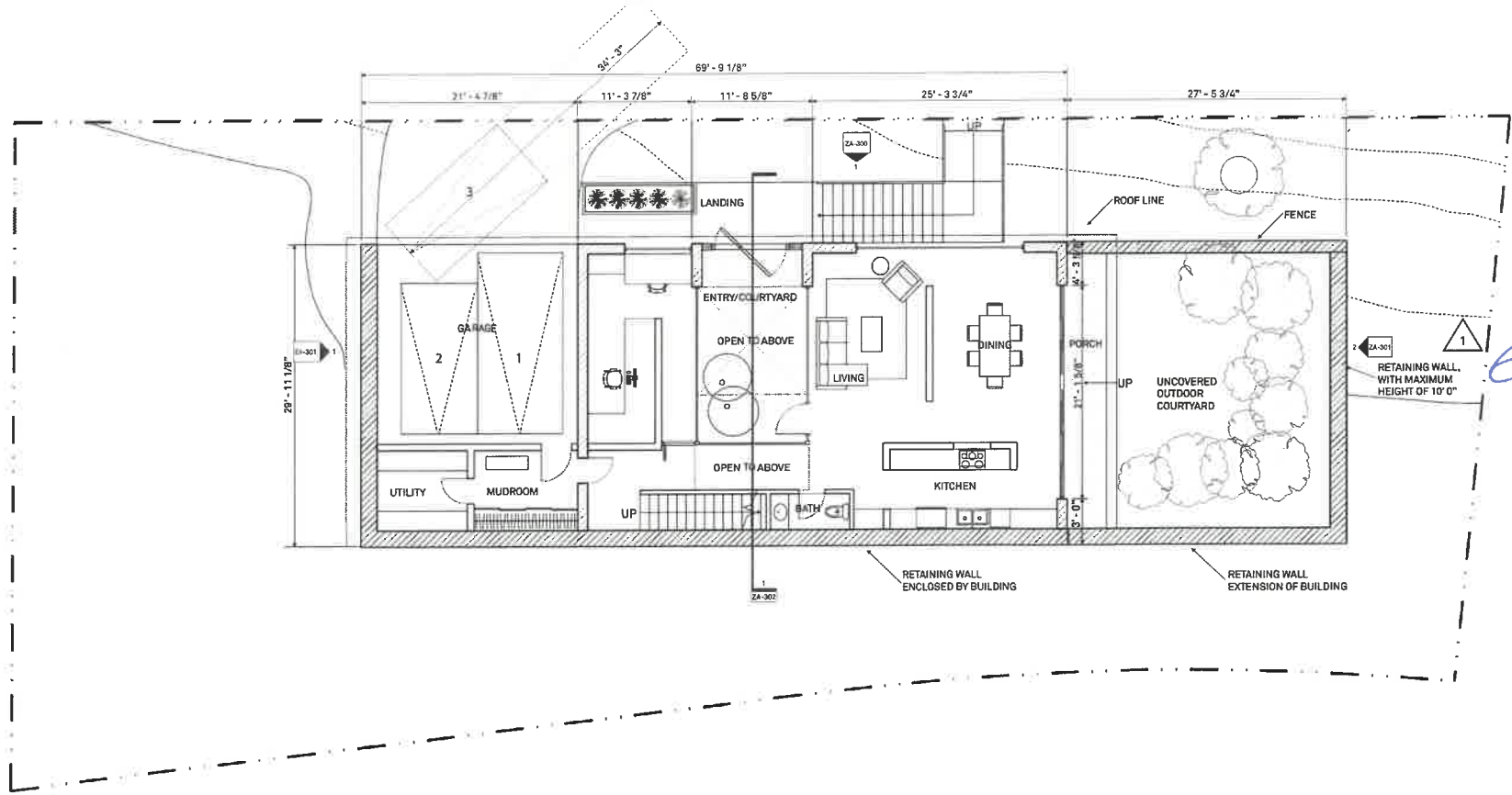


EXHIBIT "A"

Page No. 8 of 19

Case No. ZA-2022-7295-ZAA-ZAD-

SAP-HCA

REVISIONS

NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE

Floor Plan, Ground Level

PROJECT NUMBER

DATE 09/14/2022

DRAWN BY TM, AK

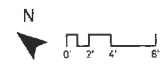
CHECKED BY LM, CS

ZA-200

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THEREIN.
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Parking Provided

- 1 Standard Residential (8'-6" x 18'-0"), Covered
- 2 Compact Residential, (7'-7" x 15'-0"), Covered
- 3 Compact Guest, (7'-7" x 15'-0"), Uncovered



Ground Level 1
1/8" = 1'-0"

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Myoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
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(213) 478-0447 PHONE
(213) 483-8788 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5485-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"

Page No. 9 of 19

Case No. 2A-2022-0295-2A-2A1 -

SAP-KCA

REVISIONS

NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE

Floor Plan, Second Level

PROJECT NUMBER

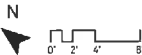
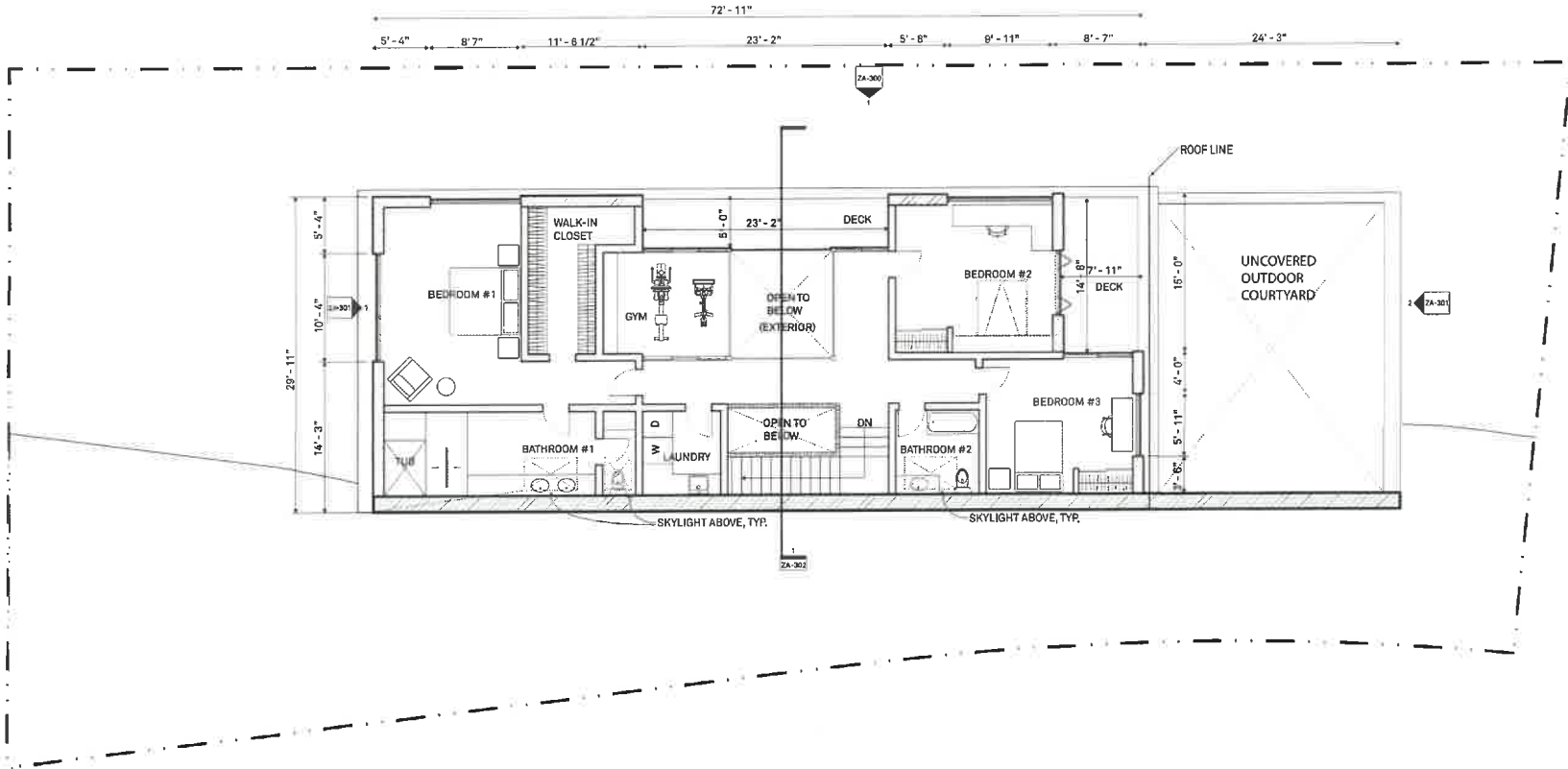
DATE 09/14/2022

DRAWN BY TM, AK

CHECKED BY LM, CS

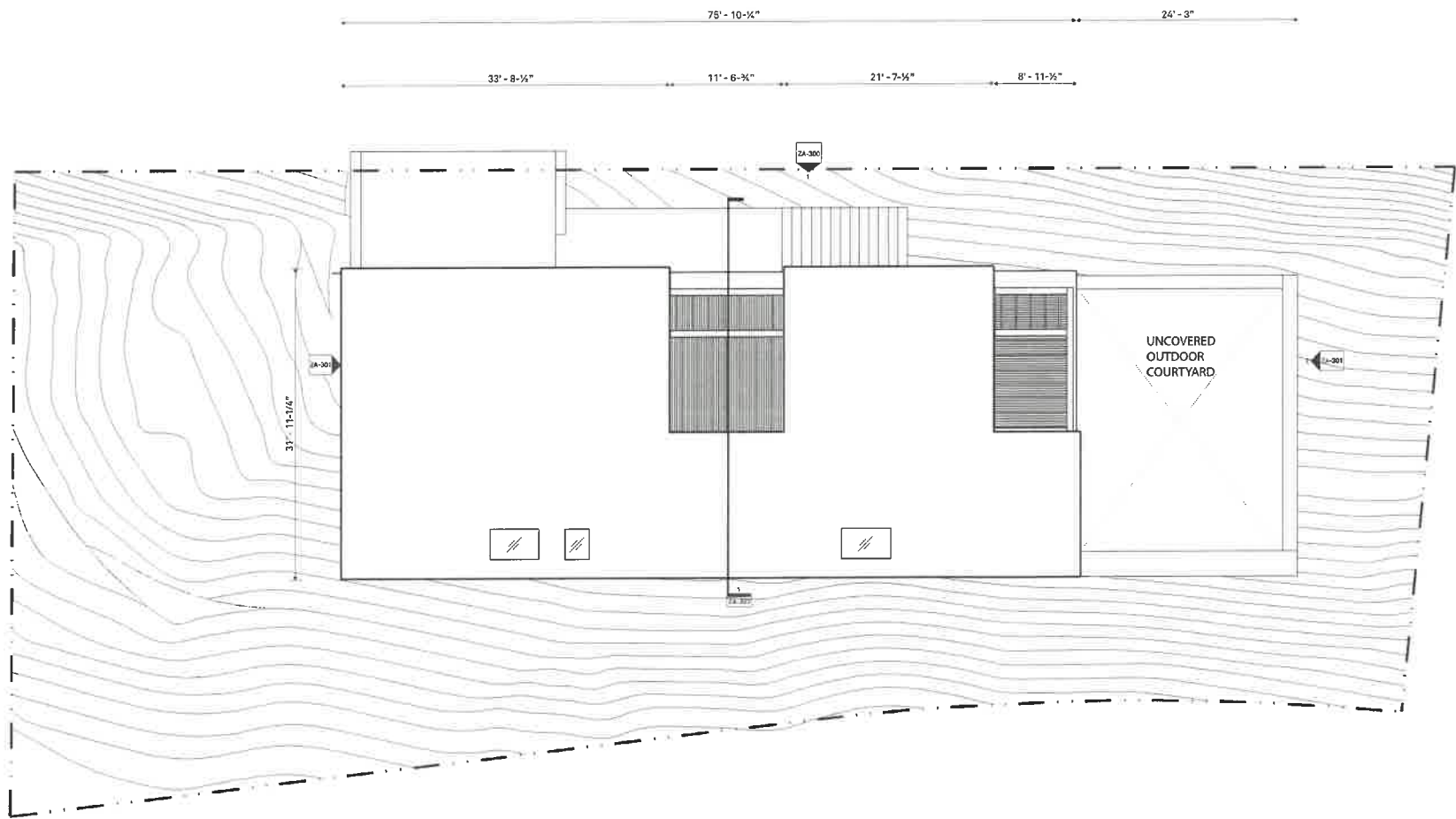
ZA-201

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Second Level
1/8" = 1'-0"

1



PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Myoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8766 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-008
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 28'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"

Page No. 10 of 19

Case No. 24-2022-DRS-24A

2AD-SAP-HCA

REVISIONS

NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE

Roof Plan

PROJECT NUMBER

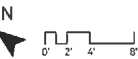
DATE 09/14/2022

DRAWN BY TM, AK

CHECKED BY LM, CS

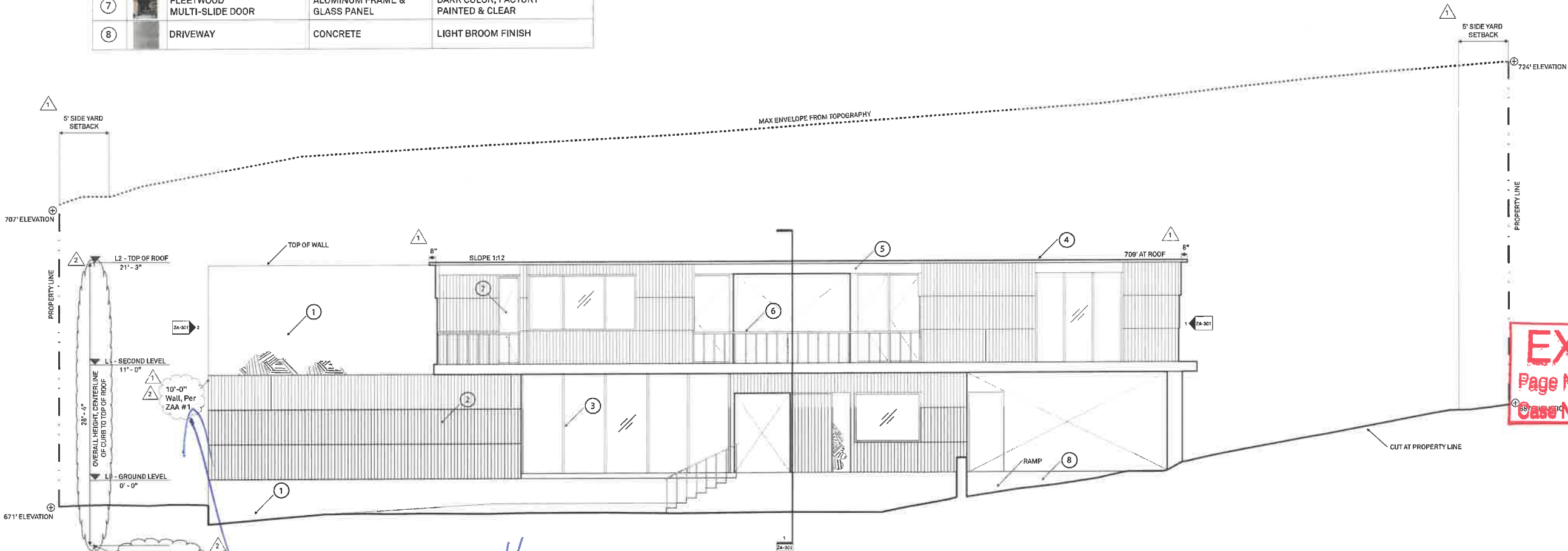
ZA-202

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Roof Level 1
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
ID	IMAGE	DESCRIPTION	MATERIAL	COLOR/FINISH
①		RETAINING WALL	CONCRETE	BOARD FORMED
②		EXTERIOR SIDING	WOOD	STAINED & SEALED
③		WINDOWS	ALUMINUM FRAME & GLASS PANEL	DARK COLOR, FACTORY PAINTED & CLEAR
④		STANDING SEAM ROOF	ALUMINUM	LIGHT COLOR, FACTORY COATED
⑤		CROSS LAMINATED TIMBER FRAMING	WOOD	UNFINISHED
⑥		HANDRAIL/GUARDRAIL	STEEL	MEDIUM GRAY, COATED
⑦		FLEETWOOD MULTI-SLIDE DOOR	ALUMINUM FRAME & GLASS PANEL	DARK COLOR, FACTORY PAINTED & CLEAR
⑧		DRIVEWAY	CONCRETE	LIGHT BROOM FINISH



No 2AA granted for wall,
Jim Zimm, AZA
June 17, 2024.

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

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1481 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 475-0447 PHONE
(213) 483-8788 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Building Elevations

PROJECT NUMBER	
DATE	09/14/2022
DRAWN BY	TM, AK
CHECKED BY	LM, CS

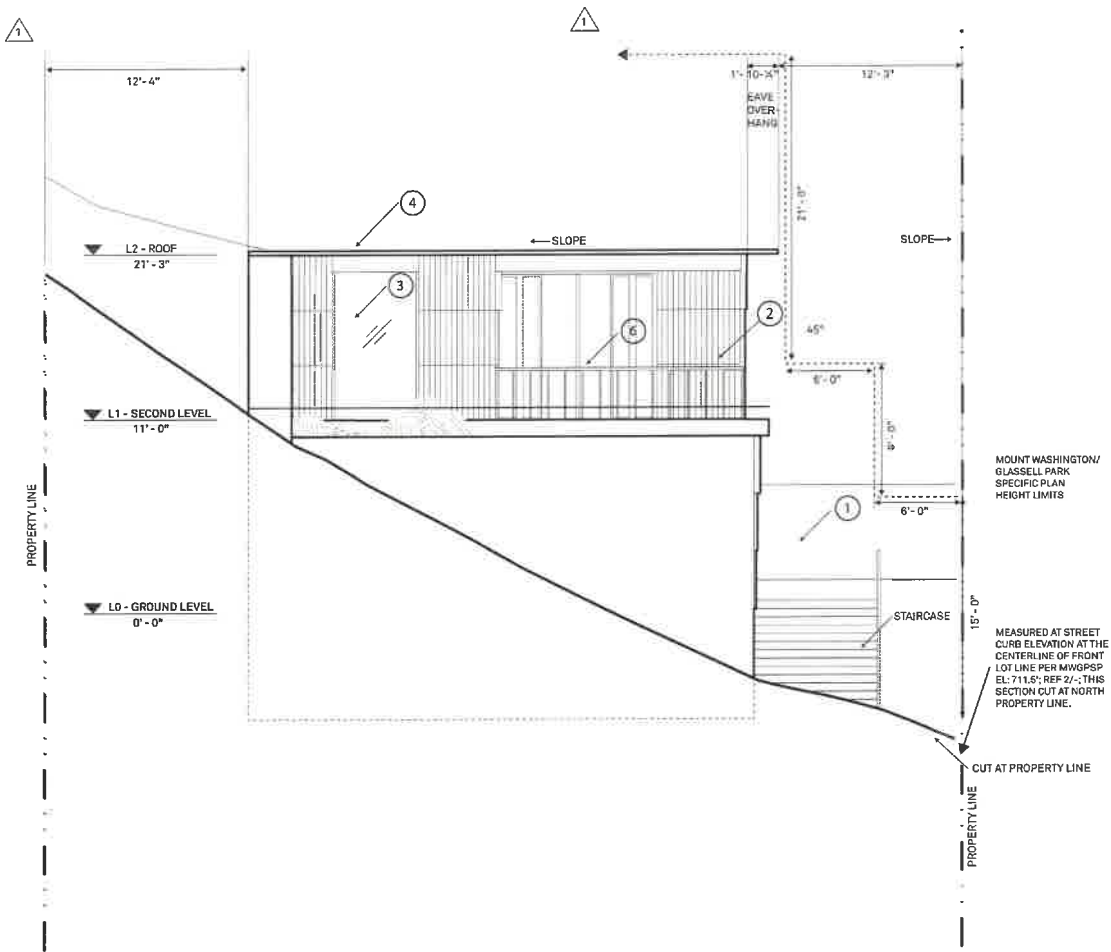
ZA-300

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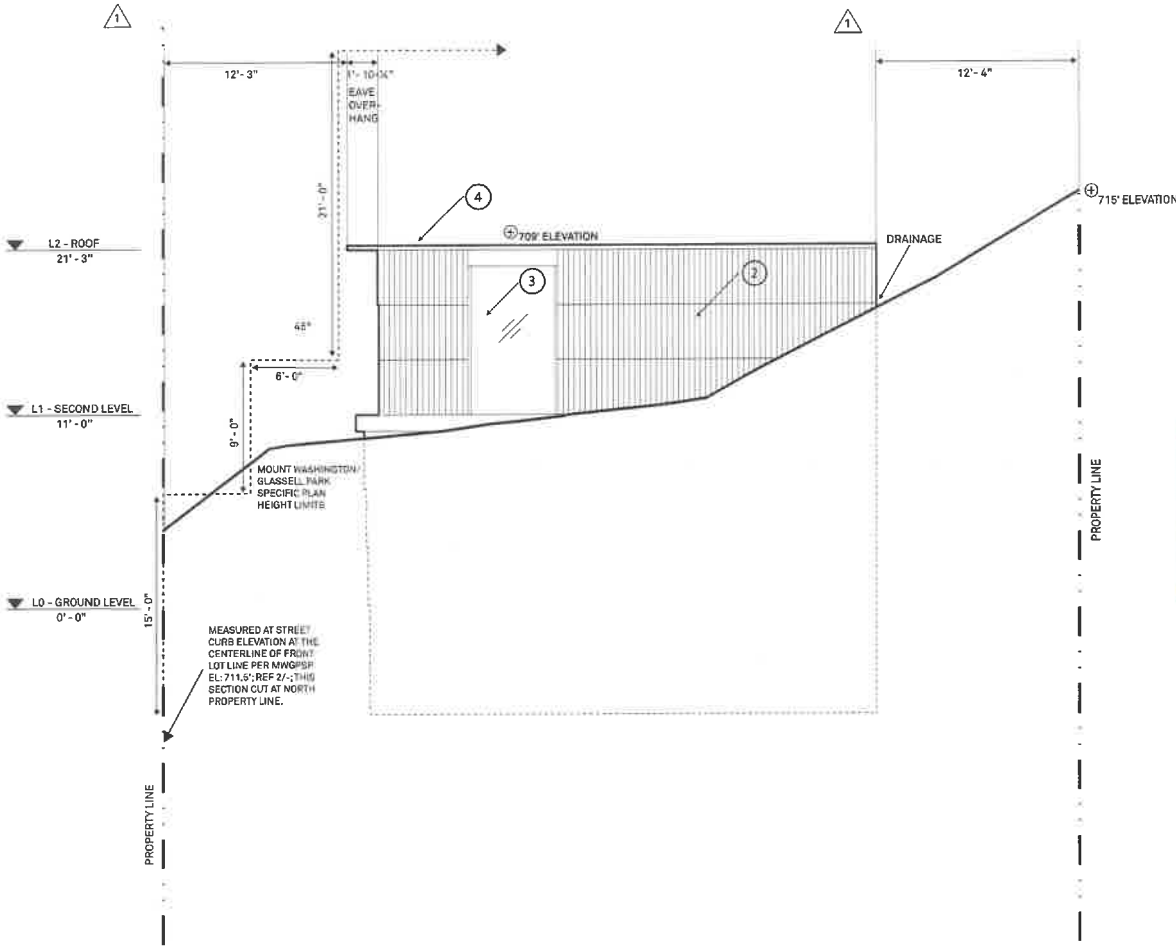
East Building Elevation
3/16" = 1'-0"

1

EXTERIOR FINISH SCHEDULE				
ID	IMAGE	DESCRIPTION	MATERIAL	COLOR/FINISH
①		RETAINING WALL	CONCRETE	BOARD FORMED
②		EXTERIOR SIDING	WOOD	STAINED & SEALED
③		WINDOWS	ALUMINUM FRAME & GLASS PANEL	DARK COLOR, FACTORY PAINTED & CLEAR
④		STANDING SEAM ROOF	ALUMINUM	LIGHT COLOR, FACTORY COATED
⑤		CROSS LAMINATED TIMBER FRAMING	WOOD	UNFINISHED
⑥		HANDRAIL/GUARDRAIL	STEEL	MEDIUM GRAY, COATED
⑦		FLEETWOOD MULTI-SLIDE DOOR	ALUMINUM FRAME & GLASS PANEL	DARK COLOR, FACTORY PAINTED & CLEAR
⑧		DRIVEWAY	CONCRETE	LIGHT BROOM FINISH



South Building Elevation 2
3/16" = 1'-0"



North Building Elevation 1
3/16" = 1'-0"

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
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www.staynerarchitects.com
(213) 475-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,711 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.6 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"
Page No. 12 of 19
Case No. 2A-2022-7255-2KA-
2A SPR-HCA

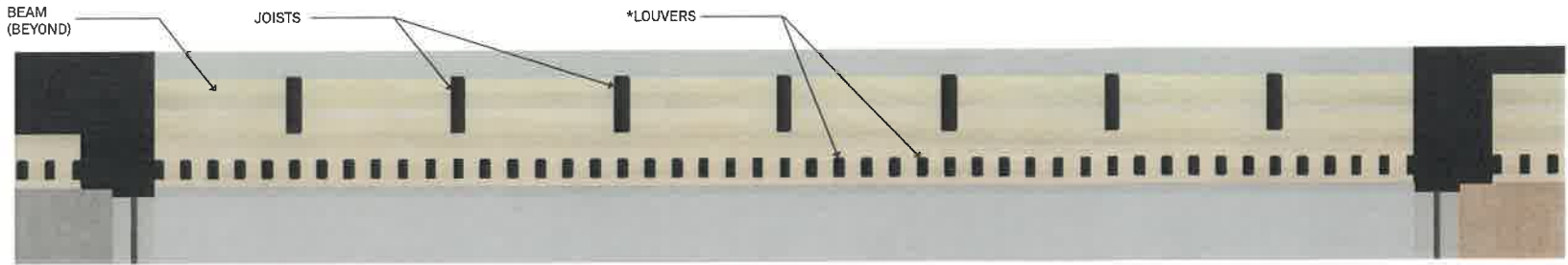
REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Building Elevations

PROJECT NUMBER	
DATE	09/14/2022
DRAWN BY	TM, AK
CHECKED BY	LM, CS

ZA-301

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANNING, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THEREIN.
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* LOUVERS ARE SPACED
LESS THAN 4" APART

Detail Section 2

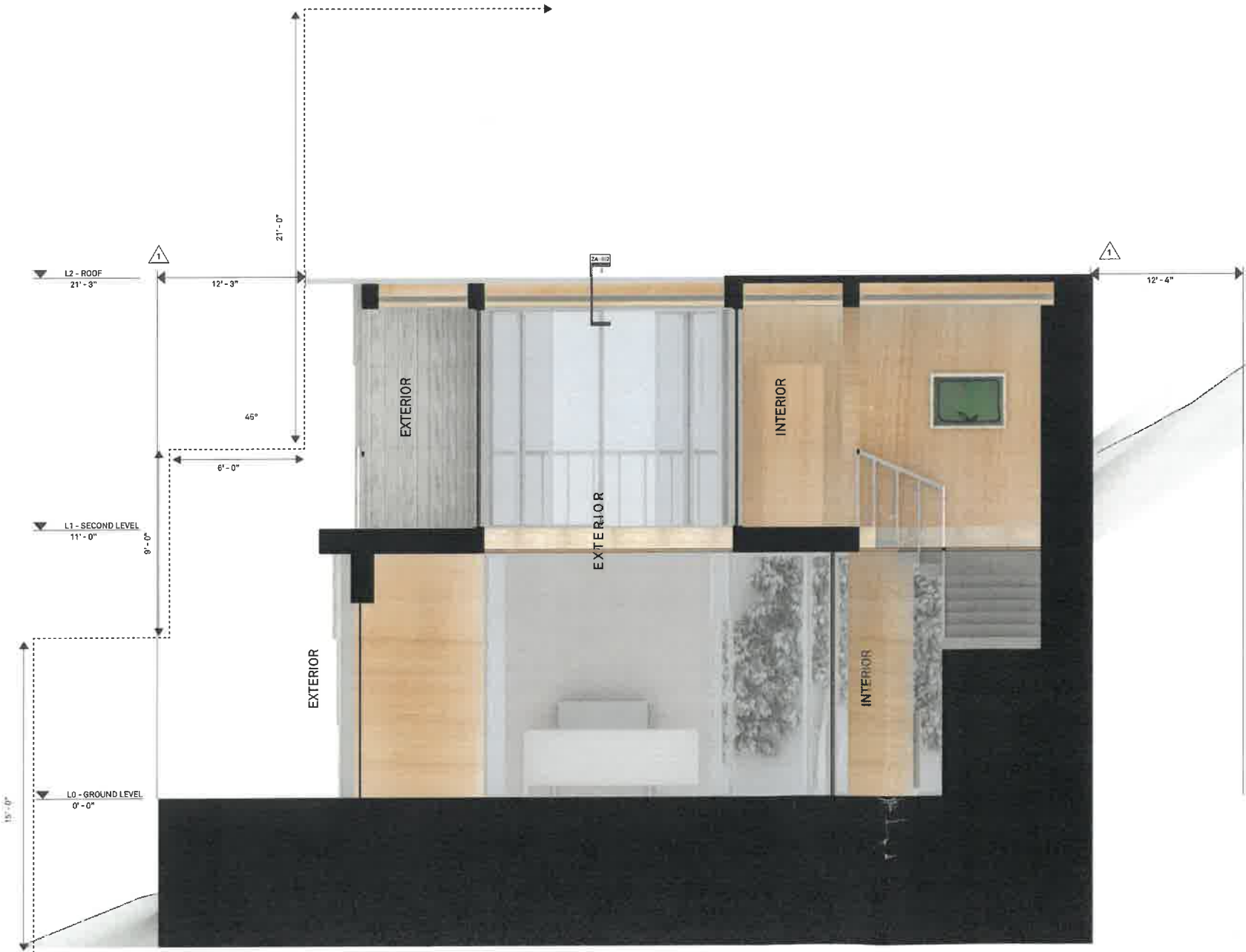


EXHIBIT "A"
Page No. 13 of 19
Case No. 24-2022-2295-ZAA-ZAD -
SAP-HCA

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (L.C. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8788 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 28'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF
MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID
COUNTY.

