



# WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Date: May 14, 2007

City Plan Case No. TT 67016-1A  
Council District No. 11 ✓  
Plan Area: West Los Angeles  
Location: 1600 Westgate Avenue

City Council  
City Hall, Room 395

## CASE NO. TT 67016-1A

### APPEAL REQUEST:

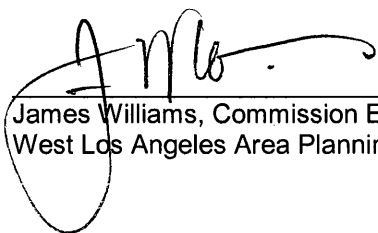
An appeal in part of the West Los Angeles Area Planning Commission's determination.

Commission Determination:

1. **Granted** the appeals in part.
2. **Sustained** the decision of the Advisory Agency in **approving**, pursuant to Section 17.03 of the Los Angeles Municipal Code, **Tentative Tract No. 67016**; for a maximum 32-unit residential condominium with 5-units set aside for low income residential in the R3 Zone.
3. **Adopted** Modified conditions submitted on April 18, 2007 (attached).
4. **Adopted** Findings of the Advisory Agency (attached).
5. Adopted ENV 2003-4528-MND.

**Applicant:** Alcott Properties, LLC (aka Idaho Elegant Apartment, LLC)

**Appellant:** Michael J. Miller, Granvillas HOA



James Williams, Commission Executive Assistant  
West Los Angeles Area Planning Commission

**Final date to appeal: May 4, 2007**

Attachments: Appeal, Determination letter dated April 24, 2007.  
City Planning Associate: James Quinn

CITY OF LOS ANGELES  
PLANNING DEPARTMENT

## MASTER APPEAL FORM

APPEAL TO THE: LA City CouncilREGARDING CASE NO.: TT-67016-1A

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**Name Michael J. Miller, President, GRANVILLE Homeowners AssnMailing Address 1611 GRANVILLE AVE #8  
LOS ANGELES CA Zip: 90025Work Phone: (213) 534-6405 Home Phone: (310) 948-2899  
x220

- a) Are you or do you represent the original applicant?  
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?  
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One) SELF & OTHER Self & GRANVILLE Homeowners Assn
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)  
GRANVILLE Homeowners Assn

**REPRESENTATIVE**Name Self - I AM PRESIDENT OF THE ASSOCIATIONMailing Address SAME AS ABOVE - 1611 GRANVILLE AVE #8  
City Council Los Angeles CA 90025Please call # below to schedule hearing date\* Zip 90025  
Work Phone: (213) 534-6405 x220 Home Phone: (310) 948-2899\***APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.

Final Date to Appeal: 05/04/2007**ORIGINAL**

**REASONS FOR APPEALING**

Are you appealing the entire decision or parts of it?

☐ Entire☒ Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

Appealing  
R3 Zoned  
VARIANCE

THE PROPOSED BUILDING'S HEIGHT VARIANCE OF 54 FEET DESCRIBED UNDER SITE SPECIFIC CONDITION #12(C)(2) ON PAGE #4 OF THE WLA APC DETERMINATION DATED 4/24/07 IS AT ODDS WITH AN NEIGHBORHOOD SURROUNDING STRUCTURES & IMPOSES AN UNDUE EYESORE ON AN EXISTING RESIDENTS. THE BLDG WILL STAND OUT LIKE A JOKE THUMB, SET A PRECEDENT, &

**ADDITIONAL INFORMATION**

- DESTROY THE AESTHETIC LOOK OF THE ENTIRE COMMUNITY. PLEASE RECONSIDER GRANTING THIS VARIANCE.
- Original receipt required to calculate 85% filing fee from original applicants.
  - Original applicants must pay mailing fees to BTC and submit copy of receipt.
  - Any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **A copy of the determination/decision letter is required.**
  - Acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
  - **Seven copies and the original appeal are required.**

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

Appellant

Michael Miller 4/30/07

**OFFICIAL USE ONLY**

Receipt No. 268243 Amount \$73.00 Date 5/02/07

Application Received *Seemingly / Paul*

Application Deemed Complete \_\_\_\_\_

Copies provided:

☒ Determination☐ Receipt (original applicant only)

Determination Authority Notified (if necessary)

☒**ORIGINAL**

CITY OF LOS ANGELES  
PLANNING DEPARTMENT

## MASTER APPEAL FORM

APPEAL TO THE: LA City CouncilREGARDING CASE NO.: TT-67016-1A

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**Name Michael J. Miller, President, GRANVILLE Homeowners AssnMailing Address 1611 GRANVILLE AVE #8  
LOS ANGELES CA Zip: 90025Work Phone: (213) 534-6405 Home Phone: (310) 948-2899