REVISIONS

NO.	BY	DATE	ISSUE NOTES

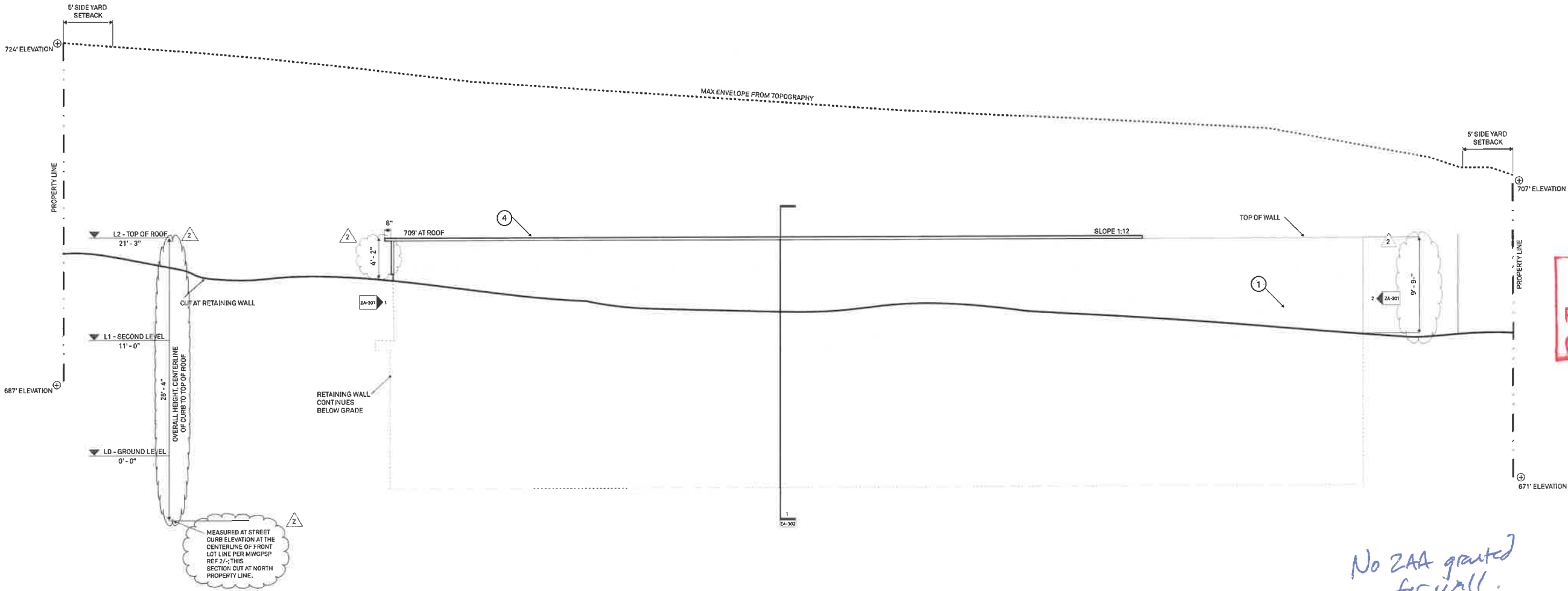
DRAWING TITLE
Building Sections

PROJECT NUMBER	
DATE	09/14/2022
DRAWN BY	TM, AK
CHECKED BY	LM, CS

ZA-302

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN
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DISCLOSURE, REPRODUCTION OR PUBLICATION OF ANY OF THE INFORMATION
CONTAINED HEREIN MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.

EXTERIOR FINISH SCHEDULE				
ID	IMAGE	DESCRIPTION	MATERIAL	COLOR/FINISH
①		RETAINING WALL	CONCRETE	BOARD FORMED
②		EXTERIOR SIDING	WOOD	STAINED & SEALED
④		STANDING SEAM ROOF	ALUMINUM	LIGHT COLOR, FACTORY COATED



No 2AA granted for wall.
Jim Furr, A2A
June 17, 2024

EXHIBIT "A"
Page No. 14 of 19
Case No. 2A-2023-7295-2AA-ZAD
SAP-MCA

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Myoung Kim
330 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORD OF SAID COUNTY.

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Building Elevations

PROJECT NUMBER

DATE 09/14/2022
DRAWN BY TM, AK
CHECKED BY LM, CS

ZA-303

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REVISIONS, PLANNING, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THEREIN.
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North Elevation Render

3



East Elevation Render

2



Perspective Render

1

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 463-8766 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-SA223 360
ZONE: R1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 26'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"

Page No. 15 of 19

Case No. 2A-2022-2295-244

2A.D-544-KCA

REVISIONS

NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Building Elevations

PROJECT NUMBER

DATE 09/14/2022

DRAWN BY TM, AK

CHECKED BY LM, CS

ZA-304

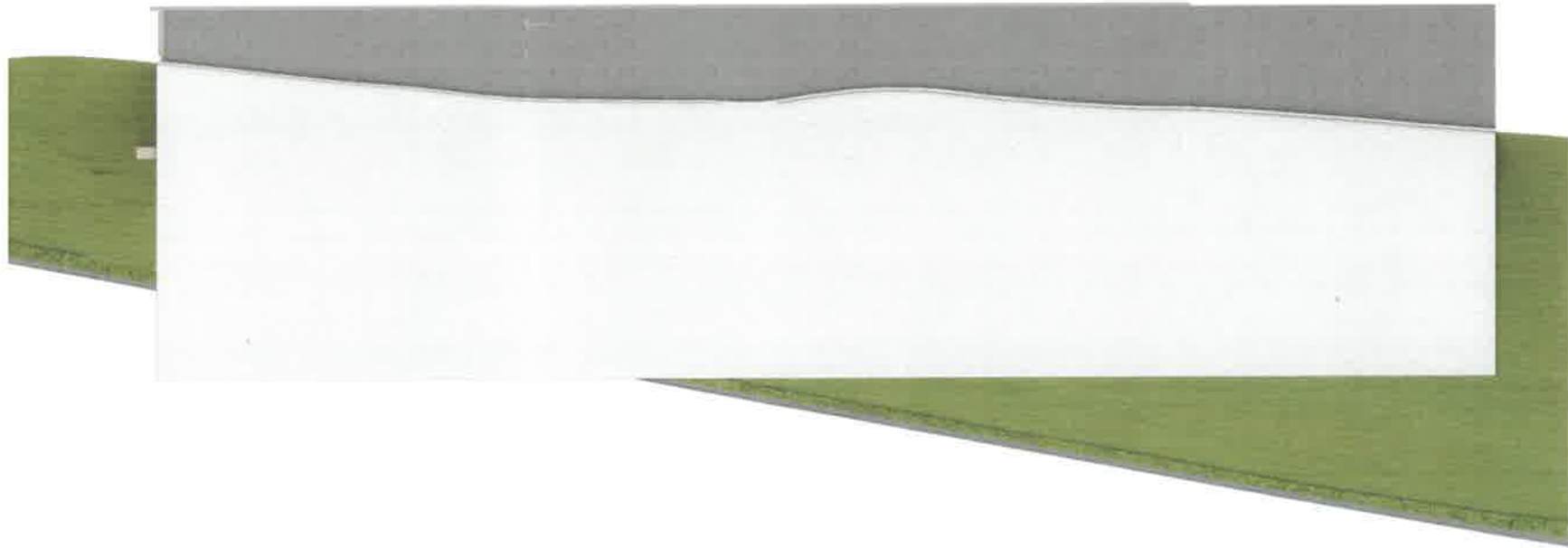
OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS, HEREIN.
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South Elevation Render Inside Courtyard 3



South Elevation Render 2



Perspective Render 1

PROJECT
Youn Residence

504 Avenue 44
Los Angeles, CA 90065

OWNER
Bert Youn & Miyoung Kim
530 S Hewitt St #324
Los Angeles, CA 90013

ARCHITECT
Stayner Architects

STAYNER ARCHITECTS
CHRISTIAN STAYNER, ARCHITECT (LIC. C37583)
1461 N. ECHO PARK AVE
LOS ANGELES, CALIFORNIA 90026
www.staynerarchitects.com
(213) 478-0447 PHONE
(213) 483-8768 FAX

PROJECT INFORMATION

TRACT: LE MOYNE TERRACES TRACT NO. 2
BLOCK: None
LOT: 101
APN: 5465-009-009
PIN #: 148-5A223 360
ZONE: P1-1

EXISTING: None
PROPOSED: 3,731 s.f.
BUILDING HEIGHT: 28'
LOT SIZE: 8,696.8 s.f.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 101 OF LE MOYNE TERRACES TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 118 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXHIBIT "A"
Page No. 16 of 19
Case No. 24-2022-7295-244-24D -
SPA HCA

REVISIONS

NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE

Building Elevations

PROJECT NUMBER

DATE 09/14/2022

DRAWN BY TM, AK

CHECKED BY LM, CS

ZA-305

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON-LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THEREIN.

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DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address504 W AVENUE 44
TractLE MOYNE TERRACES TRACT NO. 2

District map148-5A223
Block

APN5465009009
Lot101

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))

Street Name (1)AVENUE 44
R/W width20'Roadway width:18'Plan IndexAERIAL
☐ Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
☒ Lot fronts on a substandard hillside limited street Dedication required? ☐ No ☒ Yes - width8'

Street Name (2)FRONTENAC AVE
R/W width20'Roadway width:9'Plan IndexAERIAL
☐ Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
☒ Lot fronts on a substandard hillside limited street Dedication required? ☐ No ☒ Yes - width8'

Street Name (3)
R/W widthRoadway width:Plan Index
☐ Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
☐ Lot fronts on a substandard hillside limited street Dedication required? ☐ No ☐ Yes - width

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))
☒ Yes - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit
☐ No
3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))
☒ No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit
☐ Yes
*CPR - begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(i))
Lot located within 200 feet of available sewer mainline:
☐ Use existing wye and permit ☐ Obtain new connection and new permit
☒ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employees signing form: PAGE 1 of 3
Sign: [Signature] Print name: JEANIE LAM
Date: 5/2/22 Phone: Location: CENTRAL DISTRICT

Baseline Hillside Referral Form 02

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS
HELENA JUBANY
PRESIDENT
VAN AMBATELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEFAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA
ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET, 11
LOS ANGELES, CA 90012
ROBERT R. "BUD" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 16, 2013 LOG # 79985
SOILS/GEOLOGY FILE - 2
LAN- EXEMPT

Adrian Martinez
281 E. Workman Street.
Covina, CA 91728

TRACT: Le Moyne Terraces Tract No 2(MP 9-118/119)
LOT(S): 101
LOCATION: 504 Avenue 44 (a.k.a 501 East Frontenac Avenue)

CURRENT REFERENCE REPORT/LETTER(S) Update Report	REPORT No. 89-532-02	DATE(S) OF DOCUMENT 10/02/2012	PREPARED BY Applied Earth Sciences
--------------------------------------------------------	-------------------------	--------------------------------------	---------------------------------------

PREVIOUS REFERENCE REPORT/LETTER(S) Dept. Approval Letter Geology/Soil Report Geology/Soil Report Geology/Soil Report Approval letter Supplemental Report Correction Letter	REPORT No. 60241-01 89-532-02 89-532-02 89-532-02 359189-02 89-532-02 60241	DATE(S) OF DOCUMENT 01/16/2008 08/25/1989 04/27/2001 02/08/2002 05/20/2002 06/19/2002 07/24/2007 10/16/2007	PREPARED BY LADBS Applied Earth Sciences Applied Earth Sciences Applied Earth Sciences LADBS Applied Earth Sciences LADBS
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

The Grading Division of the Department of Building and Safety has reviewed the current report of 10/2/12 updating the proposed construction of a 2-story single family residence over a garage basement, and associated retaining walls.

The Department has approved the previous reports for the proposed construction of similar construction on site (Log # 60241-01).

According to the current report, the proposed construction will be similar to the previous proposal, except the proposed improvements will be shifted more to the north, where the slopes are gentler in gradient.

Page 2
504 Avenue 44 (a.k.a 501 East Frontenac Avenue)

The current updated report is acceptable, provided the following conditions are complied with during site development:

- All the conditions, except as specifically modified herein, in the Department's previous approval letter dated January 16, 2008 (Log # 60241-01) shall apply..
- All the latest recommendations of the reports, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- The seismic Site Class is C, as recommended in the report. All other seismic design parameters shall be reviewed by LADBS building plan check. (1613.5.2)
- Retaining walls higher than 12 feet shall be designed for the additional seismic lateral pressure as recommended on page 8 of the report of 10/2/12.

NEGISTI GIRMAY
Engineering Geologist Associate II

RAPHAEL CHENG
Geotechnical Engineer II

NHG/RHC:nhg/rhc
Log No. 79985
213-482-0480

cc: Monolith DG, Applicant
Applied Earth Sciences, Project Consultant
LA District Office

EXHIBIT "A"
Page No: 17 of 19
Case No: 2A-2022-7295-2AA-2AD
SPP-11CA

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Approvals

PROJECT NUMBER	
DATE	09/14/2022
DRAWN BY	TM, AK
CHECKED BY	LM, CS

G-001

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THEREOF. DO NOT SCALE FROM DRAWING. ALL DIMENSIONS MUST BE VERIFIED ON SITE. THIS DOCUMENT CONTAINS COPYRIGHTED MATERIAL. ANY UNAUTHORIZED USE, DISCLOSURE, DISSEMINATION OR DISTRIBUTION OF ANY OF THE INFORMATION CONTAINED HEREIN MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.

L0083 0-5 (Rev. 12/14/2017) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Geology and Soils Report Approval Letter 01

TOPOGRAPHY SURVEY

LEGEND:

- AC = ASPHALT CONCRETE
- FL = FLOWLINE
- FS = FINISHED SURFACE
- TC = TOP OF CURB
- C = CENTERLINE
- = FOUND MONUMENTS AS NOTED
- = SET MONUMENTS AS NOTED

PROJECT REQUIREMENT CHECKLIST

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT LINES SHOWN ON MAP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BUILDING FOOTPRINT(S)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	STREET IMPROVEMENTS (CURB & GUTTER, SIDEWALKS, STREET LIGHTS, FIRE HYDRANTS,...)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADJACENT TO PROPERTY ONLY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MINIMUM 5 FEET BEYOND PROPERTY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BOTH SIDES OF STREET
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SHOW UPPER AND LOWER STREET (PUBLIC RIGHT OF WAY SUFFICIENT TO CREATE PERMIT IF WARRANTED BY THE FIRE DEPARTMENT AND PUBLIC WORKS. SHOW SPOT ELEVATIONS FOR HIGH AND LOW POINTS OF STREET CENTER LINE CAN CURBS, ETC.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL STREET TAGS (SET LOT CORNERS)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PERIMETER WALLS/FENCES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DRIVEWAY(S)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FRONT ONLY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	WALKWAYS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	INTERIOR WALLS/FENCES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDGE OF LAWN
<input checked="" type="checkbox"/>	<input type="checkbox"/>	POOL
<input checked="" type="checkbox"/>	<input type="checkbox"/>	POOL DECKING/PATIO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	VISIBLE UTILITIES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MAJOR TREES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	TREE DRIP LINES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OAK ONLY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL MAJOR TREES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ELEVATIONS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ASSUMED DATUM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CITY/COUNTY DATUM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTOURS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OFF SITE INFORMATION (5-10' OUTSIDE OF PROPERTY)-SAME AS INDICATED ABOVE OR:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	VICINITY MAP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	EASEMENTS (RECOMMENDED)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PER TITLE REPORT PROVIDED BY CLIENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PER DEED(S) PROVIDED BY CLIENT
<input type="checkbox"/>	<input type="checkbox"/>	OTHER:

The map shows a topographic survey of a residential area. A horizontal road at the top is labeled "AVENUE". Below it, another road is labeled "FRONTENAC AVENUE". The map features numerous contour lines indicating elevation changes. Various survey points are marked with symbols like circles and crosses, some labeled "FOUND LEAD & TACK CENTERLINE P.I.", "SET LEAD, TACK & TAG, L.S. 7882", etc. Lot lines are shown as dashed or solid lines separating different parcels. Elevation values are written along the contour lines and near specific points. A north arrow is located in the upper left corner, pointing towards the top right. A scale bar below the north arrow indicates "Scale: 1" = 8'", with markings for 0, 4, 8, and 16 feet.

DS Danielson Surveying
Mark R. Danielson, PLS 7882

25000 Avenue Stanford, Suite 141
Valencia, CA 91355
(818) 904-7039
E-mail: info@danielsonsurveying.com
www.danielsonsurveying.com

LICENSED LAND SURVEYOR
MARK R. DANIELSON
No. 7882
STATE OF CALIFORNIA

Plan Prepared For:
Bert Yoon
530 S Hewitt St., #324
Los Angeles, CA 90013
(323) 610-6626

Site Address:
504 W. Avenue 44
February 10, 2010

Legal Description:
Lot 101, Tract No. 2,
M.B. 9, Pg. 118

Area:
8,516 Square Feet, 0.20 Acres

Date Of Survey:
February 10, 2010

Bench Mark:
No. 11--08632 (Los Angeles Bench Marks)
Elevation 715.747, 1985 adjustment
Datum: NAD 83
SPK IN CURB CANYON VISTA DR 2FT W/O BCR
W/O FRONTENAC AVE

Job No. 6144 - 0001a

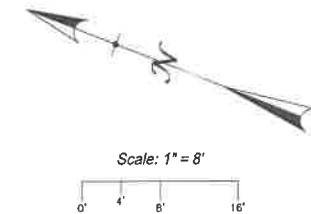
Sheet 1 of 1

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THERE TO.

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Job No. 6144 - 0001a

TOPOGRAPHY SURVEY WITH SLOPE ANALYSIS



LEGEND:

- AC = ASPHALT CONCRETE
FL = FLOWLINE
FS = FINISHED SURFACE
TC = TOP OF CURB
CL = CENTERLINE
- = FOUND MONUMENTS AS NOTED
● = SET MONUMENTS AS NOTED

PROJECT REQUIREMENT CHECKLIST

- | | | |
|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| YES | NO | LOT LINES SHOWN ON MAP |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | BUILDING FOOTPRINT(S) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | STREET IMPROVEMENTS (CURB & GUTTER, SIDEWALKS, STREET LIGHTS, FIRE HYDRANTS,...) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ADJACENT TO PROPERTY ONLY |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | MINIMUM 5 FEET BEYOND PROPERTY |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | BOTH SIDES OF STREET |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | SHOW UPPER AND LOWER STREET (PUBLIC RIGHT OF WAY SUFFICIENT TO CREATE PERMIT IF WARRANTED BY THE FIRE DEPARTMENT AND PUBLIC WORKS. SHOW SPOT ELEVATIONS FOR HIGH AND LOW POINTS OF STREET CENTER LINE CAN CURBS, ETC.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ADDITIONAL STREET TAGS (SET LOT CORNERS) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PERIMETER WALLS/FENCES |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | DRIVEWAYS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ALL |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | FRONT ONLY |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | OTHER: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | WALKWAYS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | INTERIOR WALLS/FENCES |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDGE OF LAWN |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | POOL |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | POOL DECKING/PATIO |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | VISIBLE UTILITIES |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | MAJOR TREES |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TREE DRIP LINES |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CITY/COUNTY DATUM |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CONTOURS <input checked="" type="checkbox"/> 2' <input type="checkbox"/> 5' <input type="checkbox"/> 10' <input type="checkbox"/> 25' OTHER: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | OFF SITE INFORMATION (5'-10' OUTSIDE OF PROPERTY)-SAME AS INDICATED ABOVE OR: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NEIGHBOR MAP |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | EASMENTS (RECOMMENDED) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PER TITLE REPORT PROVIDED BY CLIENT |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PER DEED(S) PROVIDED BY CLIENT |
| <input type="checkbox"/> | <input type="checkbox"/> | OTHER: |

SLOPE BANDS (%)	AREA	R1	MAX FLOOR AREA
= SLOPE 0% TO 14.99%	(39 SQ.FT. X 0.45)		= 17.55 SQ.FT.
= SLOPE 15% TO 29.99%	(687 SQ.FT. X 0.45)		= 309.15 SQ.FT.
= SLOPE 30% TO 44.99%	(1,460 SQ.FT. X 0.40)		= 584.00 SQ.FT.
= SLOPE 45% TO 59.99%	(3,954 SQ.FT. X 0.35)		= 1,383.90 SQ.FT.
= SLOPE 60% TO 99.99%	(2,244 SQ.FT. X 0.30)		= 673.20 SQ.FT.
= SLOPE 100%+	(132 SQ.FT. X 0)		= 0.00 SQ.FT.
MAXIMUM RESIDENTIAL FLOOR AREA:			2,967.80 SQ.FT.

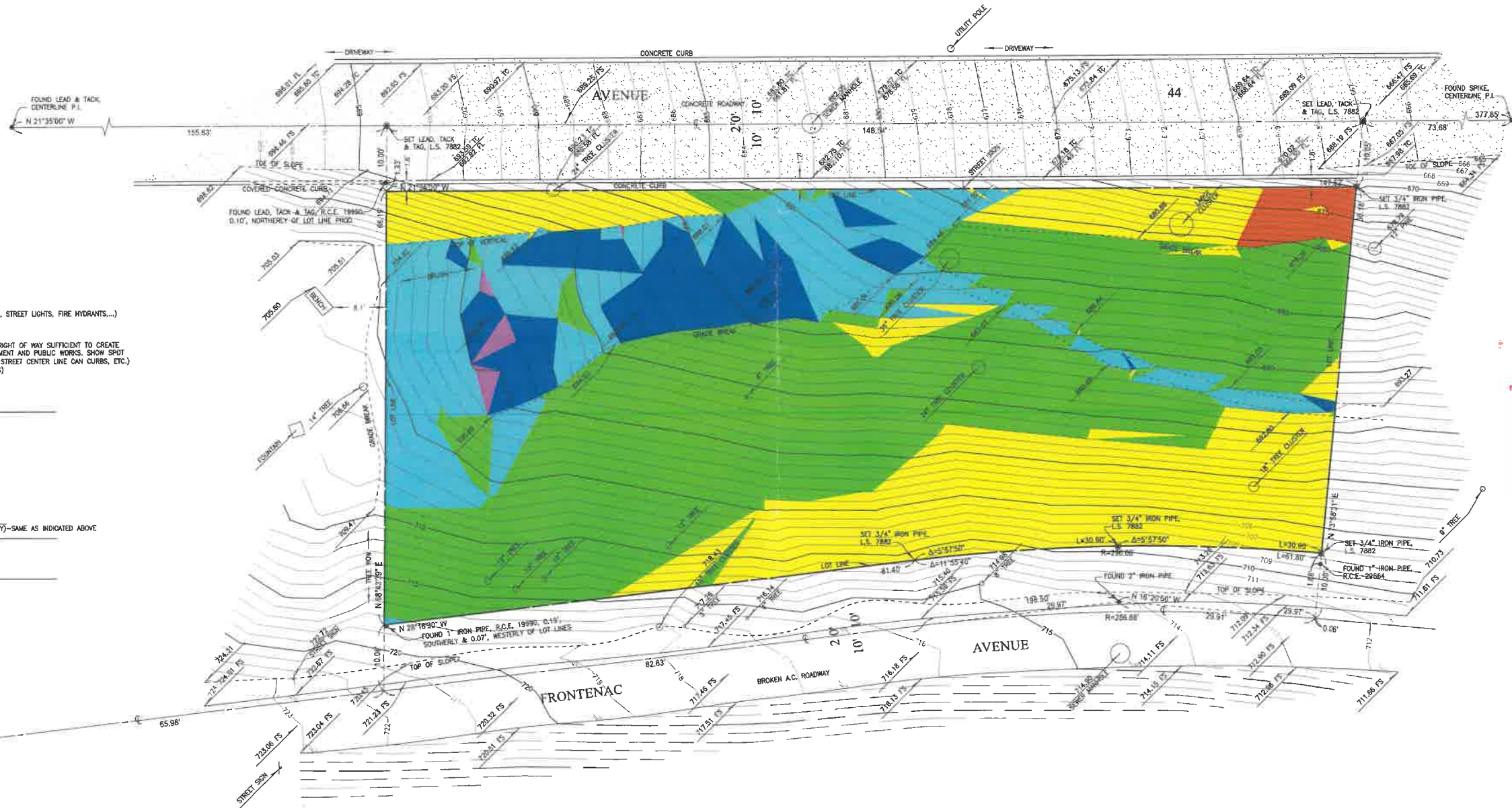


EXHIBIT "A"
Page No. 19 of 19
Case No. 24-2002-7285-2AA
2 AD - SFP - HCA

REVISIONS			
NO.	BY	DATE	ISSUE NOTES

DRAWING TITLE
Survey, Slope Band Analysis

PROJECT NUMBER	
DATE	09/14/2022
DRAWN BY	TM, AK
CHECKED BY	LM, CS

G-003

OWNERSHIP OF ALL INSTRUMENTS OF SERVICE STAYNER ARCHITECTS SHALL RETAIN OWNERSHIP OF ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY STAYNER ARCHITECTS AS INSTRUMENTS OF SERVICE. STAYNER ARCHITECTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, WITHOUT LIMITATION, ALL COPYRIGHTS THEREIN. DO NOT SCALE FROM DRAWING. ALL DIMENSIONS MUST BE VERIFIED ON SITE. THIS DOCUMENT CONTAINS COPYRIGHTED MATERIAL. ANY UNAUTHORIZED USE, DISCLOSURE, REPRODUCTION OR DUPLICATION OF ANY OF THE INFORMATION CONTAINED HEREIN MAY RESULT IN LITIGATION UNDER APPLICABLE LAWS.

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Plan Prepared For:	Legal Description:	Bench Mark:
Bert Youn 530 S Hewitt St #324 Los Angeles, CA 90013 (323) 610-6626	Lot 101, Tract No. 2, M.B. 9, Pg. 118 Area: 8,516 Square Feet, 0.20 Acres Date of Survey: February 10, 2010 Revision: June 14, 2021 (slope analysis)	No. 11-08632 (Los Angeles Bench Mark) Elevation 715.747, 1985 adjustment Datum: NAD 83 SPK N CURB CANYON VISTA DR 2FT W/O BCR W/O FRONTENAC AVE Job No. 6144 - 0001a Sheet 1 of 1
Site Address:		
504 W. Avenue 44 Mount Washington		

RADIUS MAP



Map Prepared by:

Leon Mapping & GIS Services
15031 Chatworth St, Ste 17
Mission Hills, CA 91345
818-235-7649
leonmapping@hotmail.com

LEGAL DESC: LOT 101, LE MOYNE TERRACES TRACT NO. 2,
M B 9-118/119
(APN) 5465009009 504 W AVENUE 44

Thomas Brothers Grid
PAGE 595 - GRID A4

Map Sheet 148-5A223

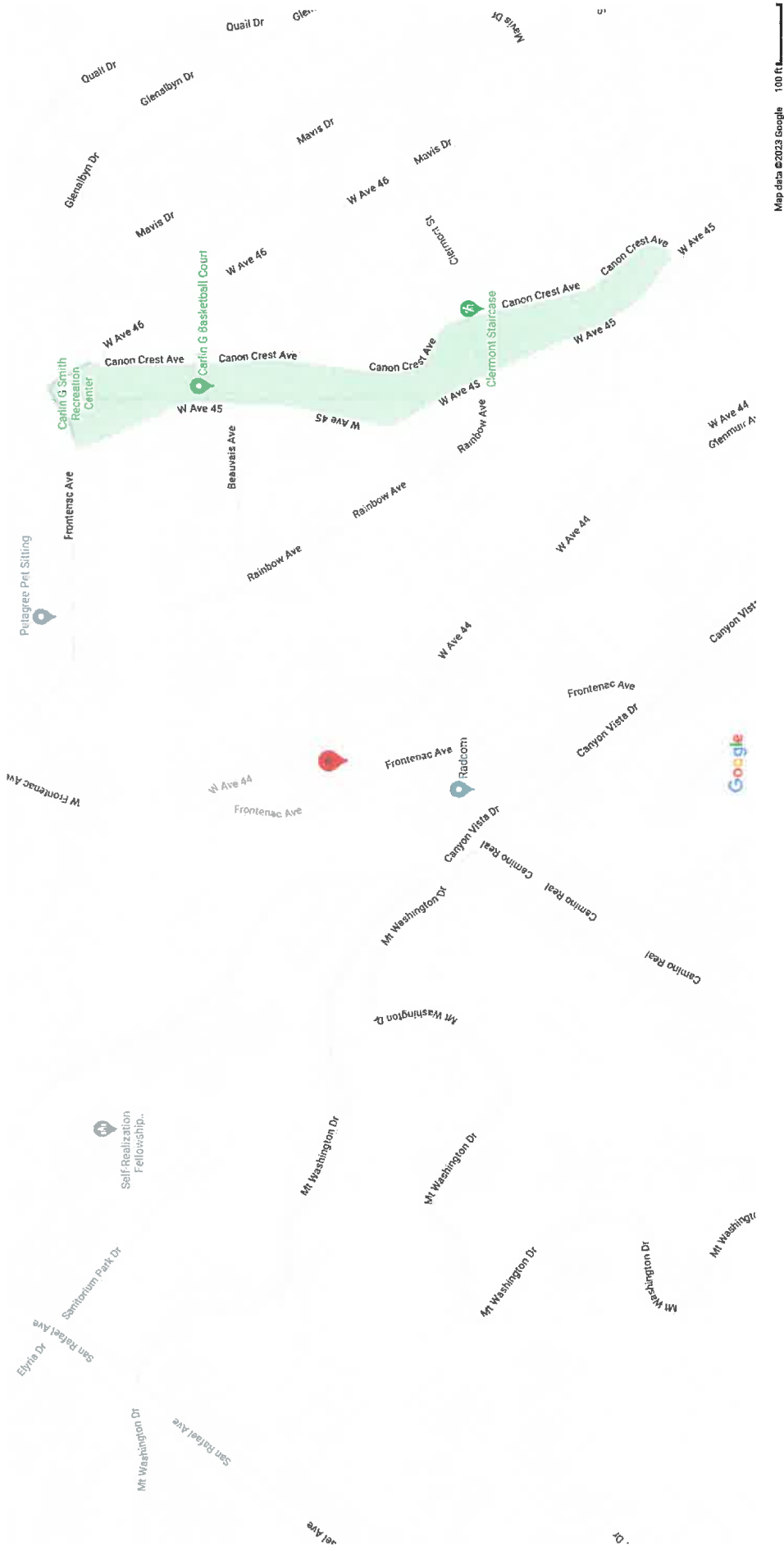
Community Plan Area 1 Northeast Los Angeles
Area Planning Commission 1 East Los Angeles
Neighborhood Council 1 Arroyo Seco
Council District 1 CD 1 - Eunisses Hernandez
Census Tract # 1851.02

ADJACENT

ACREAGE \pm 0.2
DATE: 9/9/2023
UPDATE: _____



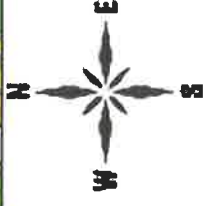
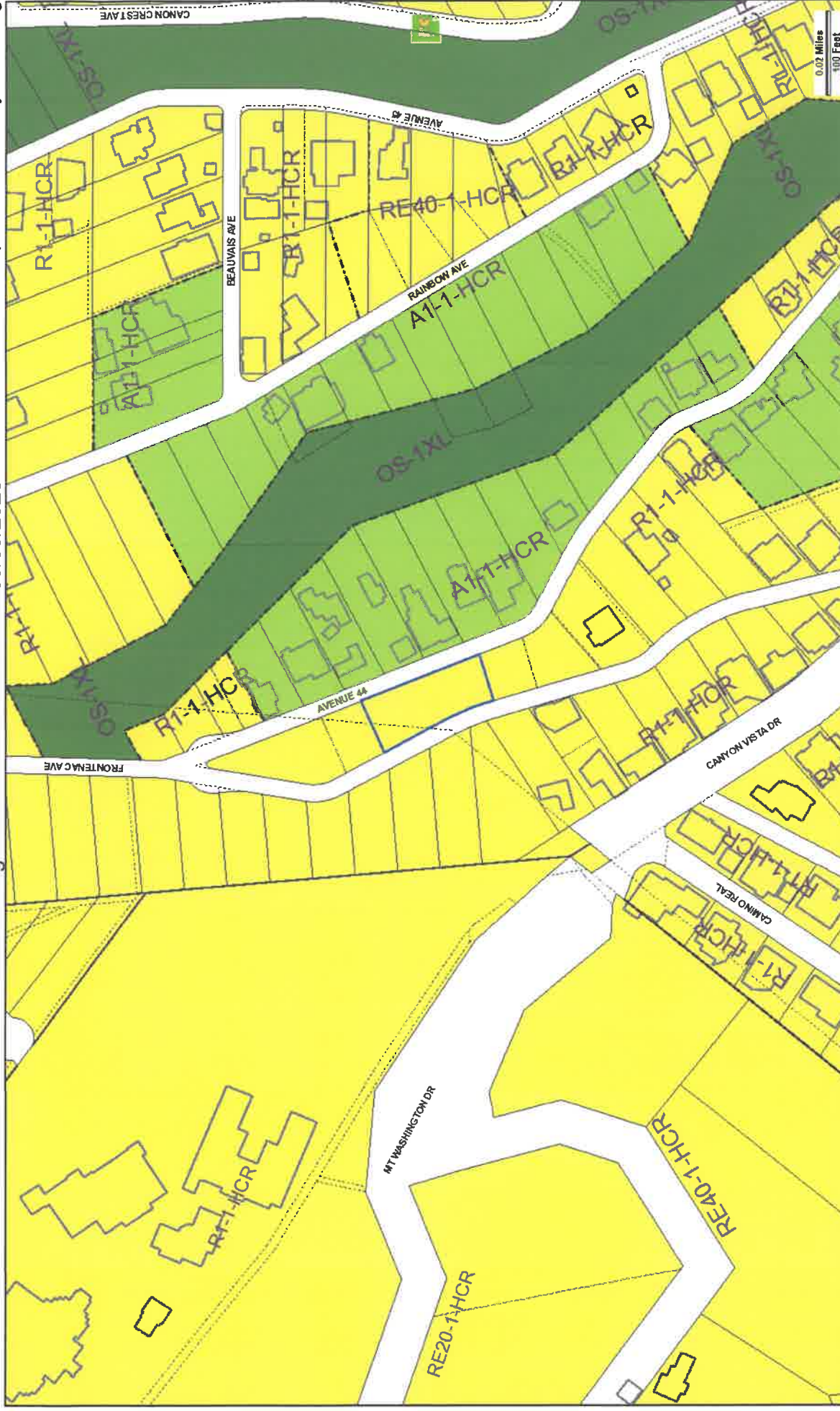
CONTACT: STAYNER ARCHITECTS
PHONE : 310 779 4957



09/09/2023

Generalized Zoning

ZIMAS PUBLIC



Tract: LE MOYNE TERRACES TRACT Zoning: R1-1-HCR
NO. 2

General Plan: Low Residential

Block: None

Lot: 101

Arb: None

Address: 504 W AVE 44

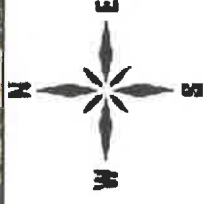
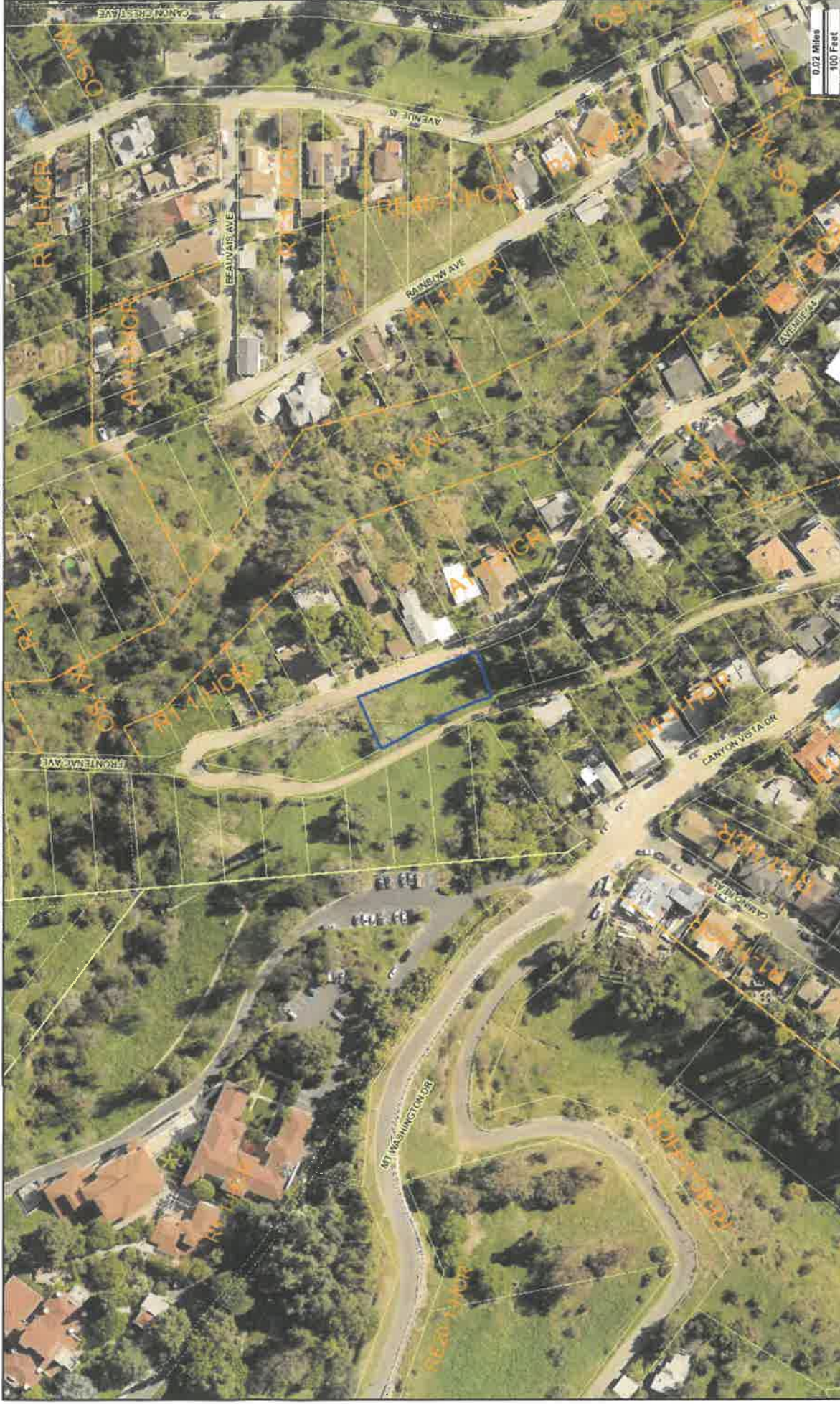
APN: 5465009009

PIN #: 148-5A223 360

09/09/2023

LARIAC6 2020 Color-Ortho

ZIMAS PUBLIC



Tract: LE MOYNE TERRACES TRACT Zoning: R1-1-HCR
NO. 2

General Plan: Low Residential

Block: None

Lot: 101

Arb: None

Address: 504 W AVE 44

APN: 5465009009

PIN #: 148-5A223 360

CORRESPONDENCE


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



April Hood <april.hood@lacity.org>

"Protect our safety: I support the appeal before the East LA Area Planning Commission on 504 W Avenue 44 / ZA-2022-7295-ZAA-SPP-HCA ENV-2023-3518-CE"

1 message

Jessica Huebner <themartinlady@earthlink.net>

Mon, Sep 2, 2024 at 3:20 PM

To: apceastla@lacity.org, april.hood@lacity.org, councilmember.hernandez@lacity.org, helen.campbell@lacity.org, jose.a.rodriguez@lacity.org, helene.rotolo@lacity.org, kyle.hickey@lacity.org, Pablo Estrada <pablo.Estrada@lacity.org>
Cc: mwha.juanita@gmail.com, Pat Winters <mwha.pat@gmail.com>

"In SUPPORT of appeal of ZA-2022-7295-ZAA-SPP-HCA ENV-2023-3518-CE, 504 West Avenue 44"

Below is the letter I wrote last year asking that the waivers not be granted for 504 W. Ave. 44.

Since then waivers have been granted.

In the name of safety I ask that the waivers granted be denied.

My letter and my thoughts on the recklessness of many building projects on Mt Washington and how the granting of waivers needs to be curbed-especially when it directly impacts the safety of all of us.

Please reconsider all of the aspects to why this is a dangerous precedent to allow these waivers to go through.

As a long time Mt. Washington resident I am dismayed at the continuous granting of waivers to developers who are pushing the envelope in constructing buildings that are double and triple the sizes of their neighboring houses on our hillsides, in a Very High Fire Severity Hazard Zone, with no regard AT ALL to the dangerous conditions they create by not doing the legal requirements of road improvements, etc. In this case waivers are being requested for Ave. 44 to not perform the minimum street improvements and the adjacent road, Frontenac. Also waivers are being requested to not perform the minimum street improvements from the property to the boundary of the hillside and to not do the required 8-foot dedication for road improvements, along with 5 other waivers. This is insane. Please, do not grant these waivers. The infrastructure on Mt. Washington is crumbling, and crumbling even faster with the 300 current construction projects in a 2.7 square mile area with almost all of the developers asking for waivers and getting them. Not to mention that the population has doubled in the last few years. We are dealing with climate change and unprecedented weather conditions such as atmospheric rivers where our surrounding roads (that continue to not be improved) are caving down around us. For example, I live on Museum Drive and above me is Pheasant Drive. Pheasant Drive is now completely closed off (after years and years of our inquiries as to WHEN the road would be addressed and repaired) now it has finally caved in with the last big rains and has trapped one homeowner's vehicle. It also means if there is a fire, no one can get to that house (fire trucks or medical) or to the houses above Pheasant Drive from below. Fires, by the way, travel uphill. If there is a fire below, it will travel uphill. Kind of critical in fire fighting to be able to go below a fire. We are experiencing mudslides (from the clear cutting of 100s of trees done ILLEGALLY by developers, roads caving in, trapped people (including a gentleman who died as a result), cars and trucks needing to be towed out from being trapped in the decaying roads and dangled over the houses and people below. Come on! Please let's stop this. It is not fair. Please consider the WHOLE picture of what has been and is going on up on Mt. Washington and how absolutely dangerous allowing all of these waivers to happen to us and everyone else on Mt. Washington. Please do not grant these waivers. Thank you for your thoughtful consideration. Please add me to the concerned parties list for future rulings and information. Sincerely, Jessica Huebner 715 Museum Drive Los Angeles, CA 90065 213-910-0910

August 30, 2024

To: East Los Angeles Area Planning Commission

cc: Department of Planning, City of Los Angeles, Pablo Estrada, City Planning Associate

cc: CD1, Council member Eunisses Hernandez

From: Frontenac Avenue Safety Association (FASA)

RE: Public Hearing, September 11

ZA-2022-7295-ZAA-SPP-HCA ENV-2023-3518-CE

Proposed construction at 504 West Avenue 44 (on Frontenac Ave. and W. Ave. 44)

I. Who we Are and What We Are Asking For (Please support the Appeal)

We are the Frontenac Avenue Safety Association (FASA, the Appellant). FASA is an organization of neighbors and Angelenos who live in the general area of Frontenac Ave. and West Avenue 44 in Mt. Washington. We have organized and met multiple times in the neighborhood as a group to express concerns about the granting of waivers to the property at 504 W. Avenue 44, which abuts Frontenac Ave. nearly at a corner on a narrow strip of hillside land. Many of us have lived in this area for years, and others are new to the community (the property is quite close to the corner of Ave. 44 and Frontenac Ave. with no other buildings or construction separating this vacant lot from the corner of Frontenac Ave. / W. Avenue 44).

This letter summarizes our group's concerns and respectfully requests that your Commission support our appeal. The law must be followed and these waivers put our safety at risk given the inability for fire and other emergency vehicles to access our properties without the required road improvements. The appeal must be supported for safety and because the law must be followed. Further, many of the concerns laid out here were supported by the Arroyo Seco Neighborhood Council (ASNC) previously as well before the builders submitted their applications, and the builders were not particularly responsive to these concerns.

We are generally not opposed to new construction, which is needed in Los Angeles. In fact, some of us are relatively new to the community and some have built or improved their own homes and nearby roads while following all laws and regulations. However, we strongly feel that the waivers granted that did not require or were silent on appropriate dedications and road widening on both W. Avenue 44 and Frontenac Ave., among other waivers, should not have been granted.

For this reason, **we ask our appeal be approved so these roads can be improved and that those interested in building at 504 W Ave. 44 not be allowed to bypass the law.**

II. Summary: Why FASA's Appeal Should be Supported by the Commission

Please support the appeal! We urge you to support our appeal on the ZA's decision on ZA-2022-7295-ZAA-SPP-HCA ENV-2023-3518-CE (504 West Avenue 44). The safety and other reasons for voting in support of our appeal are laid out in a 32-page document appended to the end of this letter and that was submitted with the appeal by our association and legal team. This letter summarizes many of those key points in the 32-page document, though we also would like you to look at the 32-page document as it has a number of photographs showing why this property and its adjacent roads so desperately require improvements due to the narrowness of the current road, the fact Frontenac Ave. is a dirt road, and because this area has been subject to multiple fires over the years where emergency vehicles could not access fully. If you do not support our appeal, these road improvements will never be made as the area on Frontenac Ave. near the 504 proposed construction is adjacent to land where construction is not to occur (Santa Monica Mountains Conservancy space).

Specifically, we want to quickly highlight several key reasons **the appeal should be approved** and these waivers should not have been granted. These are concisely listed below, and then we elaborate on each of these later in this letter.

We summarize many of the key points of the appeal in this letter, including as follows:

1. We strongly believe the applicant must provide an 8-foot road dedication for improving West Ave. 44. The letter of determination [LOD] is silent on this unfortunately and the builder's plans state a request for waiver and no dedication.

2. The Applicant must provide an 8-foot road dedication for improving Frontenac Avenue, which is consistent with current law. Supporting our appeal would require the applicant to provide the 8-foot road dedication on Frontenac.

3. Related to this second point above, we strongly believe that it will dramatically increase safety and it is required by law for the Applicant to improve Frontenac Avenue to 20 feet wide along the boundary of the project property (the required "minimum adjacent roadway"). Supporting our appeal means the applicant would be required to follow the law and improve Frontenac Ave. to 20 feet wide, which would make the road safer for all vehicles and residents of adjacent properties. This would reduce the risk of lost life due to fire (which has unfortunately happened in this Frontenac / Avenue 44 area when emergency vehicles could not pass either Avenue 44 or Frontenac Ave. due to the conditions of the roads and road width).

4. The Applicant must improve Frontenac Avenue to 20 feet wide to the northeast where it intersects Avenue 44 (the "continuous roadside improvement" in the northeast direction along Frontenac Ave.). This is one of the most critical requests because 504 W. Ave. 44 effectively is the last developable lot at the corner of Frontenac Ave. and W. Avenue 44 with no buildings separating this proposed construction and the corner intersection of Frontenac Ave. and W. Avenue 44. Another nearby property on Ave. 44 that is set for construction has also required both Frontenac Ave. and Ave. 44 to be improved. FASA has not opposed this other build as it improved both roads, making the area safer.

5. FASA has read the law and notes that it is required that the Applicant must improve Frontenac Avenue to 20 feet wide to the southwest to meet the previously developed 20-foot wide roadway (the SW “continuous roadside improvement”). For similar reasons as described above, this would allow easier and safer movement of fire and emergency vehicles. It would also make it less likely that mid-sized trucks do not fall down the hill and into 504 and other Ave. 44 properties, which has happened on Frontenac in the past, especially when raining or the road is wet.

6. Applicant must provide at least 3 off street parking spaces (surprisingly, the LOD says only 2 parking spaces – see Finding 8(d, page 32).

7. The project is not exempt from CEQA.

We elaborate on many of these reasons for supporting the appeal below. **However, our number one reason for appealing this ZA decision is because there is for safety, and this is related to all seven of the above points for why our appeal should be supported.**

III. Why the Frontenac Ave. Safety Association wants the appeal supported – elaborating on these seven points for supporting the appeal

Construction is the only opportunity in Los Angeles to improve and widen roads, which improves fire safety and other safety. The intersection of Frontenac Ave. and W. Avenue 44 has been the location of three fires, one just last year. Another fire, about 10 years ago, was fatal when fire fighters and their trucks were unable to fully get through Frontenac Ave., the shortest road to this intersection from a major and wide road. They were also unable to get up Avenue 44 due to the lack of width of the road there.

Frontenac Ave. is much easier than Avenue 44 to continuously or even partially widen for safety, and this housing construction is an opportunity to create safety for our neighbors and residents. The 504 W. Avenue 44 property abuts Frontenac Ave. and W. Ave. 44 and is nearly at the corner of these two intersections with no other physical buildings in between this property and that intersection. For these and other reasons, the ZA waivers should not have been granted – and therefore you should support our appeal.

Beyond our discussion below which elaborates on FASA’s seven points for supporting our appeal, we refer you to the 32-page document outlining the justification for our appeal appended.

1. We strongly believe the law requires the applicant to provide an 8-foot road dedication for improving West Ave. 44. The letter of determination [LOD] is silent on this unfortunately and the builder’s plans state a request for waiver and no dedication.

The architectural plans show no major changes showing this additional 8-foot road dedication will be added to the proposed property, and we are concerned it is being ignored given the silence in the LOD. Although the Applicant withdrew a request for a waiver of the minimum

adjacent roadway improvement along West Avenue 44, there was no withdrawal of the request for a waiver of the full dedication in the LOD or ZA approval. This is essential to be clarified and required, and it must be improved prior to construction. We ask you support this part of our appeal.

2. We strongly believe the Applicant must provide an 8-foot road dedication for improving Frontenac Avenue, which is consistent with current law. Supporting our appeal would require the applicant to provide the 8-foot road dedication on Frontenac. We would like to see this law fully enforced in high-fire-risk areas like Mt. Washington. This is critical to be required, as it will create greater safety on Frontenac (which this property goes along, and Frontenac Ave. is in the direst need of improvement). This dedication, and other associated road improvements we request below, must be done prior to construction beginning.

Both the width and dedications of Frontenac Ave. and W. Avenue 44 are insufficient for emergency vehicles, including fire trucks, to access the area. The waivers granted are inappropriate. We have all witnessed many problems due to an unimproved Frontenac of trucks and cars sliding down the hill into adjacent private property. Three fires have also burned right in this area at 504 W. Avenue 44 where Frontenac Ave. and W. Ave. 44 meet. Fire trucks were not able to fully access the corner of Frontenac Ave. and W. Ave. 44, and in particular Frontenac needs to be improved for fire safety.

3. Related to this second point above, we strongly believe that it will dramatically increase safety and it is required by law for the Applicant to improve Frontenac Avenue to 20 feet wide along the boundary of the project property (the required “minimum adjacent roadway”). Supporting our appeal means the applicant would be required to follow the law and improve Frontenac Ave. to 20 feet wide, which would make the road safer for all vehicles and residents of adjacent properties. This would reduce the risk of lost life due to fire (which has unfortunately happened in this Frontenac / Avenue 44 area when emergency vehicles could not pass either Avenue 44 or Frontenac Ave. due to the conditions of the roads and road width).

We think this law should be enforced in Mt. Washington and other hillside neighborhoods when the continuous roadway is easy to improve as is the case here given the lack of existing buildings along the continuous roadway on Frontenac from the 504 property to the Frontenac Ave. / W. Avenue 44 intersection especially.

This would reduce other safety issues from large trucks that have fallen into the 504 W. Ave 44 property from Frontenac (as it is up a steep hill on the top end of the 504 W. Ave. 44 property) and vehicles that have fallen into adjacent property due to the lack of improvement of Frontenac over many years (see photos in the 32-page appeal document and below). The city of Los Angeles does not widen the roads and it is known to those who purchase vacant property that such improvements must be made upon building for their own safety and for neighbor safety. For this reason, this waiver was not appropriate and our appeal should be supported by the Commission.



Picture: Light truck falls off of Frontenac due to its narrow width and lack of improvement by 504 property. Supporting our appeal would easily make this road and neighbors much safer.

Other builders on Frontenac Ave. have made these improvements in the past. In fact, the most recent precedent is a property approved for construction where the ZA letter on that different property required making improvements to both Frontenac and W. Ave. 44. It is inequitable to allow these builders to receive waivers to not improve Frontenac Ave. in its decrepit state. The builder must be held to the standards of the law, and this road in particular is so unsafe that it cannot be ignored or waived given that it is a dirt road in terrible condition that is so lacking in width it must be improved by the builders on 504 W. Avenue 44.



Picture: Appeal must be supported to improve Frontenac Ave. at and adjacent to 504

4. The law says the Applicant must improve Frontenac Avenue to 20 feet wide to the northeast where it intersects Avenue 44 (the NE “continuous roadside improvement”). Many Frontenac Ave. Safety Association members believe this is one of the most critical requests because 504 W. Ave. 44 effectively is the last developable lot at the corner of Frontenac Ave. and W. Avenue 44 with no buildings separating this proposed construction and the corner intersection of Frontenac Ave. and W. Avenue 44.

The law requires that the owners of 504 improve the road from their property along Frontenac Ave. to the corner of Avenue 44. This is the requirement of continuous roadside improvements. In this case, for our safety, Frontenac Ave. should be widened and improved continuously to the edge of the corner of Ave. 44 and Frontenac. It is not an unreasonable request to ask that the builders improve and widen this area consistent with the law, and unfortunately the LOD waived this requirement which harms our public safety significantly.

In particular, this case is fairly obvious that both Frontenac and Ave. 44 must be improved, and the improvement of Frontenac Ave. must be approved continuously to the NE toward Ave. 44. We offer a number of examples and points for why in these high-fire hillside areas, it is critically important to follow this part of the law, especially when it is not onerous to do so given the lack of construction or buildings in neighboring lots on the continuous roadway.

For example, in the case of 504:

-504 W. Avenue 44 is adjacent to both Frontenac Ave. and Avenue 44. In fact, it is effectively at the corner of Frontenac Ave. and Avenue 44.

-No other building exists in between this property and the corner of Avenue 44 and Frontenac alongside Frontenac. Similarly, there are no buildings between this property and the corner of Frontenac Ave. / Avenue 44 alongside Avenue 44. The only property immediately beside 504 W. Avenue 44 going uphill to the corner of Frontenac / Avenue 44 is a very tiny plot of land of Santa Monica Mountains Conservancy space that will never have construction.

-Thus, without requiring these builders to follow the law and improve Frontenac Ave. by their property; and just a bit further down past the very small plot of vacant Santa Monica Mountains Conservancy that is in between 504 W. Ave. 44 and the corner of Frontenac Ave. / W. Avenue 44, this area will never be improved as it is protected land that will not be developed. This means we will never have the road improved, making the ability for emergency vehicles to access those properties near the corner of Frontenac Ave. / W. Avenue 44 impossible.

-We realize that some properties that abut two roads sometimes have one waiver granted on one road and not on another. However, this is not the case in this particular geographic area. In fact, new construction on W. Avenue 44 [537 W. Avenue 44] similarly abuts Conservancy land and had a ZA determination letter require that both W. Avenue 44 and Frontenac Ave. be improved. This precedent on another property just steps from 504 W. Avenue 44 requires both Frontenac Ave. and W. Avenue 44 to be improved, and specifically that ZA letter cited fire safety.

-This is not an onerous request to require the continuous roadway improvements. There is a very short area going from the 504 property alongside Frontenac to the corner of W. Ave 44 / Frontenac and there are no other buildings in between 504 and the corner of W. Ave. 44 / Frontenac going northeast. It is safe to do this, and it is also not particularly difficult or onerous. It also would be in compliance with the law and existing precedent on these same two streets of a building recently approved for construction (and to which we have not appealed; and to which no other group has appealed since that other property owner is complying with the law to improve both streets).

For these and other reasons, continuous roadways to the northeast on Frontenac Ave. should have been required and not waived. In hillside areas like Mt. Washington where there are vacant properties, these short continuous roadway improvements are not onerous. Such improvements are necessary to ensure the safety of all residents living in the upper third of W. Avenue 44. As we have unfortunately seen, our homes cannot be serviced by fire vehicles via W. Avenue 44, making access via the much shorter Frontenac Ave. essential.

We also know that fire vehicles are unable to make it from Frontenac to the corner of Avenue 44. In fact, the roadway from 504 W. Ave. 44 to the corner of Frontenac Ave. / W. Ave. 44 was a spot where a fire truck was forced to stop during a recent brush fire at the corner of

Frontenac and W. Avenue 44 – thus meaning it could not access the homes and properties at the top of Avenue 44. See the photo below (the dirt road is Frontenac directly above/beside the 504 property).

As residents of a high fire risk area, we are deeply concerned that Frontenac Avenue is no longer suitable for fire truck access. Further W. Avenue 44 is a much longer road that fire trucks cannot typically get all the way up (Frontenac is much shorter to W. Avenue 44 from a major road). Our neighborhood has experienced at least three fires in recent years. In February 2014, a fire at the top of W. Avenue 44 (the intersection of Frontenac Ave. and W. Avenue 44 right by this 504 property) tragically resulted in the death of an elderly neighbor, Frank Hernandez, because fire trucks could not reach the home via W. Avenue 44, and Frontenac Avenue was also not possible to be used given its dirt-road deteriorating condition and narrowness. More recently, in September 2023, an arson-caused fire directly adjacent to this building site threatened our homes. Once again, firefighters were unable to drive their truck down the substandard Frontenac Avenue in front of the 504 property and adjacent vacant lot and had to use a neighbor's garden hose instead of the fire hydrant nearby.



Since the city has not taken any action to improve the road and ensure residents' safety, we must use the laws and regulations available to us to demand the necessary improvements to Frontenac Avenue. Many long-time residents of Avenue 44 and Frontenac Avenue attest that they were required to improve all necessary roadways when they built or renovated their homes, often at great personal expense. We believe that this is a necessary cost and, under current policy, should be required of all builders. Our residents feel it is only fair that the builders be held to the same standards that they were.

Additionally, given that the adjacent lots to 504 on both sides are vacant, we believe it is necessary for Frontenac Avenue to be improved beyond the immediate frontage of the proposed

site. The road should be extended both northeast to the W. Avenue 44 / Frontenac Ave. intersection for 20 feet as a continuous roadside improvement to further ensure the safety of all residents. Please support our appeal for this much-needed safety improvement required by law.

The applicant must widen Frontenac Avenue to 20 feet along the boundary of the project property, as this is the required “minimum adjacent roadway.” Since the City of Los Angeles has declined to improve this road, which is essential for both fire safety and waste removal access, the builder must.

Residents of Avenue 44 have witnessed the deterioration of Frontenac Avenue over the years, as it has become a pitted, uneven dirt road. Low-clearance vehicles driven by residents, guests, and Uber/ride share drivers are at risk of damage, and even high-clearance vehicles like trash and FedEx trucks often get stuck and require towing assistance (see Exhibit C in the appended appeal document and photo earlier).

To summarize, improving and widening Frontenac from the 504 property through the short stretch of the road that also abuts the very small Conservancy plot of land will be so critical for our neighborhood fire safety. If it is not improved and widened now, it never will be. For this reason, we ask you support our appeal as this waiver for this part of Frontenac never should have been granted.

5. FASA firmly believes that Applicant must improve Frontenac Avenue to 20 feet wide to the southwest to meet the previously developed 20-foot wide roadway (the SW “continuous roadside improvement”)

For similar reasons as described above for safety, it is also critical that the builder improve Frontenac Ave. to 20 feet as well on the other side of the property. The ZA granted the waiver here to not improve Frontenac to its 20-foot requirement to the SW, but we disagree and believe it is required that continuous roadside improvements of 20 feet be added until the paved area of Frontenac that is 20 feet near the intersection of Canyon Vista Dr. This section of Frontenac Avenue serves as the entryway to the affected properties and is often where emergency vehicles have been forced to stop short due to safety concerns. Improving and widening this section, as required by law, will provide the necessary emergency access that is the right and privilege of every Los Angeles resident.

This is a longer part of the road (going SW toward Canyon Vista) to make 20 feet than the area going from the 504 property NE on Frontenac Ave. to Avenue 44 (which is a less onerous part of widening Frontenac where a waiver definitely should not have been granted). However, FASA requests that the law be followed here too in the continuous improvement area of Frontenac Ave. going SW toward Canyon Vista Drive. Part of Frontenac Ave. SW of the 504 property (by Canyon Vista) is paved and accessible by large emergency vehicles. Beginning approximately at the end of the paved area, Frontenac crumbles and is a dirt road that many large trucks are unable to drive. Small cars and trucks often have slipped and fallen off this area of Frontenac Ave. into private property. Again, this area of Frontenac Ave. must be improved when constructing 504 in the continuous roadway. We hope you support the appeal for this reason as well. If this part of Frontenac up to the adjacent road improvements going southwest can be made to 20 feet, as well

as the part of Frontenac Ave. going northeast toward Avenue 44 can be widened to 20 feet, then this road and our entire Frontenac Avenue Safety Association area will be safe **finally**.

6. Applicant must provide at least 3 off street parking spaces (LOD says only 2 parking spaces – see Finding 8(d, page 32). The new property construction fails to provide the required parking, and we were very surprised to see this waived. There is nowhere to park on the road in this area given the narrowness of Avenue 44 and Frontenac Ave. as well as little street parking on Ave. 44.

7. The project is not exempt from CEQA. This property should not be exempted from CEQA. There are significant environmental concerns that must be considered consistent with CEQA compliance.

We are clear that we do not oppose development of vacant lots on the hill in Mt. Washington. Development brings new and diverse families and experiences to our unique neighborhood. Development of vacant lots also provides the one and only opportunity to improve our terribly neglected roads, that are too narrow and impassable for two-way traffic, for emergency vehicles, and more.

Many of us moved here and had to improve and widen our streets and increase road widths and make our community and roads safer. During our meetings, many recalled ADD

Others were forced to comply with existing laws and not receive waivers, often when the neighborhood was more diverse and of lower income strata, so we ask those who seek to build new properties also comply with existing law and widen and improve the roads adjacent to this proposed construction.

IV. Conclusion: Please support the appeal of proposed construction at 504 W. Avenue 44 to widen roads for public safety; and in compliance with other parts of the law

The members of the Frontenac Avenue Safety Association (FASA) ask the Commission to please support all aspects of our appeal. In particular, the parts of the appeal that increase safety on Frontenac Ave. by requiring a dedication, widening the road in front of the 504 property, and that do not require the legally-mandated improvement of the continuous roadway down the very short and vacant stretch of Frontenac Ave. NE to W. Avenue 44; and down the continuous roadway to the SW as well are essential – as are the other points as noted above.

For the safety of the current residents and families, and for all of those who will join our neighborhood in the future, please support the appeal.

Sincerely,

Sarah Ramage

President, and on behalf, of the Frontenac Avenue Safety Association

Begin forwarded message:

From: "mwha.juanita@gmail.com" <mwha.juanita@gmail.com>
Subject: 504 Avenue 44 Initial submission Hearing September 11
Date: August 28, 2024 at 11:36:49 AM PDT
To: pablo.estrada@lacity.org
Cc: Councilmember.Hernandez@lacity.org, Helen Campbell
<helen.campbell@lacity.org>, Kyle Hickey <kyle.hickey@lacity.org>, Helene Rotolo
<helene.rotolo@lacity.org>

On behalf of the Mount Washington Alliance, we are submitting the following as an Initial submission in favor of the Appeal. Hearing date is September 11.

Respectfully,

Juanita Martinez
Mt. Washington Alliance
VP Land Use
213.925.0925 Mobile
email: mwha.juanita@gmail.com

Mark Kenyon
505 W Avenue 44, Los Angeles 90065

The Appeal must be granted - the project is unsafe as proposed

I write to support the Appeal from the Zoning Administrators decision on case ZA-2022-7295-ZAA-ZADSPP-HCA and ENV-2022-7296-CE at 504 W Avenue 44.

I support the analysis provided to you by the Frontenac Ave. Safety Association, the Mount Washington Alliance, and my many neighbors. The evidence and facts provided by the community appear to have been ignored or downplayed by the ZA. In my over 40 years of analyzing similar projects on behalf of our community I have never witnessed what appears to be such utter disregard for public safety. I will leave to the many other well argued letters the many reasons you should grant the Appeal in its entirety and rather focus my comments on the roadway Findings and Fire Safety.

My family has lived at our home, which is directly across the street from the proposed project, for over 45 years. Over that time we have seen many new houses built on W Avenue 44 (over 10) and an already bad situation has been made significantly worse. After the terrible fires in Santa Barbara and Oakland the City proposed the various solutions such as at issue here: requiring widening along property boundaries, widening to the boundary of the hillside, red flag days. In the context of W Avenue 44 and Frontenac to not strictly enforce these ordinances is to disregard the public safety (i.e. in this case me and my family's safety) in the most egregious fashion.

I urge you to read the community's evidence carefully. Read the ZA decisions with a skeptical eye - that is to discern where he claims facts or evidence but is actually just giving you his uninformed opinion. If you do, I believe you will find as I have that of the required Findings 1, 2, 3, 4, 5, and 7 cannot be made.

Facts

1. W Avenue 44 does not meet the required minimums for the Los Angeles City's Fire Code as adopted in the Municipal Code (LAMC). The street varies from 17ft at a minimum to 20ft at a maximum. I know because I have measured it with a tape measure. I have also verified this with ZIMAS and satellite imagery.

2. W Avenue 44 allows for parking on one side (right hand side as you travel uphill from Marmion Way to Frontenac). This is important because the street is narrowed to 10 ft to 15ft most days and nights. The LA Fire Code defines a minimum fire lane as: "Fire lanes

shall have a minimum clear roadway width of 20 feet (6096 mm) when no parking is allowed on either side.” See Sections D103 and 503.1.6.

3. The City’s response to the narrow roadway with parking has been to implement Red Flag days as a compromise. But fires don’t just happen on red flag days as witnessed by the fire in February 2014 that caused the death of my neighbor and WWII hero Frank Hernandez. That fire was, as I know the record before you shows, in the 500 block of W Avenue 44 at the corner with Frontenac.

4. LAFD was unable to reach Frank’s house in a timely manner. It took them over 10 minutes to reach his house because LAFD could not pass a legally parked pickup truck in the 400 block of W Avenue 44. I was there that night and can testify to these facts. The fire marshal parked in my driveway that night because the parked cars and fire engines gave him nowhere else to park and from which he could direct the fire response. To be clear this situation was not the fault of LAFD but rather caused by an unsafe situation that continued development on W Avenue 44 and Frontenac have created.

5. Red Flag days - the City recognizes that the eastside of the county exhibits a different climate than the westside. And calling a Red Flag from the only capable weather station on the westside would likely cause both positive and negative raising of such events. As a result the City built a red flag capable weather station in Mt. Washington. That station was not maintained and has been defunct for over a decade. Perhaps if it had been working that night in 2014 Frank would be alive today and looking forward to 100th birthday.

The point of these five sets of facts is to provide evidence that the current situation on this street is **UNSAFE** and that the solutions provided (i.e. widening and red flags) are becoming less adequate.

6. The proposed project is over 900 feet from a secondary fire access location. See ZIMAS.

7. Frontenac Avenue does not meet the required minimums for a fire lane. Even the ZA recognizes this fact, stating: “Frontenac Avenue does not provide secondary access for emergency vehicles at this time as it is a dirt road with at most only a thin layer of asphalt, and is only ten feet wide in places. “

This quote from the ZA’s decision is problematic in the extreme. The LAFD Fire Code **REQUIRES** a secondary access in this case because the secondary access is over 700

feet from the property. As the Fire Code states in Section 503.1.5: "When required access is provided by an improved street, fire lane or combination of both which results in a dead-end in excess of 700 feet (213 m) in length from the nearest cross street, at least one additional ingress-egress roadway shall be provided in such a manner that an alternative means of ingress-egress is accomplished."

8. Section 503.1.5 does not say may be provided. It says SHALL be provided. Section 503 is an Ordinance adopted by the City Council and is therefore THE law by which the ZA and you must follow. It is not a mere recommendation.

Conclusion

If you follow the ZA's logic that Frontenac is NOT the secondary access, then the project cannot be approved because it violates Section 503 of the Fire Code. And the Appeal must be granted in its entirety.

If you follow the clear intent of the rights-of-way on Frontenac then Frontenac is the intended secondary access and the City is by law required to provide it. Since it does not meet the minimum required standards of a fire lane you must grant the Appeal as to the widening of Frontenac at a minimum.

In granting the Appeal to the widening of the road adjacent to the property along Frontenac you would be doing the minimum to improve safety for the community including the new owners of the proposed project. The ZA states that: "fully complying with the Code would be impractical and create a financial and practical hardship." But there is literally no evidence in the record to substantiate this claim. This is mere opinion and conjecture. By Code, here, the ZA is referring to the Planning Code but as I demonstrate above the Fire Code gives the ZA no choice he must provide the secondary access or deny the project. The developer here knew about or should have known about the situation on the property and the LAMC laws. He cannot claim now that it is a hardship for him to follow the law. And the City is under no obligation to approve a project that is more profitable to the owner.

The ZA further states: "Since the project takes vehicular access off West Avenue 44, requiring the improvement of Frontenac Avenue adjacent to the property, in full compliance with Section 12.21 C.1 0(i)(2), would be inconsistent with similar land use decisions in the area and would not be commensurate with the project." But the ZA is wrong in this statement as well. He fails to provide any evidence that there are in fact other similar projects where the relief was granted. By not doing so he has robbed you and the public of the ability to confirm or refute his claim. Do these other projects meet Section 503 of the Fire Code? If they do then they are not similar to this project. If not

then they would clearly violate Section 503 and would be unlawful. In either case they cannot be used as evidence in this case.

Finally, the claim that Frontenac cannot be widened to the boundary of the hillside is factually in error. There is only one older home on that stretch of Frontenac and that home is already built outside the street right of way. All other lots are either unbuilt or have already built the required 20 feet. Technically this project could in fact provide access from the intersection of Frontenac and W Avenue 44 to Canyon Vista. So, they could then leave their driveway and proceed uphill to Frontenac and hence to Canyon Vista and the boundary of the hillside. Now this might be financially prohibitive, but again there is not evidence that is the case. My point here is since there is no technical reason the access cannot be provided and if hardship is not a part of the required findings, then how does the City legitimately grant this variance? As no one expects the City to do so, why then does this law exist? And why are developers required to spend time and money on something that to my experience is always granted. It's usually granted for the reasons given here for why W Avenue 44 cannot be widened to the boundary . But here Frontenac can, so how does the City not require it when doing so make the project unsafe for the public and the new owners. Here I have in mind what happened in Santa Barbara and Oakland - this boundary to the hillside ordinance being adopted to prevent such loss of life and property, but then never required even in cases such as here where it is technically feasible to do so.

And lastly, issues raised in my letter and in others from our community show clearly that there are unusual circumstances related to this case. One of the most glaring is the ZA's proposal to violate the LA Fire Code. As a result, on many grounds I believe you have an inadequate CEQA document before you. A Categorical Exemption is wholly inadequate to understanding the environmental issue raised by this project. The ZA might have been able to better understand the project's context if the City did not have a knee jerk decision making process where Categorical Exemptions are granted with little or no thought in cases here in the Specific Plan area. You should conclude that you cannot make the required findings and decisions without a more adequate CEQA document.

With respect and thanks for your attention to this matter,

Mark Kenyon



Case No.: ZA-2022-7295-ZAA-SPP-HCA-1A 504 W Avenue 44

1 message

Michelle Litchfield <shoeburt@sbcglobal.net>

Fri, Aug 16, 2024 at 2:48 PM

To: apceastla@lacity.org

Cc: councilmember.hernandez@lacity.org, Pat Winters <mwha.pat@gmail.com>, Juanita Martinez Poore <mwha.juanita@gmail.com>

East Los Angeles Area Planning Commission

Case No.: ZA-2022-7295-ZAA-SPP-HCA-1A

504 W Avenue 44

To whom it may concern,

I am writing to plead with you to grant the appeal for the project located at 504 W Ave 44. I live at 483 Canyon Vista Dr, where I have owned a home for almost 30 years, and my house is located a short distance uphill from the project site. Whereas 504 W Ave 44 is a street-to-street lot sandwiched between W Ave 44 and Frontenac, my home is located on a street-to-street lot that is sandwiched between Frontenac and Canyon Vista Dr. For this reason, I am very familiar with the traffic hazards along Frontenac.

Since I've owned my home, the population of Mt. Washington (my neighborhood) has more than doubled. There has been an influx of new home construction in my neighborhood, and the new homes tend to be significantly larger than the 1000 sq ft cabins that have historically dotted our rustic streets. However, little has been done to improve the substandard streets in the area. The heavy machinery and large delivery trucks have degraded our hillside streets, and the rise in both traffic and parked cars has increased the congestion on our narrow roadways. Along a roughly 1 block stretch of W Ave 44, there are currently 5 potential new homes that are working their way through the permit system. W Ave 44 measures as narrow as 17' in width. Construction vehicles will need to travel several blocks up the narrow, steep, winding road to reach the block where the multiple construction projects are proposed.

Not only is W Ave 44 too narrow and congested for the heavy construction vehicles to turn around on, but the street makes a hairpin turn at the top where it joins Frontenac. Frontenac is as narrow as 9' in width, it is heavily rutted, and it is mostly unpaved. However, it is still a legal street, and there are currently 3 homes that front Frontenac, including with driveway access from Frontenac. Frontenac runs along a fairly steep hillside, and every year multiple vehicles have to be rescued by a tow truck when they lose traction and slip partially down the hillside **ALONG THE STRETCH OF FRONTENAC LOCATED DIRECTLY ABOVE THE PROPOSED PROJECT SITE.**

Even scarier is the lack of access for emergency vehicles. In the past 11 years there have been two separate fires located within 200' of the proposed project site at 504 W Ave 44. The first was a residential fire, located near the hairpin turn of W Ave 44 and Frontenac. The emergency vehicles tried to work their way up W Ave 44. Unfortunately, their progress was delayed by the narrowness of the street and the legally parked cars on the roadway. By the time parked cars were moved to clear way for the firetrucks, and by the time the firetrucks made their way to the top of W Ave 44, the fire had encompassed the entire home. Frank, the resident of the home and a decorated war vet, perished in the fire. He was found deceased just inside his back door.

The second fire, a brush fire caused by arson, occurred just over a year ago, and it was also located near the hairpin turn. It took emergency responders 24 minutes to reach the fire because this time along they chose to access the hairpin turn via Frontenac, and they entered Frontenac from Canyon Vista Dr. The LAFD had to bring in a smaller fire truck from Glendale, and even then they could only drive approximately 2/3 the length of Frontenac to reach the fire. Unfortunately, the condition of Frontenac **IMMEDIATELY ALONG THE STRETCH OF THE PROPOSED PROJECT** was/is in such poor condition that the fire truck had to park, and the first responders traveled the remaining distance on foot. **HAD THE STRETCH OF FRONTENAC ALONG THE PROPOSED PROJECT SITE BEEN IMPROVED, THE FIRETRUCK LIKELY WOULD HAVE BEEN ABLE TO DRIVE THE FULL DISTANCE TO THE FIRE.**

Given these circumstances, it is irresponsible for the City to grant waivers for street improvements. Continuing to approve construction projects in Mt Washington while failing to require improvements to our substandard roads endangers everyone. I urge you to approve the appeal and to rule that both W Ave 44 and Frontenac must be improved at the project

site. Please also determine that all street improvements must occur prior to the onset of construction. Mt Washington is a very high fire hazard severity zone. I urge the that the planning commission take this into consideration and grant the appeal.

Thank you,
Michelle Litchfield
[483 Canyon Vista Dr.](#)
[LA, CA 90065](#)
323-806-5073



504 W Ave 44 LA 90065 Appeal

Yael Pardess <yaelp33@icloud.com>

Thu, Aug 22, 2024 at 5:08 PM

To: apceastla@lacity.org, Councilmember.Hernandez@lacity.org

East Los Angeles Planning Commission (ELAAPC)
CD1 Councilmember Eunisses Hernandez

Case number:

ZA-2022-7295-ZAA-ZAD-SPP-HCA

I support the appeal brought by Frontenac Avenue Safety Association

I live in Mt Washington and I ask that the appeal be approved and that the law be enforced.

These builders, like other builders on the hill, should be required to build the road along the entire frontage of their property.

The reason stated by applicant of incurring "financial hardship" if required to build road is not relevant.

Safety comes first. Applicant may say they feel safe living under an underdeveloped dangerous road with the daily

risk of having a truck fall into their home, but we cannot accept that and someone will be hurt or property severely damaged.

We have already documented several vehicles that needed to be rescued or towed from a fall down the lot right above the applicant address.

This is no joke! Frontenac is used daily by drivers, and it is very dangerous!

If the city does not want to enforce this regulation, this portion of the street should be closed off to all traffic the same way that

dirt road [Pheasant Dr LA 90065](#) was finally closed off after several dangerous accidents that could have been fatal.

I am not sure drivers will be not happy if road is closed off, and if god forbid, there is an emergency or a fire, and a fire truck cannot access this area , someone will be blamed or sued.

The pretext of the "infeasibility of road improvements" is not acceptable. Roads can be built almost anywhere. We will all benefit from this road, including the applicant, and it is the law! If the home needs to be smaller to comply with

hillside regulations and safety regulations, then maybe the city needs to reconsider the fact that not all lots are buildable.

Most of this lot will need to excavated and most trees removed. The fact that yet again, a CEQA review was waived is not acceptable.

This is a steep narrow lot with many trees, and the environmental damage irreversible.

As for the trees to be removed- the tree report from 2021 is inadequate and does not reflect the trees status in 2023 hearing,

when project was reviewed. Many of the trees were noted as in decline or dead and as you will see in PDF attached these trees are

either not counted, or are very much alive in 2024 and should be counted, which will affect the replanting plans as per the

Protected Trees Ordinance.

Original tree report 2021(page 3) mentions 4 protected trees.

2 dead walnuts

2 toyons(one in severe decline)

In 2024 there are (page 13):

3 living Black Walnuts

5 living Toyons :

2 large requiring trimming of dead branches

1 young but meeting requirements to be counted.

1 in bad shape, but meeting requirements

We requested an updated tree report in last hearing in 2023 and city recorded our request. Applicant did not conduct

a new report and ZA submitted old inadequate report.

Thank you for your time

Yael Pardess

Mount Washington LA 90065 Yael Pardess

yaelp33@icloud.com



504 W Av 44 2024 tree update 8.22 .pdf

12001K

FRONTENAC AVENUE SAFETY ASSOCIATION
REASONS/JUSTIFICATIONS FOR APPEAL

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I. APPELLANT'S PRELIMINARY STATEMENT

A. APPLICANT/BUILDER

Applicant/builder knew when they purchased the property for under market value that the law requires them to make road improvements on both West Ave 44 and Frontenac.

Applicant/builder admitted at the time they filed their application to build that they knew emergency access was impaired without the required road improvements and also admitted that there were no "hillside characteristics" that would make the improvements infeasible.

Despite these admissions, Applicant/builder seeks, without any evidence and contrary to precedent, to avoid their responsibility to provide road improvements by requiring neighbors to pay for and build the required road improvements. Again, without evidence and contrary to precedent, Applicant/builder claims that providing the required road improvements would be costly and seeks to unfairly shift that cost to others.

Applicant/builder, however, stands to profit the most from the required road improvements, both by an increase in value of their property and by safer fire, emergency response, and traffic conditions. The 3,731 square foot, \$4 to 5 million house they are building will increase in value with the greater access and safety.

Local precedent from 1993 forward requires Applicant/builder to take responsibility for their obligations and improve both roads.

B. APPELLANT

After suffering the loss of their neighbor's life, repetitive fires and unsafe roads, Appellant asks that the law be followed and road improvements required. This project, and the four other already approved projects on Avenue 44, are the "poster children" for why infrastructure must keep pace with the increased density associated with construction.

Appellant is not opposed to building---based on data provided by the Planning Department and Council District 1, as of 2022 there were in excess of **300 building sites in the 2.7 square mile area of the hillside Very High Fire Severity Hazard Zone that is Mt. Washington.** (Ex. 1.) Mt Washington is clearly doing its share to address the housing shortage.

Since 2000, the population of Mt Washington has nearly doubled, but the infrastructure has not kept pace.¹ The sheer volume of active construction and increased population density within this small geographic area, however, exponentially increases the problems associated with construction and fire hazards. Appellants ask only that construction be done in a responsible manner and in compliance with the laws.

¹ Wikipedia, Mt Washington, Los Angeles, population in 2000 is 12,728 per census. City-data.com Mt Washington neighborhood in Los Angeles, population by 2019 was 21,653.
<http://www.city-data.com/neighborhood/Mount-Washington-Los-Angeles-CA.html>

II. SUMMARY OF APPEAL

The Frontenac Avenue Safety Association (FASA)² respectfully appeals the Zoning Administrator's Determination on 504 West Avenue 44. The AZA Letter of Determination (the "LOD") is based on an incomplete or erroneous understanding of the evidence, facts and precedent, including the Applicant/Builder's own admissions that:

1. "There are no hillside characteristics that make strict adherence to LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 and Frontenac infeasible"; and
2. "Emergency vehicle access is impaired by the current street width".

(Applicant's Findings filed 10/7/2022, pages 10 and 11.)

In this *de novo* review, FASA requests that the East Los Angeles Area Planning Commission (ELAAPC) make the following determinations:

1. Applicant must provide an 8-foot road dedication for improving West Ave 44 (LOD is silent and the attached plans state a request for waiver and no dedication. Although Applicant/builder withdrew a request for a waiver of the minimum adjacent roadway improvement along Avenue 44, there was no withdrawal of the request for a waiver of the full dedication);
2. Applicant must provide an 8-foot road dedication for improving Frontenac Avenue (LOD is silent and the attached plans state a request for waiver and no dedication);
3. Applicant must improve Frontenac Avenue to 20 feet wide along the boundary of the project property (the required "minimum adjacent roadway");
4. Applicant must improve Frontenac Avenue to 20 feet wide to the northeast where it intersects Avenue 44 (the NE "continuous roadside improvement");
5. Applicant must improve Frontenac Avenue to 20 feet wide to the southwest to meet the previously developed 20-foot wide roadway (the SW "continuous roadside improvement")
6. Applicant must provide at least 3 off street parking spaces (LOD says only 2—Finding 8(d, page 32); and
7. The project is not exempt from CEQA.

FASA also requests the following clarifications and/or additional conditions:

1. The road repair bond required in LOD item 10, page 3-4 shall apply to Frontenac Avenue, West Avenue 44 and surrounding streets used by any construction activity including but not limited to damage caused by vehicles or equipment;
2. Road improvements must be done at the beginning of construction in conformance with the precedent in the 487 and 475 West Avenue 44, and other neighboring LODs;
3. Applicant must inform the Department of Building and Safety's Grading Division of the adjacent landslide which destroyed Frontenac Avenue between 522 and 542, and which destroyed 11 homes along Frontenac. (Ex. 2; Frontenac was never rebuilt along the landslide, thus it ends at 522 Frontenac and Ave 44, and starts again at 542 Frontenac across the canyon.)

² FASA is an unincorporated association consisting of approximately 40 households on Avenue 44, Frontenac and surrounding streets.

4. The 2021 arborist report must be updated to reflect current conditions, and the arborist and Urban Forestry must be provided with FASA's evidence of unpermitted destruction of endangered and protected trees in 2021 just prior to the current tree report;
5. Construction traffic is prohibited on Frontenac Avenue;
6. All staging areas for construction related trucks and vehicles must be outside the Hillside Construction Regulations (HCR) district. Only one truck is allowed in the HCR area/on the hill at one time. (Various versions of the staging requirement are in the LOD and clarification is needed to conform to precedent and the HCR);
7. All construction workers must park outside the HCR area and workers must be shuttled to the work site (various versions of the parking requirements are in the LOD and clarification is needed to conform to precedent and the HCR);
8. No deliveries shall occur on trash collection and LAFD designated Red Flag days (LOD contains contradictory requirements that no deliveries are allowed on these days and also that deliveries are allowed on these days); and
9. Construction traffic cannot use the 110 Freeway/Arroyo Parkway between Avenue 43 and Fair Oaks.

The standard of review, Appellant/builder's burden of proof and the required findings for any deviation or waiver are discussed below. Precedent and evidence are then applied to these criteria by subject matter beginning with street improvements.

III. SUMMARY OF STANDARD OF REVIEW AND REQUIRED FINDINGS

For appeals filed after January 22, 2024, the standard of review is "*de novo*, considering the whole of the project with no deference given to the decision maker". LAMC Sec. 13A.2.8.E. The ELAAPC "shall make the same findings as required to be made by the initial decision maker, supported by substantial evidence." (*Id.*) The Applicant/Builder bears the burden of proof for any requested deviation from the law or waiver.

The required findings are stated in LAMC sec. 12.24 X28(b) and 13 B.2.1, as well as the Northeast Community Plan and the Mt Washington/Glassell Park Specific Plan.

A. SECTION 12.24X28(b)

In brief³, Section 12. 24X28(b) requires generally that the project be "in conformity with the public necessity, convenience, general welfare and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan". The Specific Plan creates a **presumption** that narrow substandard streets create an adverse impact on public safety, vehicular access, circulation, and off-street parking.

To reduce the required off-street parking from the required 3 spaces to only 2, Appellant/builder must show that the reduction will not "create an adverse impact on Street access or circulation in the surrounding neighborhood; and that the reduction will not be materially detrimental or injurious to the property or improvements in the vicinity in which the Lot is located". (LAMC 12.24 X28 (b)(6).)

³ A detailed discussion of the standard of review and required findings is attached as Ex. 3.

To be granted a waiver of the required street improvements, **Appellant/builder must prove all** ⁴ of the following criteria:

- (i) That the vehicular traffic associated with the Building or Structure will not create an adverse impact on street access or circulation in the surrounding neighborhood; and
- (ii) That the Building or Structure will not be materially detrimental or injurious to the adjacent property or improvements; and
- (iii) That the Building or Structure will not have a materially adverse safety impact on the surrounding neighborhood.
- (iv) That the site and/or existing improvements make strict adherence to Section 12.21 C.10.(i) of this Chapter impractical or infeasible.

B. SECTION 13 B.2.1.H.3

Section 13 B.2.1.H.3 provides generally that ELAAPC “must find that the use conforms to the purpose and intent of the findings required for a conditional use under this Section and may impose conditions on the same basis as provided for in this Section for the establishment of new conditional uses. The Zoning Administrator shall adopt written findings of fact supporting the decision based upon evidence in the record. . .”

To do so, ELAAPC “shall find that:

- a. the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;
- b. 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; and
- c . the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.”

(Ex. 3.)

C. COMMUNITY AND SPECIFIC PLANS

Both code sections require compliance with the “purpose, intent and provisions” of the Los Angeles City Plan, the Northeast Community Plan and the Mt Washington/Glassell Park Specific

⁴ See, e.g., ZA-2004-7820-ZAD and ZA-2021-8410-ZAD-ZAA-SPP-HAC as precedent requiring that **all** of the legally mandated findings identified in the Code must be made in the affirmative to allow any deviation or waiver of the established law.

Plan. The purpose of those plans is to provide infrastructure to protect the quality of life and safety of the neighborhoods.

The Plans “limit development according to the adequacy of the existing and assured street circulation system” and “ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas”. (Ex. 3)

The Northeast Plan requires “that fire facilities and protective services are sufficient for the existing and future population and land uses” and further states that “density and development in hillside areas must be restricted due to deficient infrastructure and firefighting and emergency access challenges.” (Ex. 3)

As discussed below, the presumption of an adverse impact on public safety, vehicular access, circulation and off-street parking has not been rebutted and precedent was not followed. The required findings were either not made or were not based on evidence.

IV. PRECEDENT REQUIRES DENIAL OF ANY DEVIATION OR WAIVER, AND REQUIRES ROAD IMPROVEMENTS ON BOTH AVENUE 44 AND FRONTENAC, COMMENCING AT THE BEGINNING OF CONSTRUCTION

A. THE LOD FOLLOWS PRECEDENT IN REQUIRING MINIMUM ADJACENT ROADWAY IMPROVEMENTS ALONG AVENUE 44, BUT FAILS TO FOLLOW PRECEDENT ON DEDICATION AND TIMING OF THOSE IMPROVEMENTS

The LOD requires minimum adjacent road improvements along West Avenue 44, but does not require any road improvements along Frontenac. The LOD lists 11 precedents (pages 15-17) and states that requiring the builder to provide the minimum adjacent roadway along the boundary with Frontenac “would be inconsistent with similar land use decisions in the area”.

Unfortunately, none of the 11 listed precedent deal with street-to-street lots such as that at issue and are not “similar” to this case. In addition, 3 of the 11 precedents were terminated without determinations (a 2015 application for 504 W Ave 44, 3880 San Rafael, and 437 Rainbow). Two have no determination yet (533 and 537 W Ave 44). Three are subject to a settlement of legal actions involving the projects which substantially modifies the LODs (437, 451 and 441 Rainbow—copy of settlement agreement available upon request). Thus, of the 11 precedents listed by the ZA, three are relevant, but only as to the improvement of West Avenue 44, not Frontenac: 475 W Ave 44, 487 W Ave 44 and 621 Frontenac (across the canyon on the other side of the landslide that destroyed 11 homes).

Those three relevant precedent required each builder to provide the required dedication and the minimum adjacent roadways for their projects as well as follow additional conditions. Thus, the LOD follows precedent in requiring that Avenue 44 be improved along the minimum adjacent roadway, but does not address either the required dedication or timing issues as to Avenue 44.

B. THE LOD DOES NOT FOLLOW IDENTIFIED PRECEDENT REQUIRING FRONTENAC TO BE IMPROVED

The only known precedent before the AZA which dealt with a street-to-street project improving two substandard roadways was 804 Mt Washington Drive. This precedent was cited by the Mt Washington Alliance (MWA) in both live testimony and their November 26, 2023 written submission. The LOD notes the precedent in the live testimony by MWA (LOD page 19) but does not address it in the analysis of Frontenac.

In 804 Mt Washington Drive, the owner had to build a retaining wall and 20 foot wide road along a boundary of over 90 feet plus extend the alleyway on the other side of the lot, thus improving both of the adjacent roadways. This is the only identified precedent regarding whether both streets on a street-to-street lot must be improved.

This precedent should not be overlooked. As precedent, it requires Applicant/builder to improve the minimum adjacent roadway on both Ave 44 and Frontenac.

C. ELAAPC PRECEDENT REQUIRES DENIAL OF ROAD IMPROVEMENT WAIVERS

In ZA02022-957-ZAD-SPP-HCA-1A, heard by ELAAPC on April 29, 2024, the Applicant/Builder argued, as does the Builder in the present case, that the cost of improving the minimum adjacent roadway created a hardship and the cost should be passed on to neighboring lots. The Applicant/builder also argued that a sloping lot presented a topographical challenge which made providing the minimum adjacent roadway impractical and infeasible.

ELAAPC denied the Builder's appeal, rejecting the financial burden, cost shifting and topographical challenge arguments.

D. LOD DOES NOT FOLLOW PRECEDENT REQUIRING DEDICATIONS AND THAT PRELIMINARY ROAD IMPROVEMENTS BE DONE AT THE BEGINNING OF CONSTRUCTION

1. DEDICATION OF LAND IN THE PUBLIC RIGHT OF WAY IS REQUIRED

Builders must dedicate a portion of their land so that streets can be built either concurrently with the construction or at some later date. Dedication assures that the land is available in the public right of way and that no structures or other impediments are built in the right of way preventing street improvements⁵.

⁵ See, Baseline Ordinance 181.624 "no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions. . ." Section 12.21.C.10(i).

Applicant builder sought a waiver of the required dedications. (See, plans attached to LOD p. 36.) The LOD is silent on the need to dedicate land along Avenue 44 and Frontenac. The plans attached to the LOD do not include any dedications.

Even if ELAAPC does not require road improvements on Frontenac at this time, it needs to at least enforce the required dedication so that road improvements can be done in the future. Accordingly, FASA asks that ELAAPC find that dedications are required and deny any deviation or waiver.

2. PRECEDENT REQUIRES THAT PRELIMINARY ROAD IMPROVEMENTS BE DONE AT THE BEGINNING OF CONSTRUCTION TO PROTECT THE PUBLIC HEALTH AND SAFETY

Two precedent on Avenue 44 recently required that road improvements occur at the beginning of construction to facilitate safe access and traffic flow. While the LOD correctly followed those precedent in requiring the Applicant/Builder to improve Avenue 44 to 20 feet wide (the minimum adjacent roadway), the LOD failed to follow precedent in requiring that preliminary road improvements be done at the beginning of construction. The LOD fails to even consider this safety factor.

Therefore, FASA asks that ELAAPC follow precedent and require the preliminary road improvements be done before construction commences in accordance with established precedent, and to facilitate safe access and traffic flow both for the construction site and the neighbors.

V. THE LOD GRANT OF A WAIVER OF ROAD IMPROVEMENTS ON FRONTENAC IS BASED ON INCORRECT, INCOMPLETE OR MISLEADING EVIDENCE, AND DOES NOT ADDRESS THE REQUIRED FINDINGS

A. FINANCIAL HARDSHIP IS NOT A CRITERIA, AND EVEN IF IT WERE, A PROFIT IN EXCESS OF \$1 MILLION IS NOT A FINANCIAL HARDSHIP

LOD Finding 7, pages 30-31, the finding explicitly ruling on Frontenac, addresses only one of the several findings required to grant a waiver of street improvements on Frontenac. It states that requiring full compliance with road improvements on Frontenac would be “impractical and create a financial hardship” based on one graphic slide presented by the Applicant/builder.

Financial hardship is NOT a criteria for granting a waiver. Even if it were, the Applicant/builder submitted no evidence of cost and the LOD is based on unsupported assumptions contrary to available data. (See, ZA02022-957-ZAD-SPP-HCA-1A denying the builders’ request for street waivers based on alleged financial hardship and attempting to shift the burden to neighbors.)

Based on data available on the internet and real estate data, the value of this large house will be between \$4,045,200 to \$6,829,626 million when completed.⁶ Based on available data, estimated building costs range from \$674,200 to \$2,022,600 (\$200 to \$600 per square foot depending on luxury items)⁷. This results in a \$2 to \$4 million or greater profit before road improvements.

B. THE HILLSIDE CHARACTERISTICS DO NOT MAKE ROAD IMPROVEMENTS IMPRACTICAL OR INFEASIBLE

One of the required findings is that strict adherence to road improvement laws makes development “impractical or infeasible”. LOD Finding 7, page 30-31 appears to determine that road improvements on Frontenac are “impractical or infeasible” based on a presentation slide depicting the sloping topography.

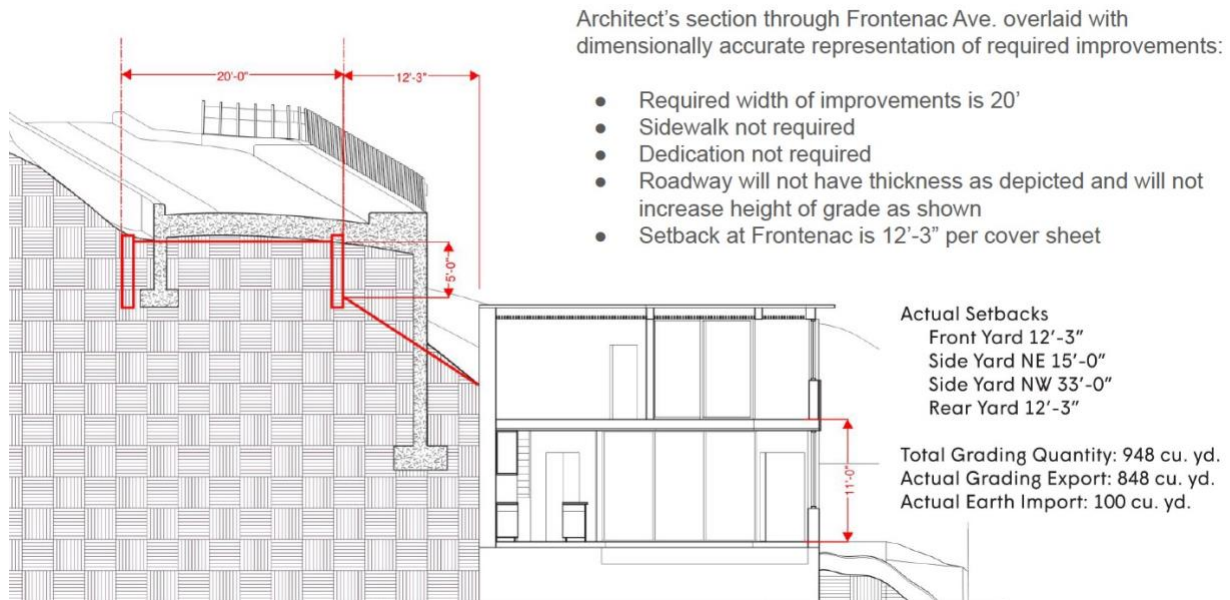
Before considering the slide, it is important to remember that Applicant/Builder has admitted that **“There are no hillside characteristics that make strict adherence to LAMC Section 12.21 C.10(i)(2) for improving Adjacent Minimum Roadway on Avenue 44 and Frontenac infeasible”**. (Applicant’s Findings filed 10/7/2022, pages 10 and 11.) Thus, there are admittedly no real life topographical or other hillside characteristics that make it impractical or infeasible to improve Frontenac.

The slide is a graphic which is inaccurate in that it is distorted, not to scale and is misleading. The following is an accurate depiction of what a road improvement on Frontenac would actually look like based on the Applicant’s plans and the applicable code:

⁶ Price per square foot of nearby sales in the last six months average \$1,200 with a high of \$2,026 per square foot. Housing values in the area have increased 6% in the last month and continue to increase.

⁷ See, e.g., <https://homeguide.com/costs/cost-to-build-a-house-in-california#:~:text=The%20average%20cost%20to%20build,finishes%2C%20and%20fixtures%20you%20choose>.

Exhibit D: Frontenac Ave. Required Improvement



Since Appellant/builder cannot prove that building the road improvements is not feasible, one of several required criteria, their request must be denied. Even if they had proven this point, Appellant/builder has not proven the remaining required criteria.

C. APPLICANT/BUILDER MUST PROVE ALL REQUIRED CRITERIA OR THE REQUEST FOR WAIVER MUST BE DENIED

Applicant/builder has not addressed, much less proven, the remaining criteria required to get a waiver. The required findings that have not been addressed, and which must be proven by the Applicant/builder, are:

- Applicant/Builder must rebut the presumption that inadequate roads have an adverse impact on public safety, vehicular access, circulation and parking
- Development in hillsides must ensure the availability of paved streets, fire protection services and other emergency services
- Granting a waiver will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety
- Granting a waiver will not adversely impact street access or circulation
- Granting a waiver will not be detrimental or injurious to adjacent properties or improvements
- Granting a waiver will not have an adverse safety impact on the surrounding neighborhood
- Development of fire related facilities must be sufficient for existing and future population and land use density in hillsides.

1. EVIDENCE SHOWS THAT TRAFFIC CIRCULATION, PUBLIC SAFETY, VEHICULAR ACCESS AND FIRE SERVICES WILL ALL BE ADVERSELY AFFECTED BY FAILURE TO PROVIDE ROAD IMPROVEMENTS ON FRONTENAC

LOD Finding 1, page 26, states that Frontenac is not used by either the Applicant/builder or emergency vehicles, apparently finding that Frontenac is irrelevant to traffic circulation, public safety, vehicular access and fire services. This is not accurate.

As illustrated below, emergency responders do use Frontenac. Frontenac is also used by sanitation trucks, residential vehicles, Lyft and Uber, delivery trucks and more. Frontenac is not a closed street, but rather a street sadly in need of repair.

Vehicles do get stuck, do “fall off the road” and do get damaged, but Frontenac is in regular use. Since it is not prohibited by the LOD, Applicant/builder’s construction vehicles will likely use Frontenac. Delivery vehicles going to and from Applicant/builders site either during construction or after the house is occupied, will use Frontenac. Whoever resides in this house may not use Frontenac as their primary entrance, but they will certainly use Frontenac. Should a fire occur on Avenue 44, the residents of this project will certainly attempt to use Frontenac as an evacuation route rather than hike on foot through Rainbow Canyon.

2. FACTUAL EXAMPLE ONE: 2023 BRUSH FIRE AT AVENUE 44 AND FRONTENAC-- FIRST RESPONDERS USED FRONTENAC AND WERE DELAYED BY 20 MINUTES WITH NO FIRE HYDRANT ACCESS

Live testimony and written submissions with photographs by residents and Council District 1 established that a brush fire on Sept. 3, 2023, occurred next to this project site. LAFD had trouble reaching the site in large part because of the poor condition of Frontenac.

LAFD originally tried to use Ave 45 to Frontenac, intending to take Frontenac across the canyon to access the fire; however, Frontenac stops and does not continue to Avenue 44. (The road collapsed many years ago due to a landslide that destroyed 11 homes, Ex. 2.) Then LAFD took Canyon Vista (a wide street) up to Frontenac on the other side of the fire. However, not all the trucks could make the turn onto Frontenac. One smaller truck went down Frontenac as far as LAFD felt the road was safe and firefighters then walked into the fire. See ZIMAS map annotated below for roads and locations in relationship to this building site.



Summary from one neighbor:

"Ryan (525 W Ave 44) was home, smelled the smoke and began fighting it with his garden hose. Paul (609) also helped and kept the fire from spreading until LAFD arrived. It TOOK LAFD 22 MINUTES to arrive. They were dispatched to the other side of Rainbow Canyon instead of the Ave 44 side even tho Ryan called it in as Frontenac and W Ave 44. [Frontenac starts and stops on the hill and is confusing] LAFD entered from the Canyon Vista part of Frontenac and they got to a point where they could not continue driving safely so went on foot to the fire area and used Ryan's hose to douse the flames, which thank goodness didn't spread very far."

Another neighbor on Canyon Vista explained that the trucks came up Canyon Vista [wide street] to Frontenac [dirt road] but at least one truck couldn't make the turn onto Frontenac. The smaller truck went down Frontenac as far as LAFD thought it was safe and ran hoses from the truck and a neighboring home to the fire.

There are NO hydrants on Frontenac from Canyon Vista to Avenue 44.



Trucks parked on Canyon Vista at Frontenac.



This is as far as the fire truck could go on dirt Frontenac---486 Frontenac.



Firefighters attached a hose to the truck and walked in because there was no available hydrant.



The fire truck had a 500 gallon tank--firefighters also attached a hose to the house's water supply. No fire hydrants are on Frontenac close to the fire.

3. FACTUAL EXAMPLE TWO: TRAGIC HISTORY ON AVENUE 44 MR. HERNANDEZ DIED IN A FIRE

Mr. Hernandez, a veteran and purple heart recipient, lived in the 500 block of W Avenue 44. A fire broke out in his small house and Mr. Hernandez was able to get to the back door before he was overcome by smoke. If first responders had been able to promptly reach the address, he may have been saved.

The fire was reported quickly by neighbors. LAFD fire trucks responding to those calls, however, got stuck at the bottom of the hill for at least ten minutes because they could not get past a legally parked vehicle on Avenue 44.

If the fire had spread, there was no available evacuation route. The homes are located next to a nature preserve (Rainbow Canyon) so the possibility of the fire spreading was significant.

After the fire was extinguished, emergency responders had difficulty leaving the site because their only option was to back down Avenue 44. Frontenac, the only other street, was (and is) so narrow and in such disrepair that they could not safely use it that night. (<https://www.latimes.com/local/la-me-0223-house-fire-20140223-story.html>)

As Fire Station Station 44 says, "4 inches is a matter of life and death" on our hillside. The reality of mere inches creating such a difference is why it is so critical not to waive required road improvements.

Again, if Frontenac had been improved at the time of this fire, LAFD could have accessed the fire and the only available hydrant via Frontenac.

4. FACTUAL EXAMPLE 3: FRONTENAC IS AN ACTIVELY USED STREET WITH SERIOUS SAFETY ISSUES WHICH COULD BE CORRECTED BY APPELLANT'S REQUIRED ROAD IMPROVEMENTS

Exhibit C: Frontenac Ave. Conditions



504 W Ave 44

Road condition
adjacent to project
site

Exhibit C: Frontenac Ave. Conditions



June 13, 2024

Road was blocked for over two hours by FedEx truck that became stuck directly above project site



Exhibit C: Frontenac Ave. Conditions

December 31, 2021

Amazon truck stuck directly above project site

Exhibit C: Frontenac Ave. Conditions



October 29, 2023

Utility truck stuck directly
above project site



5. PUBLIC POLICY, AND ADDITIONAL SUBSTANTIAL AND CREDIBLE EVIDENCE, REQUIRES DENIAL OF ANY DEVIATION OR WAIVERS

Testimony and written submissions established the following facts, including City, Bureau of Engineering and Department of Transportation policies as well as substantive determinations by Neighborhood Council and Council District 1:

- It is long standing **City policy** that the only way hillside substandard roads are widened and improved is through new development such as this project. Unless developers can change decades of City policy, builders must bear the responsibility of ensuring the safety of the community by improving roads. It is part of the well-known cost of building on hillside substandard roads.
- **Bureau of Engineering (BOE)** required Applicant/Builder to improve both Avenue 44 and Frontenac
- **Department of Transportation** recognizes the unsafe conditions: “In hillside communities, where streets are narrower than **24 feet**, **two vehicles traveling in opposite directions cannot pass concurrently when there is parking, obstructions, or construction-related activities on one side of the street.** This raises safety concerns and can impede access of other residents, deliveries, and emergency vehicles. **In areas classified as "Very High Fire Hazard Severity Zones," this is a significant concern for fire emergency personnel and in the event a neighborhood evacuation is needed.**” (LADOT Transportation Assessment Guidelines Addendum – Hillside Developments issued June 16, 2020.)

- **Council District 1** recommended road improvements on Frontenac, citing the 2023 fire, limited emergency response, Mr. Hernandez' death in a fire, and other factors, as well as safe fire policies for the future. (Ex. 6.)
- **Arroyo Seco Neighborhood Council** heard Applicant/builder's presentation in October 2023. ASNC asked the builder to return by December to address the minimum adjacent road improvements on both Avenue 44 and Frontenac, three off-street parking spaces and an updated tree report. (Ex. 4.) When Applicant/builder chose not to return, ASNC issued a letter in Opposition to the project because of the need for street improvements on both Avenue 44 and Frontenac, off-street parking requirements and the updated tree report. (Ex. 5.)⁸
- Mt Washington is a **Very High Fire Hazard Severity Zone, the highest severity level**. LAFD considers most of Mount Washington **"a nightmare for emergency vehicles"**. These streets were laid out 100 years ago and, as the Los Angeles Times has noted, **the streets were "designed for goats, not people or cars."**
- Insurance companies are non-renewing and will no longer write coverage in the area because of the safety risks posed by the poor infrastructure in this Very High Fire Severity Hazard Zone.
- The infrastructure has deteriorated to the point that LAFD has instructed residents to "shelter in place" in the case of emergency; firefighters have been hospitalized due to inadequate infrastructure; and residents have died because the roads are inadequate for emergency vehicles to reach their residence—sadly including a resident on Ave 44.
- There is no fire evacuation route for neighbors unless Frontenac is improved.

These are not theoretical problems for FASA but rather real-life tragedies.

⁸ Applicant/Builder sent an email to the AZA after the hearing stating that ASNC refused to listen and opposed the project in principal. This is not true. In that same email, Applicant/builder stated that the community refused to engage in discussions. This is not true. MWA first sent a letter to Applicant/builder in April 2023 (within 6 months of the application being filed with Planning) asking to open a dialogue about the roads, parking, trees and other concerns. MWA received no response.

VI. IMPROVING FRONTENAC IS FEASIBLE AND NECESSARY



Frontenac varies from an improved roadway 20 feet wide to a 7- to 10-foot-wide dirt road. The builders can, and should, improve Frontenac from their property northeast up to Avenue 44 without problems—the roadway is adjacent only to undeveloped parkland (Starr Park). The builders can also improve Frontenac from their property to the already improved roadway at 459 Frontenac near Canyon Vista with little to no impediments.



Other homes along Frontenac have improved the minimum adjacent roadway.







Top of Ave 44 at Frontenac intersection



VII. CLARIFICATIONS AND CORRECTIONS

A. LAMC 12.21 C 10(G) REQUIRES A TOTAL OF THREE OFF-STREET PARKING SPACES

Los Angeles Municipal Code requires three off-street parking spaces for a project this large.

“on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of five total on-site spaces. These additional required parking spaces are not required to be covered.”

The Applicant/Builder mistakenly states in his Findings that only 2 covered spaces are required. (Findings page 6, stating that one additional “non-required” space will be located in the driveway.)

The LOD also mistakenly requires only two off-street parking spaces. (LOD, Finding 8(d), pages 31-32.)

The structure is a minimum of 3,731 square feet. Under the code, the Applicant/Builder must provide a total of three off-street parking spaces, two of which must be covered.

FASA requests that ELAAPC correct the off-street parking requirement to comply with the code and require three off-street parking spaces.

B. CONSTRUCTION TRAFFIC MANAGEMENT REQUIREMENTS ARE UNSAFE

Since June 2020, LADOT and Planning require a Construction Traffic Management Plan for hillside areas such as ours where the roads are less than 24 feet wide (the minimum for fire safety). The required Construction Traffic Management Plans should address measures the applicant must implement to mitigate circulation, parking and access issues. Significantly, the builder should address the cumulative effect of their project and other projects in the area, requiring coordination between construction sites.

Unfortunately, the Applicant’s Construction Traffic Management Plan (CTMP) is a cut and paste of some other job(s) referring to roads not in our area such as Old Ranch Road. It shows a lack of knowledge of the area and current regulations. The lack of care and attention creates safety, practical and regulatory issues.

First, the project is in a Very High Fire Severity Hazard Zone. Instead of acknowledging that danger and coordinating with the appropriate fire station, the project says that it will cooperate with Fire Station 19 which is located near the 405 freeway in West LA/Brentwood—nowhere near this site. The appropriate station is Station 44 located at 1410 Cypress, Los Angeles, CA 90065.

Second, the truck route under the Plan uses the Arroyo Seco Parkway (SR 110) and the Avenue 43 exit. This is illegal, unsafe and impractical.

Various Urban Planning studies have established that the Avenue 43 ramp is one of the most dangerous because of the speed (only 5 mph) and very short length of the ramp with a 90 degree turn. (See UCLA and Occidental College studies based on Caltrans statistics.)

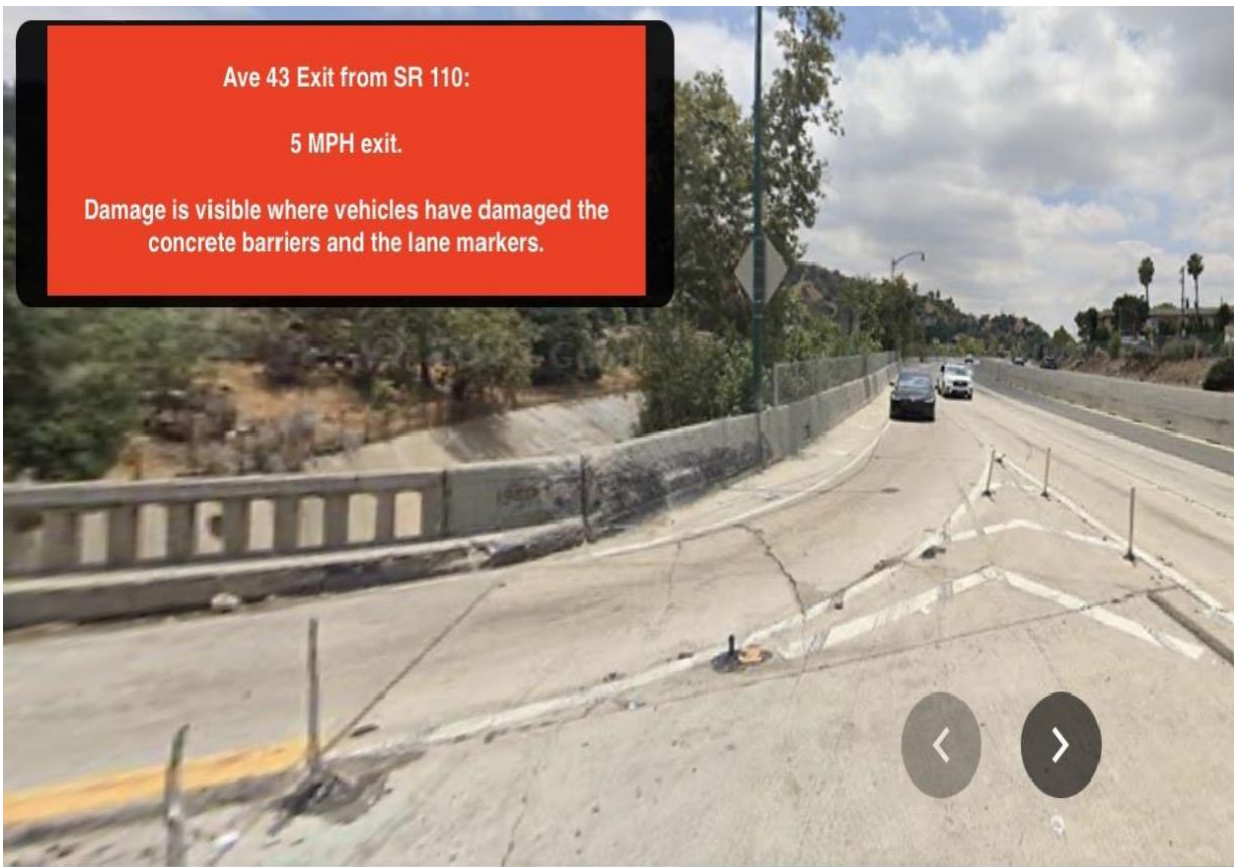
The dangerous conditions were recognized as early as 1953 when Los Angeles Ordinance 107.022 was enacted to limit the weight to 6,000 pounds on SR 110. For reference: Per Ford, the F150 pick up truck's curb weight (without passengers or payload) is 5,697 pounds. The electric version is heavier because of the 1,800 pound battery. Thus, an F150 with 2 passengers and no payload is over the safe limit for SR 110.

Certainly, concrete and delivery trucks far exceed the safe weight limit. They are also too long to maneuver the hairpin turn on the exit without jack-knifing and blocking traffic on the 110 and/or damaging the retaining walls.

Ave 43 Exit from SR 110:

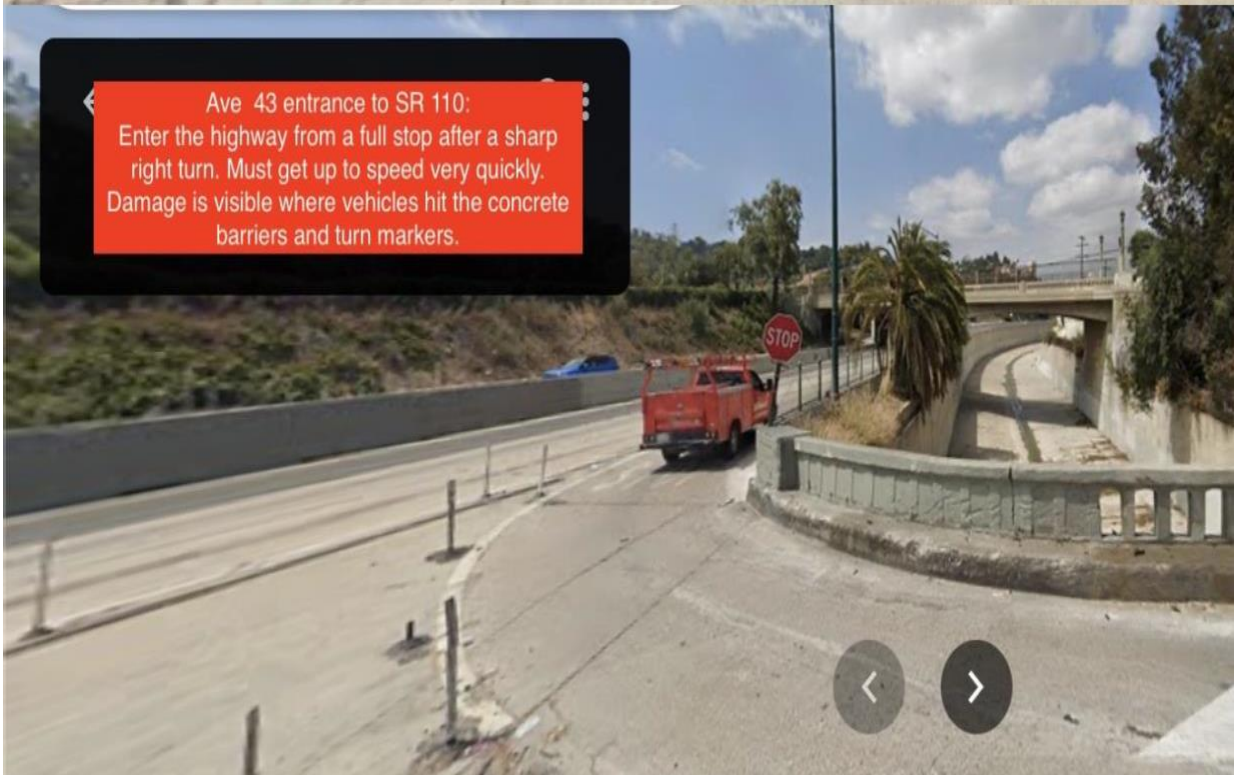
5 MPH exit.

Damage is visible where vehicles have damaged the concrete barriers and the lane markers.

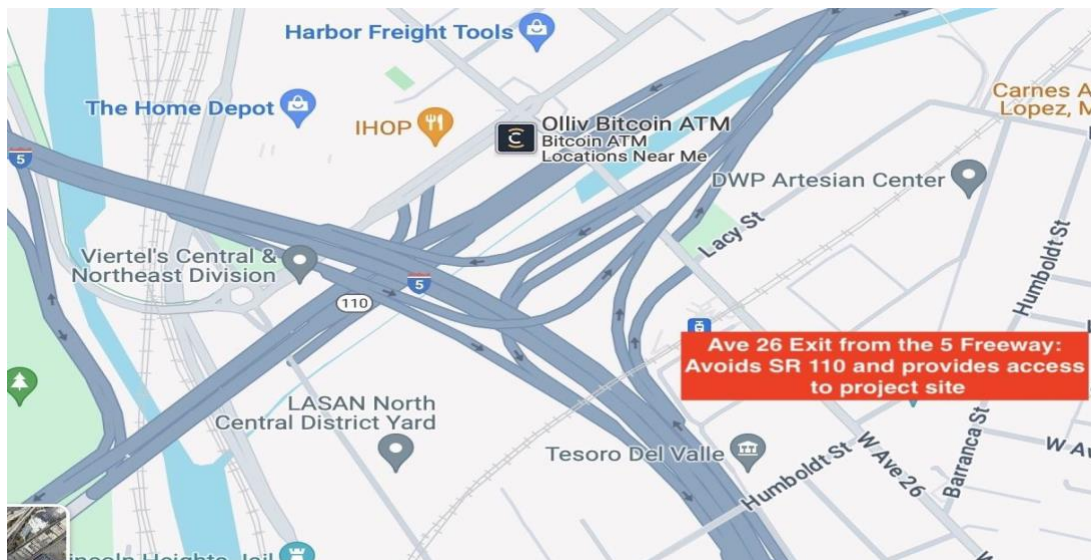
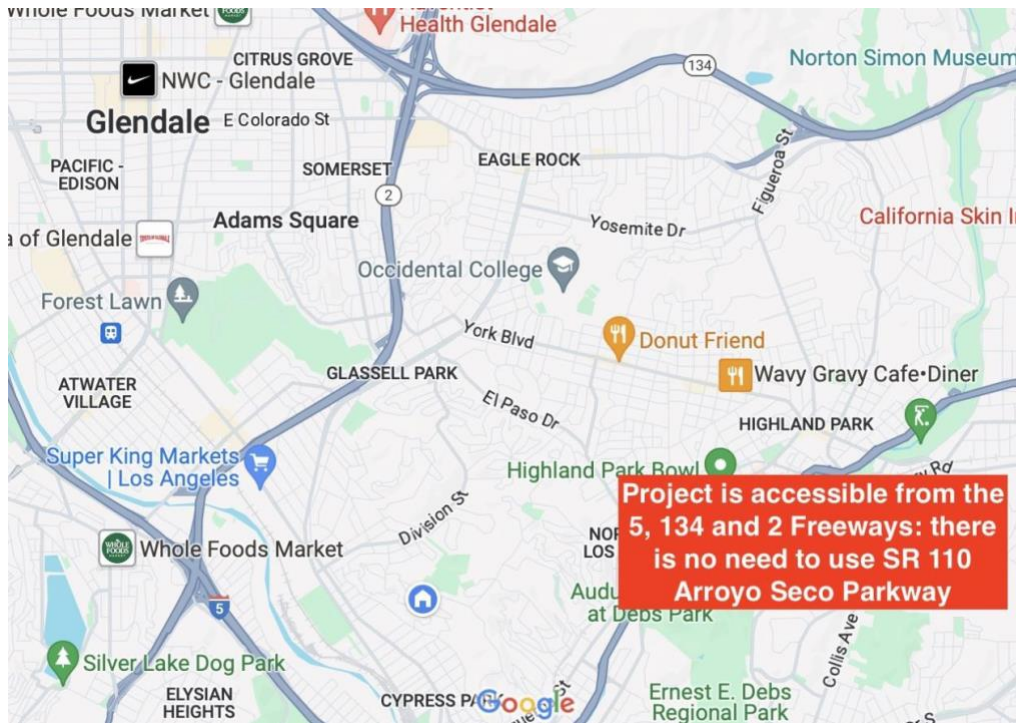


Ave 43 entrance to SR 110:

Enter the highway from a full stop after a sharp right turn. Must get up to speed very quickly. Damage is visible where vehicles hit the concrete barriers and turn markers.

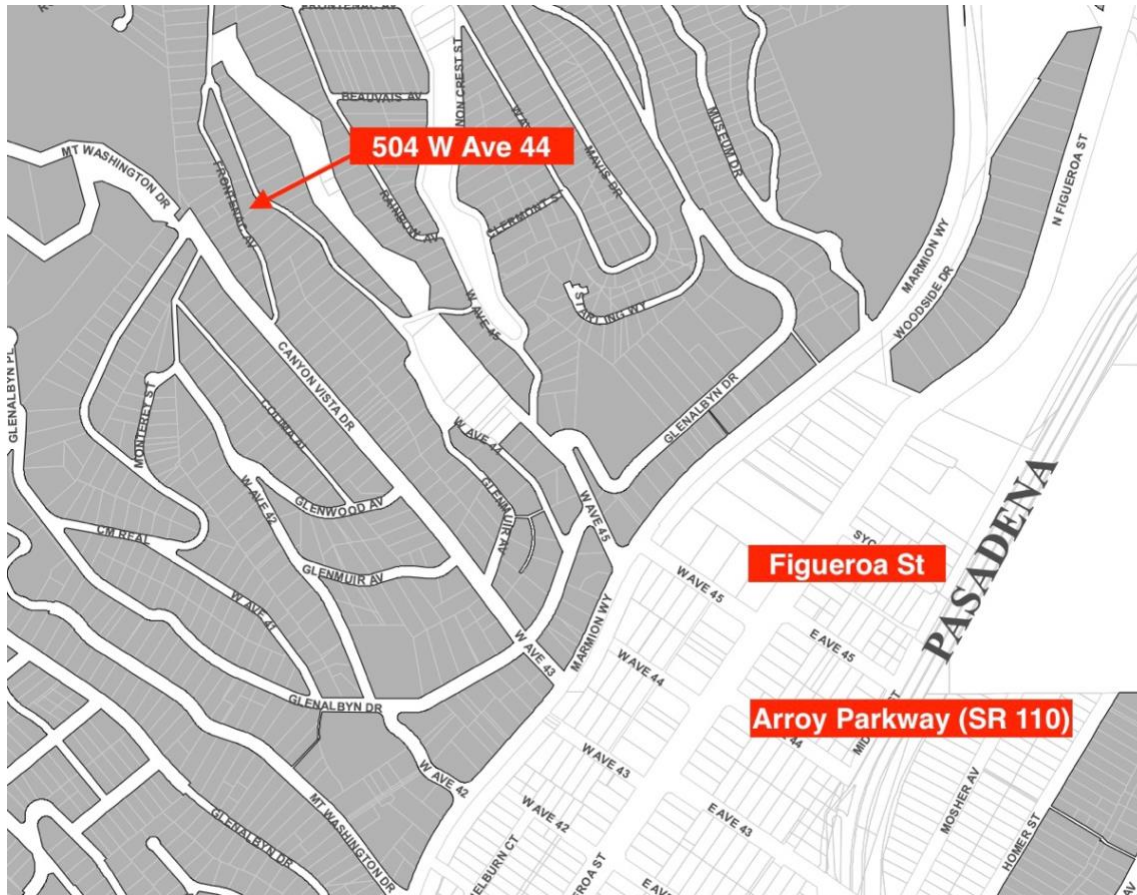


Per Caltrans, the alternate route from downtown Los Angeles is “via Sunset Blvd. from N. Figueroa St. to Broadway, north to Pasadena Ave., northeasterly to Figueroa St., north to York Blvd., and east to the city limits of South Pasadena.”
The project site is also easily accessible from the 134, 5 and 2 Freeways:



The Avenue 26/Figueroa exit provides a safer route than using the Avenue 43 exit off the 110 Freeway.

Finally, all construction vehicles must park outside the HCR zone and workers must shuttle to the site. Construction trucks must stage outside the HCR zone.



FASA requests that ELAAPC correct the traffic route for this site to address these three significant issues.

VIII. CEQA EXEMPTION IS INAPPROPRIATE: ATTORNEY GENERAL BONTA'S "BEST PRACTICES" REQUIRES CEQA ANALYSIS IN VERY HIGH FIRE SEVERITY HAZARD ZONES AND ALSO SUPPORTS ENFORCEMENT OF STREET IMPROVEMENTS

California Attorney General Bonta has issued "best practices" requirements for analyzing and mitigating wildfire impacts of development projects under the California environmental quality act. See, <https://oag.ca.gov/system/files/attachments/pressdocs/Wildfire%20guidance%20final%200%283%29.pdf> These Best Practices apply to Very High Fire Hazard Severity Zones such as Mt Washington. They also apply to areas in the wildland urban interface (WUI), defined as where the built environment meets or intermingles with the natural environment, which also includes Mt Washington. https://frap.fire.ca.gov/media/10300/wui_19_ada.pdf.

In brief, AG Bonta states that, under CEQA, building in Very High Fire Hazard Severity Zones must be assessed for:

- Emergency access including evaluation of road capacity to accommodate the project and community **evacuation and simultaneous emergency access**;
- Limiting building in areas due to slope, prevailing winds and other factors that exacerbate fire risks;
- Infrastructure that may exacerbate fire risks including inadequate roads and parking; and
- Exposure of people or structures to risks including downslope landslides, drainage changes and instability.

All of four of these issues exist at this site and should be fully evaluated and mitigated. A CEQA exemption is inappropriate.

Respectfully submitted on behalf of the Frontenac Avenue Safety Association (FASA)

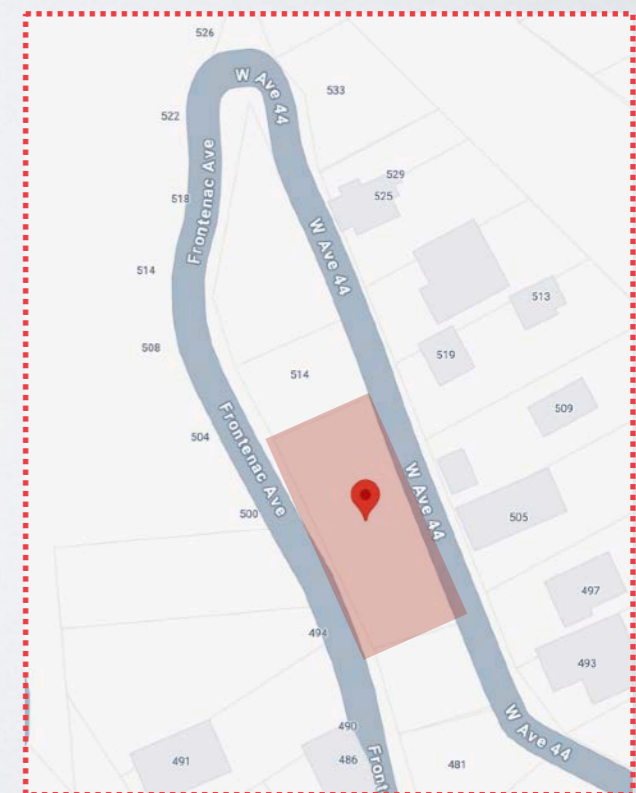
A handwritten signature in blue ink, appearing to read 'Patricia Winters', with a long horizontal line extending to the right.

Patricia Winters
Law Offices of Patricia Winters



July 2024

504 AV 44
ZA-2022-7295-ZAA-ZAD-SPP-HCA
Inadequate tree report



Condition of the existing road

Only Access
Going in and out in reverse

16 feet approx substandard street



10-13 foot dangerous dirt roads





This was the original tree report dating Dec 2021

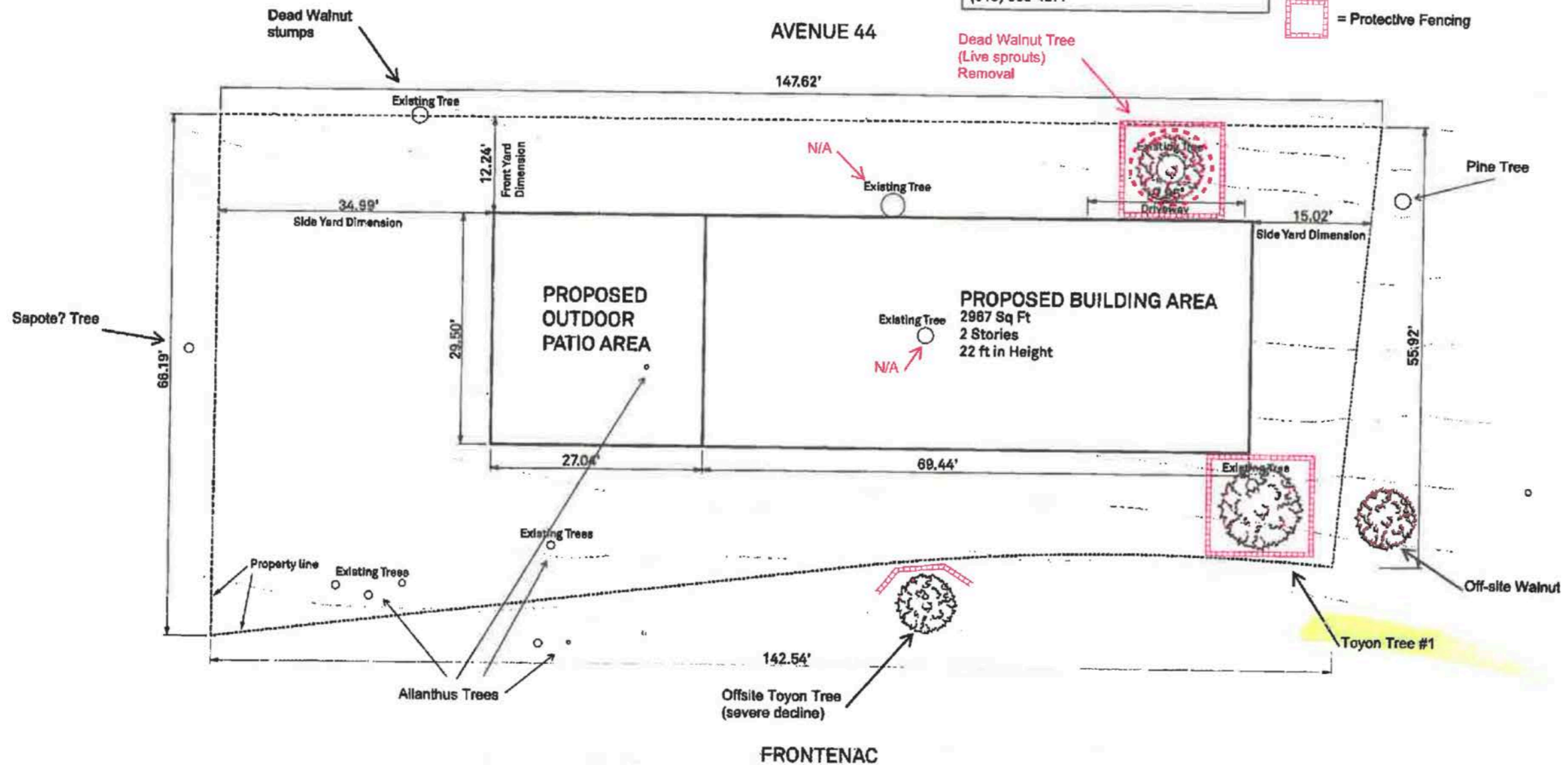
ORIGINAL REPORT DATED DEC 2021

PROPOSED SITE PLAN

504 W. Avenue 44
Mount Washington

Leonardo Moran
Thrifty Tree Service Inc.
Plant Health Care Dept.
Registered Consulting Arborist (RCA) # 660
Certified Arborist: WE-11358A
Qualified Applicator License (QAL) # 136278
Tree Risk Assessment Qualified
(818) 996-4577

-  = Proposed Removal
-  = California Walnut
-  = Toyon
-  = Protective Fencing

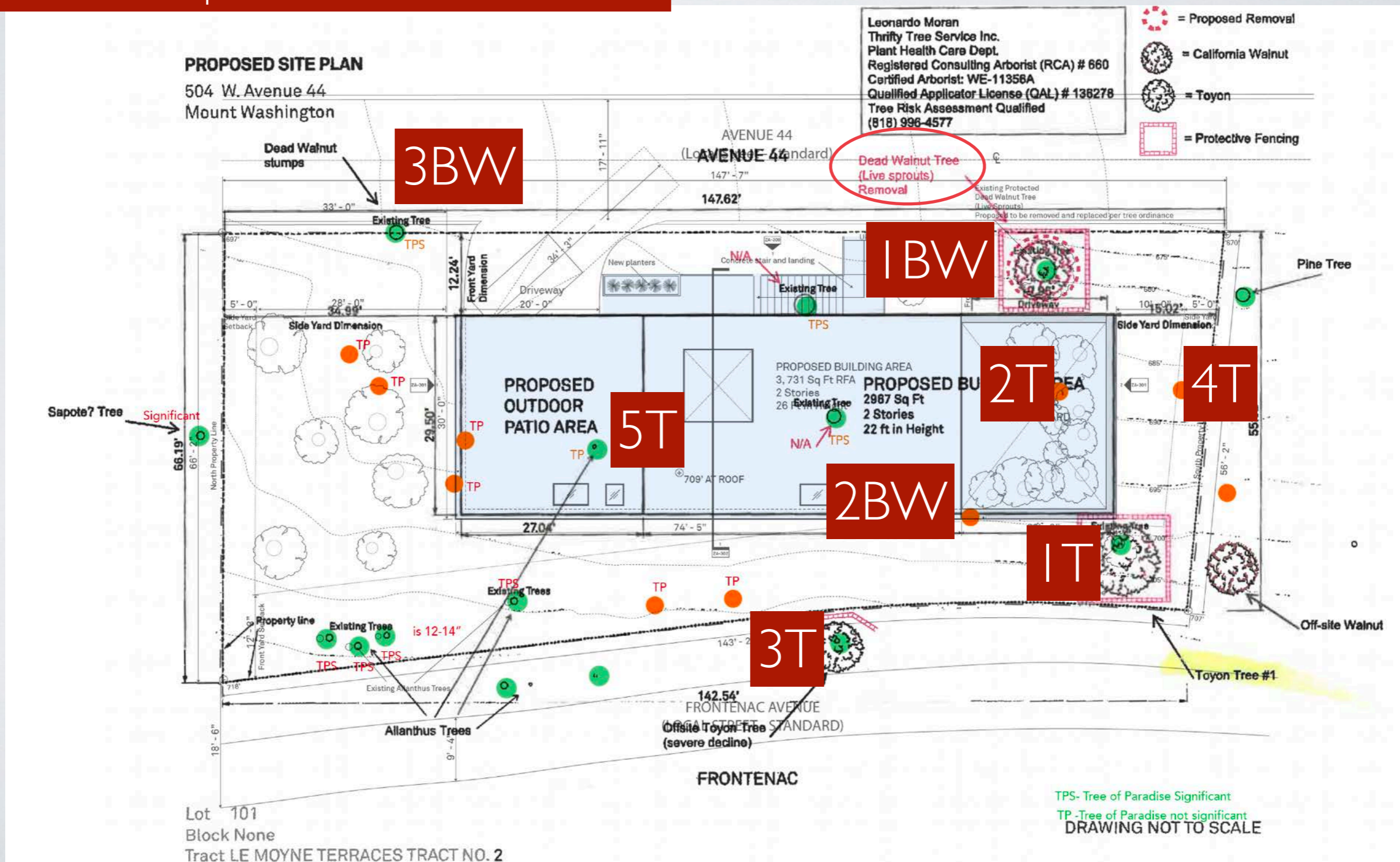


Lot 101
Block None
Tract LE MOYNE TERRACES TRACT NO. 2

DRAWING NOT TO SCALE

#1BW is planned for removal but is NOT a dead Black Walnut, It is very green with many shoots. It should be counted.
 #2T-4T are 2 small Toyons and will be removed, #2T SHOULD be considered in the count. #4T is too small
 #2BW is an unreported Black Walnut and will be removed. Its cumulative branches and height should be counted.
 #1T is a Toyon- Will be protected. Grading is very close to the drip line and it calls for caution
 #3T is a Toyon- Offsite. It has recovered its decline. A few dead limb should be trimmed.
 #5T is a mid size Toyon matching size requirements. It needs some TLC.

A new tree report should be conducted



Black Walnut #2

Visit July 2024

2BW



Black Walnut #2

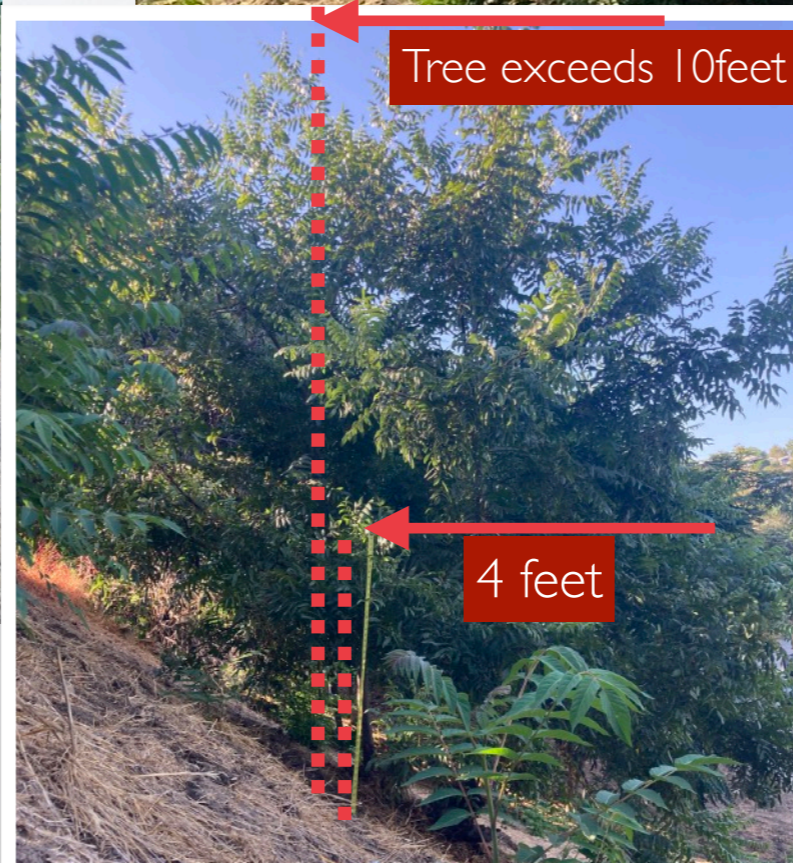
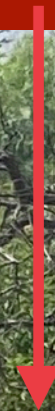


Previous illegal cut of a large trunk
Tree is approx 10-12 feet tall



Toyon #3

3T



Tree exceeds 10 feet

4 feet



Black Walnut #1

IBW This Walnut is NOT DEAD



Black Walnut #3

This Walnut is NOT DEAD

3BW

It just needs a little TLC



Lot line

Tree is leaning into adjacent lot



Toyon #1

Will be preserved

IT

Toyon #2

Should be counted

2T

Black Walnut #1

IBW

Should be counted



Toyon #2

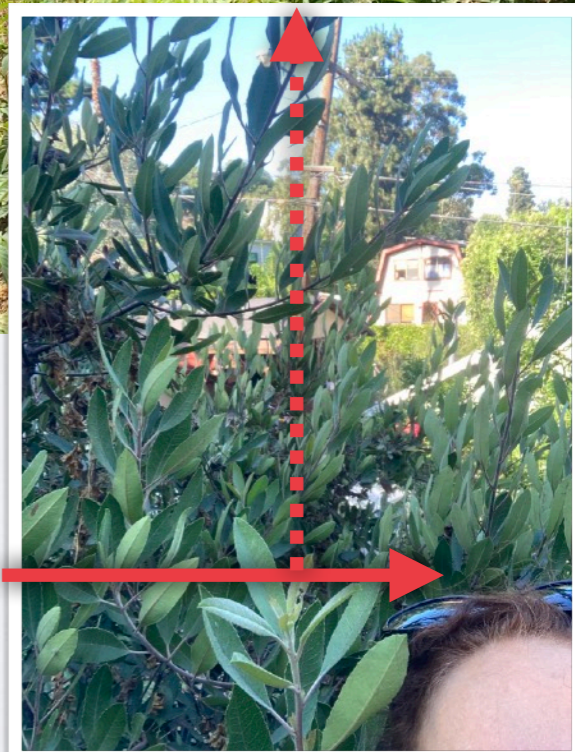
2T



Is not in report but is big enough to be counted Tree is approx 7-8 feet H



Tree exceeds my head by a few feet

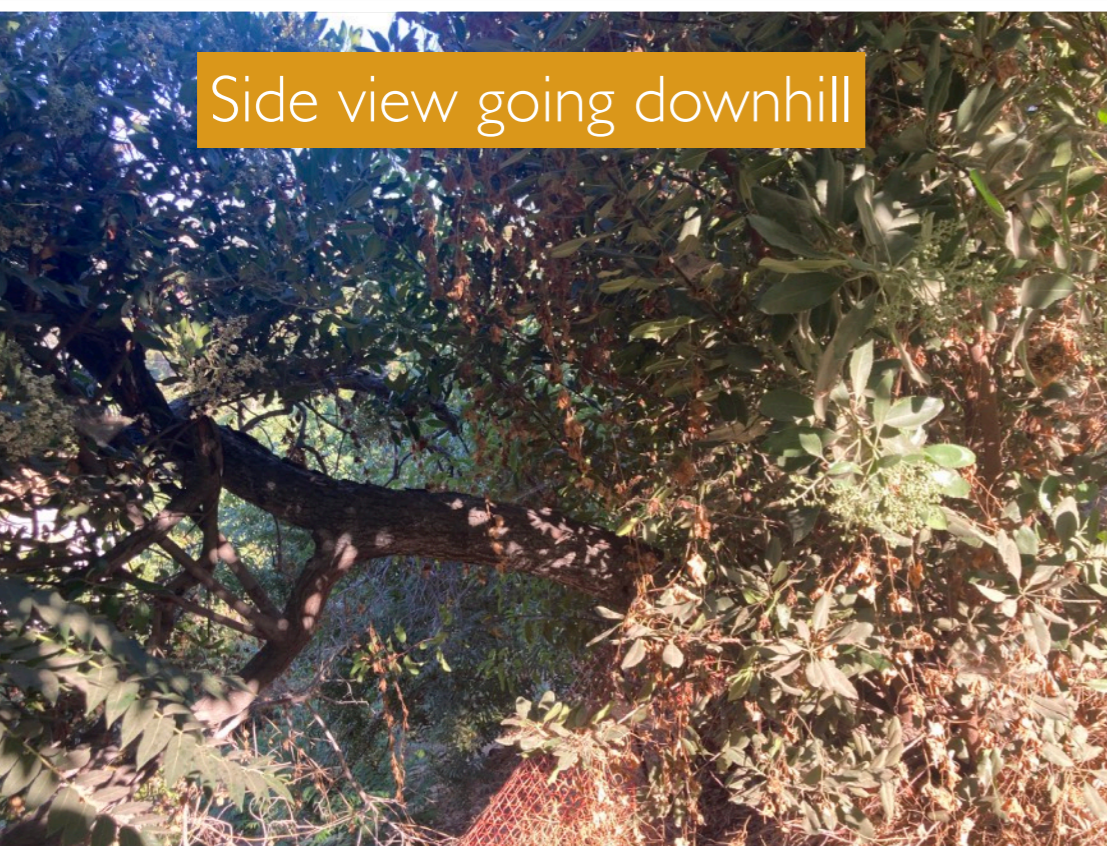


Toyon #3

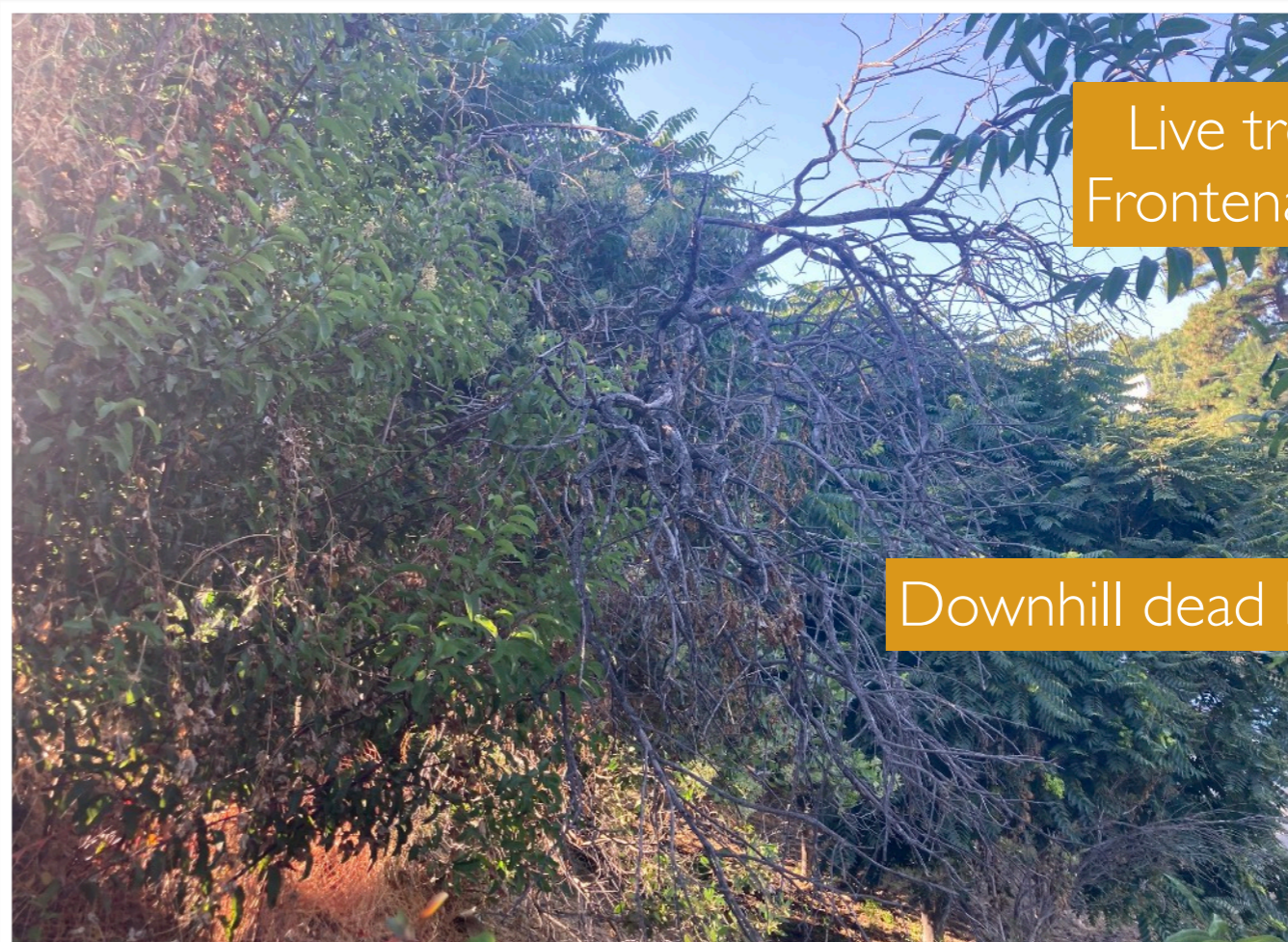
Is stated as dead but is certainly not dead

3T

Multiple healthy trunks



Side view going downhill



Live tree at
Frontenac side

Downhill dead branches

Toyon #4

5T

Should be in
the count




Conclusion

Arborist for 504 W Av 44 and owner did not provide an accurate protected tree count. They were requested to provide an updated count during hearing in 2023 by the community.

They provided a old signed copy of same 2021 report signed in 2022.

We demand an accurate tree report that will reflect reality and will adhere to the PROTECTED TREE ORDINANCE REGULATIONS.


We Demand that Urban Forestry examine the accuracy of the report on the ground and not approve the old inaccurate report.

 **THRIFTY
TREE SERVICE**
18625 Topham St. Reseda, CA 91335 // Tel: (818) 996-4577 Fax: (818) 344-7125
www.thriftytreeservice.com
dave@thriftytreeservice.com
Certified Arborist WE8454-A // Qualified Applicator License #124805
CTSP Certification # 1527

ZA-2022-7295

Protected Tree Report

Austin Kronig
Stayner Architects
504 W Ave 44,
Los Angeles, CA 90065

**APPROVED
BY**
 06/03/22
Hector Barajas, Sr. Tree Superintendent
Urban Forestry Division
Approval of report does not
indicate UFD approval for
any tree removal


PREPARED BY:

Leonardo Moran
Thrifty Tree Service Inc.
Registered Consulting Arborist (RCA) # 660
Certified Arborist: WE-11356A
Qualified Applicator License (QAL) # 136278
Tree Risk Assessment Qualified
Tree and Plant Appraisal Qualification
(818) 996-4577

REVIEWED AND APPROVED FOR SUBMITTAL BY:

Dave Aviram
RCA # 682
Certified Arborist #WE-8454A
Thrifty Tree Service, Inc
18625 Topham St
Tarzana CA 91335
818-996-4577

Dec 11, 2021





Tim Fargo <tim.fargo@lacity.org>

Re: 504 W Ave 44 - ZA Hearing Today

2 messages

Pablo Estrada <pablo.estrada@lacity.org>

Wed, Feb 21, 2024 at 8:30 AM

To: Christian Stayner <christian@staynerarchitects.com>

Cc: Talia Moretti <talia@staynerarchitects.com>, Bert Youn <younblo@gmail.com>

Bcc: Tim.Fargo@lacity.org

Thank you for the explanation Christian.

On Tue, Feb 20, 2024 at 5:11 PM Christian Stayner <christian@staynerarchitects.com> wrote:

Hi Pablo,

Please note that between the Neighborhood Council's letter and the Zoning Administrator hearing, the Applicant made significant changes to the project requests to respond to NC concerns. The specifics of these concessions were discussed during the ZA hearing.

Additionally, a number of the concerns cited by the NC have nothing to do with this project nor the subject property. This includes historic, unrelated issues with fire trucks on nearby streets and concerns about a tree on a different property.

Other items raised by the NC are regulated by the procedures of various City of Los Angeles agencies, not neighbor input or opinion. This includes reviews of geotechnical reports, tree reports, parking calculations, and project area calculations. Note that the LADBS Grading Division has reviewed and approved the geotechnical report as meeting their requirements. A tree report was commissioned from a Certified Arborist in accordance with City requirements; this was reviewed and approved by the Urban Forestry Division, Bureau of Street Services. Parking calculations and area calculations were reviewed by the Specific Planner responsible for this Plan; no requests for relief from parking nor additional RFA has been requested for the project. Speculation on unrelated future development in the neighborhood is not the responsibility of the Applicant to address.

Thanks for sending the letter from the NC. Despite the Applicant's outreach to the neighbors and the NC, the engagement and courtesy has been entirely one-sided, as this document shows. The NC didn't even provide the Applicant with a copy of the letter nor did they seek opportunities to find compromise or engage in dialogue with the Applicant. We made a good-faith effort to ask if the NC would be willing to have us return to discuss changes to the project -- changes which were conveyed during the Zoning Administrator hearing and that respond to the concerns raised by the NC. We were told that any development on the property would be opposed on principle by the NC, regardless of concessions offered by the Applicant.

Thanks,
Christian

Christian Stayner, AIA, NCARB (California, Hawaii, Arizona, New Mexico, Oregon, Colorado, Nevada, Florida, Texas, Maryland)

Stayner Architects

4362 Melrose Avenue

Los Angeles California 90029 US

Tel +1 213 484 0224

Fax +1 213 483 8768

www.staynerarchitects.com

On Tue, Feb 20, 2024 at 3:57 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:

Please excuse this email, as we have received a Letter of Opposition for this case from the Neighborhood Council.

On Tue, Feb 20, 2024 at 3:48 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:

Hi Christian,

Was the case: ZA-2022-7295-ZAA-ZAD-SPP-HCA heard from the Neighborhood Council? Please let me know what was discussed or when it is scheduled if it has not been heard yet.

Best regards,

Pablo

On Mon, Feb 12, 2024 at 4:11 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:
Good morning Talia,

I have been out of office, please excuse me.

Also- I do not have a date for when the LOD will be issued by the Zoning Administrator as he is working down his caseload. Please follow up with me via email in a few weeks to get an update.

Best regards,

Pablo

On Fri, Feb 9, 2024 at 10:28 AM Talia Moretti <talia@staynerarchitects.com> wrote:
Hi Pablo,

Just wanted to reach back out to see if you have any updates or might be available to chat by phone next week. I have tried to call your office a few times but unfortunately have not gotten through. Looking forward to learning more about the next steps for this project!

Best,
Talia

On Wed, Jan 17, 2024 at 3:43 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:
Hi Talia,

Your case is important to us and we are working to have it issued as soon as possible. We are unable to provide an estimated date for the issuance of the decision letter. However, the case is Number 5 in the queue for Letters of Determination that are yet to be issued by the Zoning Administrator.

On Tue, Jan 16, 2024 at 4:37 PM Talia Moretti <talia@staynerarchitects.com> wrote:
Hi Pablo,

I tried to reach out by phone earlier today, but couldn't get through. We are wondering if you have any insight into the expected timeline for receiving a decision and letter from the ZA. If you have a few moments to connect this week, my number is 213-484-0224 ext. 106. Thank you!

Best,
Talia

On Wed, Dec 13, 2023 at 10:17 AM Talia Moretti <talia@staynerarchitects.com> wrote:
Hi Pablo,

Thank you for coordinating our ZA Hearing yesterday. We wanted to follow up on a few items mentioned during the hearing. Yesterday I emailed the Soils Approval Letter to you; the full soils report is attached here.

During the hearing, we received four questions from Tim Fargo. Below are the questions and our responses:

1. Do we have further knowledge of the Zoning Administrator rulings for 523 Frontenac or 525 Frontenac as nearby precedents?

1. Response: We are not familiar with these properties and any adjustments they requested and/or were granted. There does not appear to be a property with a legal address of 523 Frontenac. There does appear to be a 525 Frontenac, which is also 537 Ave 44. There is a case number (ZA-2018-5334-ZAD-SPP) but no information.

2. Continuous paved roadway requirement. There was a question regarding the wording of the Zoning Code requirements.

LAMC 12.21.C10(i)(3): "Minimum Roadway Width (Continuous Paved Roadway). For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code."

1. LAMC 12.21.C10(i)(3) is clear that only one route is required from the driveway apron ("...a vehicular access route..." with emphasis added). The boundary of the Hillside Area is where Ave 45 intersects with Marmion Way. This path does not include Frontenac Street. The total length from the driveway apron is about 2,500 linear feet, or about half a mile, mostly along Ave 44 with a small portion of Glenalbyn Drive and Ave 45.
2. In order to widen the CPR to 20 feet it would impact improvements on numerous properties, including 421 Ave 44, 334 Ave 44, 443 Ave 44, 461 Ave 44, etc.

3. There have been several soil reports on this property and they seem older, is this something we will update?

1. *Response: Attached is the updated report that was completed in 2022 based on the version of the Los Angeles City Building Code that is currently in effect (as of 1/1/2023). We received an approval letter on October 15, 2023 from LADBS Grading Division, which was forwarded to you yesterday. We urge that the City-reviewed professional work produced by a licensed geologist and civil engineer, based on the current relevant Codes in effect, be relied on – not the random soils reports and CEQA documents pulled from other properties by the neighbors. These are likely based on outdated codes and/or are not applicable to this property. Note that there will be no driven piles used in this project as suggested by one neighbor.*

4. Do we have any knowledge of ownership or development plans for lots on the west side of Frontenac?

1. *Response: Based on the County's ownership data, it is our understanding that they are owned by the Self Realization Fellowship (SRF), as part of a larger 15+ acre site that is subject to an existing Conditional Use Permit, or by a Land Conservancy Trust. It is our understanding that the conservancy would be unable to develop this land with a SFR so no additional homes along Frontenac should require future access. As such, the continuous paved roadway would never connect the few improved feet of Frontenac (at the intersection of Canyon Vista Drive - at 449 Frontenac and 453 Frontenac, as 443 Frontenac is not improved to the 20-ft width) with Avenue 44, located beyond the subject property.*

Please let us know if there is anything else we can share.

Best,
Talía

--

Talia Moretti
Designer

Stayner Architects
4362 Melrose Avenue
Los Angeles California 90029 US



Tim Fargo <tim.fargo@lacity.org>

Fwd: MontecitoHeights Technical Rescue, 504 W. Ave 44, Los Angeles, CA 90065 variance request

1 message

Pablo Estrada <pablo.estrada@lacity.org>
To: Tim Fargo <Tim.Fargo@lacity.org>

Mon, Feb 12, 2024 at 7:43 AM

Good morning Sir,

Please see related email to case: ZA-2022-7295-ZAA-ZAD-SPP-HCA.

Best regards,

Pablo

Forwarded Conversation**Subject: MontecitoHeights Technical Rescue, 504 W. Ave 44, Los Angeles, CA 90065 variance request**
-----From: **Pat Williams** <patjwilliams4@aol.com>

Date: Thu, Feb 8, 2024 at 1:24 PM

To: pablo.estrada@lacity.org <pablo.estrada@lacity.org>, helen.campbell@lacity.org <helen.campbell@lacity.org>

Cc: Pat Winters MWA <mwha.pat@gmail.com>, Christian Gross <cgx99@hotmail.com>, Barb/Kaz493Ave44 <k4449@sbcglobal.net>, Ali 509Ave 44 Jeevanjee <ali@loc-arch.com>, Mark Kenyon <mark.b.kenyon@gmail.com>, Henree Haitkin Ave 44 <henreealyse@gmail.com>, Michelle Litchfield Ave 44 <shoeburt@sbcglobal.net>, Patrica Williams <patjwilliams4@aol.com>

Hi Pablo,

Will you please share this information with the ZA who is handling the **504 West Ave 44** case.

I would like to bring the LAFD Alert below to your attention. This situation on Rose Hill Drive is exactly the potential situation on Frontenac at the site where the owner of **504 West Ave 44** has requested a variance to upgrade Frontenac as required by the Hillside Ordinance. IF the variance is approved the owner will not be required to upgrade the dangerous section of Frontenac at the top edge of his property, endangering both their house and neighbors in the immediate vicinity.

Neighbors on W Ave 44 have already witnessed delivery and trash trucks dangerously close to going over the side of the street and hill, endangering the houses on West Ave 44. What once was unprecedented rain amounts has now become annual and seemingly will only increase with time which is increasing the street erosion and danger of more situations like this Montecito Heights emergency.

It is in the best interest of neighbors and anyone who drives on Frontenac that this requested variance NOT be allowed.

Respectfully,
Pat Williams
476 West Ave 44 resident

----- Forwarded Message -----

From: LAFD Alert <noreply@everbridge.net>
To: patjwilliams4@aol.com <patjwilliams4@aol.com>
Sent: Monday, February 5, 2024 at 08:25:02 PM PST
Subject: #MontecitoHeights Technical Rescue

This is a message from LAFD ALERT



LOS ANGELES FIRE DEPARTMENT

#MontecitoHeights Technical Rescue

02-05-2024 7:55pm 4307 W Rose Hill Dr MAP: <https://maps.app.goo.gl/aGmAhU1VQFxxkbHD7>

Delivery truck precariously perched in soft soil on the side of a hill, threatening a home below. No injuries. Firefighters, USAR, and Heavy Rescue will work together to attempt to bring the vehicle to solid ground at street level.

INC#2061; FS47; Battalion 2; Central Bureau; Council District 14; Dispatched Units BC1 BC2 BP47 E1 E203 E227 E27 E450 E47 EM1 HR3 RA3 RA47 T1 T27 T3 UR27 UR3 UR88; Dispatch Channel 7; TAC 12; LAFD Spokesperson: Nicholas Prange

<https://www.lafd.org/alert/technical-rescue-02052024-inc2061>

FOLLOW @LAFD

Twitter Facebook Instagram YouTube
or Visit: www.lafd.org

To stop receiving future email notifications from this organization [unsubscribe here](#).

From: Pablo Estrada <pablo.estrada@lacity.org>

Date: Mon, Feb 12, 2024 at 7:43 AM

To: Pat Williams <patjwilliams4@aol.com>

Cc: helen.campbell@lacity.org <helen.campbell@lacity.org>, Pat Winters MWA <mwaha.pat@gmail.com>, Christian Gross <cgx99@hotmail.com>, Barb/Kaz493Ave44 <k4449@sbcglobal.net>, Ali 509Ave 44 Jeevanjee <ali@loc-arch.com>, Mark Kenyon <mark.b.kenyon@gmail.com>, Henree Haitkin Ave 44 <henreealyse@gmail.com>, Michelle Litchfield Ave 44 <shoeburt@sbcglobal.net>, Patricia Williams <patjwilliams4@aol.com>

I will forward you email related to case: ZA-2022-7295-ZAA-ZAD-SPP-HCA over to Zoning Administrator, Timothy Fargo-thank you

Best regards,

Pablo

--



Pablo Estrada

City Planning Associate

Los Angeles City Planning

5/6/24, 10:50 AM

City of Los Angeles Mail - Fwd: MontecitoHeights Technical Rescue, 504 W. Ave 44, Los Angeles, CA 90065 variance request

200 N. Spring St., Room 6.
Los Angeles, CA 90012
Planning4LA.org

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on the Department's [Forms page](#).



Pablo Estrada
City Planning Associate
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Planning4LA.org

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on the Department's [Forms page](#).



Tim Fargo <tim.fargo@lacity.org>

Fwd: 504 W Ave 44 - ZA Hearing Today

1 message

Pablo Estrada <pablo.estrada@lacity.org>

Mon, Dec 18, 2023 at 2:00 PM

To: Tim Fargo <Tim.Fargo@lacity.org>

Hello Tim,

Please see forwarded email and responses from the applicant team for case:ZA-2022-7295-ZAA-ZAD-SPP-HCA.

Best regards,

Pablo

----- Forwarded message -----

From: **Talia Moretti** <talia@staynerarchitects.com>

Date: Wed, Dec 13, 2023 at 10:18 AM

Subject: 504 W Ave 44 - ZA Hearing Today

To: Pablo Estrada <pablo.estrada@lacity.org>

Cc: Bert Youn <younblo@gmail.com>, Christian Stayner <christian@staynerarchitects.com>

Hi Pablo,

Thank you for coordinating our ZA Hearing yesterday. We wanted to follow up on a few items mentioned during the hearing. Yesterday I emailed the Soils Approval Letter to you; the full soils report is attached here.

During the hearing, we received four questions from Tim Fargo. Below are the questions and our responses:

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1. Response: We are not familiar with these properties and any adjustments they requested and/or were granted. There does not appear to be a property with a legal address of 523 Frontenac. There does appear to be a 525 Frontenac, which is also 537 Ave 44. There is a case number (ZA-2018-5334-ZAD-SPP) but no information.

2. Continuous paved roadway requirement. There was a question regarding the wording of the Zoning Code requirements.

LAMC 12.21.C10(i)(3): "Minimum Roadway Width (Continuous Paved Roadway). For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code."

1. LAMC 12.21.C10(i)(3) is clear that only one route is required from the driveway apron ("...a vehicular access route..." with emphasis added). The boundary of the Hillside Area is where Ave 45 intersects with Marmion Way. This path does not include Frontenac Street. The total length from the driveway apron is about 2,500 linear feet, or about half a mile, mostly along Ave 44 with a small portion of Glenalbyn Drive and Ave 45.

2. In order to widen the R to 20 feet it would impact improvements numerous properties, including 421 Ave 44, 334 Ave 44, 443 Ave 44, 461 Ave 44, etc.

3. There have been several soil reports on this property and they seem older, is this something we will update?

1. Response: Attached is the updated report that was completed in 2022 based on the version of the Los Angeles City Building Code that is currently in effect (as of 1/1/2023). We received an approval letter on October 15, 2023 from LADBS Grading Division, which was forwarded to you yesterday. We urge that the City-reviewed professional work produced by a licensed geologist and civil engineer, based on the current relevant Codes in effect, be relied on – not the random soils reports and CEQA documents pulled from other properties by the neighbors. These are likely based on outdated codes and/or are not applicable to this property. Note that there will be no driven piles used in this project as suggested by one neighbor.

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Please let us know if there is anything else we can share.

Best,
Talía

--
Talía Moretti
Designer
Stayner Architects
4362 Melrose Avenue
Los Angeles California 90029 US
www.staynerarchitects.com

--

Pablo Estrada
City Planning Associate
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Planning4LA.org

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 **Avenue 44-504-Soil & Geology Report.pdf**
14644K



Tim Fargo <tim.fargo@lacity.org>

Fwd: 504 W Ave 44 - ZA Hearing Today

1 message

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Mon, Dec 18, 2023 at 2:00 PM

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Pablo

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Subject: 504 W Ave 44 - ZA Hearing Today

To: Pablo Estrada <pablo.estrada@lacity.org>

Cc: Bert Youn <younblo@gmail.com>, Christian Stayner <christian@staynerarchitects.com>

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Please let us know if there is anything else we can share.

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Talía

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Talia Moretti
Designer
Stayner Architects
4362 Melrose Avenue
Los Angeles California 90029 US
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Pablo Estrada
City Planning Associate
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Planning4LA.org

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on the Department's [Forms page](#).



Avenue 44-504-Soil & Geology Report.pdf
14644K



Tim Fargo <tim.fargo@lacity.org>

Fwd: Mt. Washington : 504 W. Ave 44, Los Angeles, CA 90065 variance request

1 message

Pablo Estrada <pablo.estrada@lacity.org>
To: Tim Fargo <Tim.Fargo@lacity.org>

Mon, Feb 12, 2024 at 7:40 AM

Good morning Sir,

Please see related emails to case: ZA-2022-7295-ZAA-ZAD-SPP-HCA.

Best regards,

Pablo

----- Forwarded message -----

From: **Pablo Estrada** <pablo.estrada@lacity.org>

Date: Mon, Feb 12, 2024 at 7:39 AM

Subject: Re: Mt. Washington : 504 W. Ave 44, Los Angeles, CA 90065 variance request

To: Christian Grose <cgx99@hotmail.com>

Cc: Pat Williams <patjwilliams4@aol.com>, helen.campbell@lacity.org <helen.campbell@lacity.org>, Pat Winters MWAH <mwah.pat@gmail.com>, Barb/Kaz493Ave44 <k4449@sbcglobal.net>, Ali 509Ave 44 Jeevanjee <ali@loc-arch.com>, Mark Kenyon <mark.b.kenyon@gmail.com>, Henree Haitkin Ave 44 <henreealyse@gmail.com>, Michelle Litchfield Ave 44 <shoeburt@sbcglobal.net>

Good morning,

I will forward both emails over to Zoning Administrator, Timothy Fargo- thank you

Best regards,

Pablo

On Thu, Feb 8, 2024 at 1:37 PM Christian Grose <cgx99@hotmail.com> wrote:

Pablo: Hi, I want to write to concur that this is a problem. The proposed property at **504 W Avenue 44** is enclosed by and abuts both Frontenac Rd/Ave and W Avenue 44. I have requested both Frontenac and Avenue 44 be expanded as part of **504 W Ave 44**'s proposal to build. Frontenac is a substandard dirt one-lane road that needs to be 20 -feet wide by this house.

This week with the storms, I had two trash trucks come up our hill and have to go backwards out of Avenue 44 as they were unable to traverse Frontenac. Another much smaller car - smaller than a delivery truck - was briefly stuck in the mud on Frontenac until the driver was able to get out of the car and push to go back down Avenue 44. One of my trash bins was not picked up at all this week due to the inaccessibility of Frontenac along the border of **504 W Ave 44**'s property. From a safety vantage point, my house is downhill from Frontenac and I could see the car struggling on the one lane muddy road abutting the proposed **504 W Avenue 44**. The car could go into the proposed home, my home, or neighboring homes.

I request no variance be granted and present this additional evidence that **504 W Ave 44** must widen Frontenac in the area that abuts it to improve the neighborhood. The rains made it clear why this needs to be widened in compliance w/ regulations on both Ave. 44 and Frontenac abutting this proposed property.

Finally, there is also significant debris that has rolled onto the property [504 W Ave 44](#) and an adjacent downhill property, suggesting the need for care in construction on this hillside.

Christian Grose

[497 W Avenue 44, L.A, CA 90065](#)

From: Pat Williams <patjwilliams4@aol.com>

Sent: Thursday, February 8, 2024 1:24 PM

To: pablo.estrada@lacity.org <pablo.estrada@lacity.org>; helen.campbell@lacity.org <helen.campbell@lacity.org>

Cc: Pat Winters MWA <mwha.pat@gmail.com>; Christian Gross <cgx99@hotmail.com>; Barb/Kaz493Ave44 <k4449@sbcglobal.net>; Ali 509Ave 44 Jeevanjee <ali@loc-arch.com>; Mark Kenyon <mark.b.kenyon@gmail.com>; Henree Haitkin Ave 44 <henreealyse@gmail.com>; Michelle Litchfield Ave 44 <shoeburt@sbcglobal.net>; Patrica Williams <patjwilliams4@aol.com>

Subject: MontecitoHeights Technical Rescue, [504 W. Ave 44, Los Angeles, CA 90065](#) variance request

Hi Pablo,

Will you please share this information with the ZA who is handling the [504 West Ave 44](#) case.

I would like to bring the LAFD Alert below to your attention. This situation on Rose Hill Drive is exactly the potential situation on Frontenac at the site where the owner of [504 West Ave 44](#) has requested a variance to upgrade Frontenac as required by the Hillside Ordinance. IF the variance is approved the owner will not be required to upgrade the dangerous section of Frontenac at the top edge of his property, endangering both their house and neighbors in the immediate vicinity.

Neighbors on W Ave 44 have already witnessed delivery and trash trucks dangerously close to going over the side of the street and hill, endangering the houses on West Ave 44. What once was unprecedented rain amounts has now become annual and seemingly will only increase with time which is increasing the street erosion and danger of more situations like this Montecito Heights emergency.

It is in the best interest of neighbors and anyone who drives on Frontenac that this requested variance NOT be allowed.

Respectfully,
Pat Williams
[476 West Ave 44](#) resident

----- Forwarded Message -----

From: LAFD Alert <noreply@everbridge.net>

To: patjwilliams4@aol.com <patjwilliams4@aol.com>

Sent: Monday, February 5, 2024 at 08:25:02 PM PST

Subject: #MontecitoHeights Technical Rescue

This is a message from LAFD ALERT



LOS ANGELES FIRE DEPARTMENT

#MontecitoHeights Technical Rescue

02-05-2024 7:55pm 4307 W Rose Hill Dr MAP: <https://maps.app.goo.gl/aGmAhu1VQFxxkbHD7>

Delivery truck precariously perched in soft soil on the side of a hill, threatening a home below. No injuries. Firefighters, USAR, and Heavy Rescue will work together to attempt to bring the vehicle to solid ground at street level.

INC#2061; FS47; Battalion 2; Central Bureau; Council District 14; Dispatched Units BC1 BC2 BP47 E1 E203 E227 E27 E450 E47 EM1 HR3 RA3 RA47 T1 T27 T3 UR27 UR3 UR88; Dispatch Channel 7; TAC 12; LAFD Spokesperson: Nicholas Prange

<https://www.lafd.org/alert/technical-rescue-02052024-inc2061>

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Pablo Estrada

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Tim Fargo <tim.fargo@lacity.org>

Fwd: MontecitoHeights Technical Rescue, 504 W. Ave 44, Los Angeles, CA 90065 variance request

1 message

Pablo Estrada <pablo.estrada@lacity.org>
To: Tim Fargo <Tim.Fargo@lacity.org>

Mon, Feb 12, 2024 at 7:43 AM

Good morning Sir,

Please see related email to case: ZA-2022-7295-ZAA-ZAD-SPP-HCA.

Best regards,

Pablo

Forwarded Conversation**Subject: MontecitoHeights Technical Rescue, 504 W. Ave 44, Los Angeles, CA 90065 variance request**
-----From: **Pat Williams** <patjwilliams4@aol.com>

Date: Thu, Feb 8, 2024 at 1:24 PM

To: pablo.estrada@lacity.org <pablo.estrada@lacity.org>, helen.campbell@lacity.org <helen.campbell@lacity.org>

Cc: Pat Winters MWA <mwah.pat@gmail.com>, Christian Gross <cgx99@hotmail.com>, Barb/Kaz493Ave44

<k4449@sbcglobal.net>, Ali 509Ave 44 Jeevanjee <ali@loc-arch.com>, Mark Kenyon <mark.b.kenyon@gmail.com>,

Henree Haitkin Ave 44 <henreealyse@gmail.com>, Michelle Litchfield Ave 44 <shoeburt@sbcglobal.net>, Patrica

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Pat Williams

476 West Ave 44 resident

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Date: Mon, Feb 12, 2024 at 7:43 AM

To: Pat Williams <patjwilliams4@aol.com>

Cc: helen.campbell@lacity.org <helen.campbell@lacity.org>, Pat Winters MWA <mwaha.pat@gmail.com>, Christian Gross <cgx99@hotmail.com>, Barb/Kaz493Ave44 <k4449@sbcglobal.net>, Ali 509Ave 44 Jeevanjee <ali@loc-arch.com>, Mark Kenyon <mark.b.kenyon@gmail.com>, Henree Haitkin Ave 44 <henreealyse@gmail.com>, Michelle Litchfield Ave 44 <shoeburt@sbcglobal.net>, Patricia Williams <patjwilliams4@aol.com>

I will forward you email related to case: ZA-2022-7295-ZAA-ZAD-SPP-HCA over to Zoning Administrator, Timothy Fargo-thank you

Best regards,

Pablo

--



Pablo Estrada
City Planning Associate
Los Angeles City Planning

5/6/24, 10:50 AM

City of Los Angeles Mail - Fwd: MontecitoHeights Technical Rescue, 504 W. Ave 44, Los Angeles, CA 90065 variance request

200 N. Spring St., Room 6

Los Angeles, CA 90012

Planning4LA.org

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LOS ANGELES
CITY PLANNING

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Tim Fargo <tim.fargo@lacity.org>

Re: 504 W Ave 44 - ZA Hearing Today

2 messages

Pablo Estrada <pablo.estrada@lacity.org>

Wed, Feb 21, 2024 at 8:30 AM

To: Christian Stayner <christian@staynerarchitects.com>

Cc: Talia Moretti <talia@staynerarchitects.com>, Bert Youn <younblo@gmail.com>

Bcc: Tim.Fargo@lacity.org

Thank you for the explanation Christian.

On Tue, Feb 20, 2024 at 5:11 PM Christian Stayner <christian@staynerarchitects.com> wrote:

Hi Pablo,

Please note that between the Neighborhood Council's letter and the Zoning Administrator hearing, the Applicant made significant changes to the project requests to respond to NC concerns. The specifics of these concessions were discussed during the ZA hearing.

Additionally, a number of the concerns cited by the NC have nothing to do with this project nor the subject property. This includes historic, unrelated issues with fire trucks on nearby streets and concerns about a tree on a different property.

Other items raised by the NC are regulated by the procedures of various City of Los Angeles agencies, not neighbor input or opinion. This includes reviews of geotechnical reports, tree reports, parking calculations, and project area calculations. Note that the LADBS Grading Division has reviewed and approved the geotechnical report as meeting their requirements. A tree report was commissioned from a Certified Arborist in accordance with City requirements; this was reviewed and approved by the Urban Forestry Division, Bureau of Street Services. Parking calculations and area calculations were reviewed by the Specific Planner responsible for this Plan; no requests for relief from parking nor additional RFA has been requested for the project. Speculation on unrelated future development in the neighborhood is not the responsibility of the Applicant to address.

Thanks for sending the letter from the NC. Despite the Applicant's outreach to the neighbors and the NC, the engagement and courtesy has been entirely one-sided, as this document shows. The NC didn't even provide the Applicant with a copy of the letter nor did they seek opportunities to find compromise or engage in dialogue with the Applicant. We made a good-faith effort to ask if the NC would be willing to have us return to discuss changes to the project -- changes which were conveyed during the Zoning Administrator hearing and that respond to the concerns raised by the NC. We were told that any development on the property would be opposed on principle by the NC, regardless of concessions offered by the Applicant.

Thanks,
Christian

Christian Stayner, AIA, NCARB (California, Hawaii, Arizona, New Mexico, Oregon, Colorado, Nevada, Florida, Texas, Maryland)

Stayner Architects

4362 Melrose Avenue

Los Angeles California 90029 US

Tel +1 213 484 0224

Fax +1 213 483 8768

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On Tue, Feb 20, 2024 at 3:57 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:

Please excuse this email, as we have received a Letter of Opposition for this case from the Neighborhood Council.

On Tue, Feb 20, 2024 at 3:48 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:

Hi Christian,

Was the case: ZA-2022-7295-ZAA-ZAD-SPP-HCA heard from the Neighborhood Council? Please let me know what was discussed or when it is scheduled if it has not been heard yet.

Best regards,

Pablo

On Mon, Feb 12, 2024 at 4:11 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:
Good morning Talia,

I have been out of office, please excuse me.

Also- I do not have a date for when the LOD will be issued by the Zoning Administrator as he is working down his caseload. Please follow up with me via email in a few weeks to get an update.

Best regards,

Pablo

On Fri, Feb 9, 2024 at 10:28 AM Talia Moretti <talia@staynerarchitects.com> wrote:
Hi Pablo,

Just wanted to reach back out to see if you have any updates or might be available to chat by phone next week. I have tried to call your office a few times but unfortunately have not gotten through. Looking forward to learning more about the next steps for this project!

Best,
Talia

On Wed, Jan 17, 2024 at 3:43 PM Pablo Estrada <pablo.estrada@lacity.org> wrote:
Hi Talia,

Your case is important to us and we are working to have it issued as soon as possible. We are unable to provide an estimated date for the issuance of the decision letter. However, the case is Number 5 in the queue for Letters of Determination that are yet to be issued by the Zoning Administrator.

On Tue, Jan 16, 2024 at 4:37 PM Talia Moretti <talia@staynerarchitects.com> wrote:
Hi Pablo,

I tried to reach out by phone earlier today, but couldn't get through. We are wondering if you have any insight into the expected timeline for receiving a decision and letter from the ZA. If you have a few moments to connect this week, my number is 213-484-0224 ext. 106. Thank you!

Best,
Talia

On Wed, Dec 13, 2023 at 10:17 AM Talia Moretti <talia@staynerarchitects.com> wrote:
Hi Pablo,

Thank you for coordinating our ZA Hearing yesterday. We wanted to follow up on a few items mentioned during the hearing. Yesterday I emailed the Soils Approval Letter to you; the full soils report is attached here.

During the hearing, we received four questions from Tim Fargo. Below are the questions and our responses:

1. Do we have further knowledge of the Zoning Administrator rulings for 523 Frontenac or 525 Frontenac as nearby precedents?

1. Response: We are not familiar with these properties and any adjustments they requested and/or were granted. There does not appear to be a property with a legal address of 523 Frontenac. There does appear to be a 525 Frontenac, which is also 537 Ave 44. There is a case number (ZA-2018-5334-ZAD-SPP) but no information.

2. Continuous paved roadway requirement. There was a question regarding the wording of the Zoning Code requirements.

LAMC 12.21.C10(i)(3): "Minimum Roadway Width (Continuous Paved Roadway). For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code."

1. LAMC 12.21.C10(i)(3) is clear that only one route is required from the driveway apron ("...a vehicular access route..." with emphasis added). The boundary of the Hillside Area is where Ave 45 intersects with Marmion Way. This path does not include Frontenac Street. The total length from the driveway apron is about 2,500 linear feet, or about half a mile, mostly along Ave 44 with a small portion of Glenalbyn Drive and Ave 45.
2. In order to widen the CPR to 20 feet it would impact improvements on numerous properties, including 421 Ave 44, 334 Ave 44, 443 Ave 44, 461 Ave 44, etc.

3. There have been several soil reports on this property and they seem older, is this something we will update?

1. Response: Attached is the updated report that was completed in 2022 based on the version of the Los Angeles City Building Code that is currently in effect (as of 1/1/2023). We received an approval letter on October 15, 2023 from LADBS Grading Division, which was forwarded to you yesterday. We urge that the City-reviewed professional work produced by a licensed geologist and civil engineer, based on the current relevant Codes in effect, be relied on – not the random soils reports and CEQA documents pulled from other properties by the neighbors. These are likely based on outdated codes and/or are not applicable to this property. Note that there will be no driven piles used in this project as suggested by one neighbor.

4. Do we have any knowledge of ownership or development plans for lots on the west side of Frontenac?

1. Response: Based on the County's ownership data, it is our understanding that they are owned by the Self Realization Fellowship (SRF), as part of a larger 15+ acre site that is subject to an existing Conditional Use Permit, or by a Land Conservancy Trust. It is our understanding that the conservancy would be unable to develop this land with a SFR so no additional homes along Frontenac should require future access. As such, the continuous paved roadway would never connect the few improved feet of Frontenac (at the intersection of Canyon Vista Drive - at 449 Frontenac and 453 Frontenac, as 443 Frontenac is not improved to the 20-ft width) with Avenue 44, located beyond the subject property.

Please let us know if there is anything else we can share.

Best,
Talía

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Talia Moretti
Designer
Stayner Architects
4362 Melrose Avenue
Los Angeles California 90029 US