- a) Are you or do you represent the original applicant?  
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?  
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One) SELF & OTHER Self & GRANVILLE Homeowners Assn
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)  
GRANVILLE Homeowners Assn

**REPRESENTATIVE**Name Self - I AM PRESIDENT OF THE ASSOCIATIONMailing Address SAME AS ABOVE - 1611 GRANVILLE AVE #8City Council LOS ANGELES CA 90025  
Please call # below to schedule hearing date\* Zip 90025Work Phone: (213) 534-6405 x220 Home Phone: (310) 948-2899\***APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.

Final Date to Appeal: 05/04/2007**ORIGINAL**

**REASONS FOR APPEALING**

Are you appealing the entire decision or parts of it?

☐ Entire☒ Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

Appealing  
R3 Zoned  
VARIANCE

THE PROPOSED BUILDING'S HEIGHT VARIANCE OF 54 FEET DESCRIBED UNDER SITE SPECIFIC CONDITION #12(C)(2) ON PAGE #4 OF THE WLA APC DETERMINATION DATED 4/24/07 IS AT ODDS WITH AN NEIGHBORHOOD SURROUNDING STRUCTURES & IMPOSES AN UNDUE EYESORE ON AN EXISTING RESIDENTS. THE BLDG WILL STAND OUT LIKE A FORE THUMB, SET A PRECEDENT, &

**ADDITIONAL INFORMATION**

- DESTROY THE AESTHETIC LOOK OF THE ENTIRE COMMUNITY. PLEASE RECONSIDER GRANTING THIS VARIANCE.
- Original receipt required to calculate 85% filing fee from original applicants.
  - Original applicants must pay mailing fees to BTC and submit copy of receipt.
  - Any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **A copy of the determination/decision letter is required.**
  - Acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
  - **Seven copies and the original appeal are required.**

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

Appellant

Michael Miller

4/30/07

**OFFICIAL USE ONLY**

Receipt No.

268243

Amount

\$73.00

Date

5/02/07

Application Received

Application Deemed Complete

Copies provided:

☒ Determination☐ Receipt (original applicant only)

Determination Authority Notified (if necessary)

☒**ORIGINAL**



# WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: APR 24 2007

CASE No.: TT-67016-1A  
CEQA: ENV-2003-4528-MND

Council District: 11  
Location: 1600 Westgate Avenue  
Plan Area: West Los Angeles  
Zone: R3-1

Applicant: Alcott Properties, LLC (aka Idaho Elegant Apartment, LLC)  
Appellants: 1. Ardeshir Gowharrizi 2. Michael J. Miller 3. Granvillas HOA c/o Michael J. Miller  
4. Lloyd Robert Pfeffer 5. Samuel and Patricia Shim

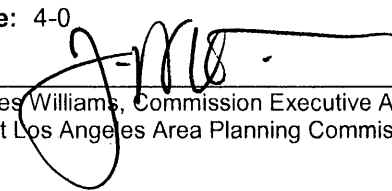
At its meeting on April 18, 2007, the following action was taken by the West Los Angeles Area Planning Commission:

1. **Granted** the appeals in part.
2. **Sustained** the decision of the Advisory Agency in approving, pursuant to Section 17.03 of the Los Angeles Municipal Code, **Tentative Tract No. 67016**; for a maximum 32-unit residential condominium with 5-units set aside for low income residential in the R3 Zone.
3. **Adopted** Modified conditions submitted on April 18, 2007 (attached).
4. **Adopted** Findings of the Advisory Agency (attached).
5. Adopted ENV 2003-4528-MND.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Burton  
Seconded: Brown  
Ayes: Foster, Washington  
Absent: Martinez  
Vote: 4-0

  
James Williams, Commission Executive Assistant  
West Los Angeles Area Planning Commission

**Effective Date/Appeals:** This action of the West Los Angeles Area Planning Commission will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council.

FINAL APPEAL DATE MAY 04 2007

All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Modified Conditions of Approval, Findings.  
City Planning Associate: James Quinn

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 67016 composed of 1-lot, located at 1600 Westgate Avenue for a maximum **32-unit residential condominium with 5-units set aside for Low Income residential** as shown on map stamp-dated May 24, 2006 in the West Los Angeles Community Plan. This unit density is based on the R3 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

#### **BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That 2-foot wide strips of land be dedicated along Idaho Avenue and Westgate Avenue adjoining the subdivision to complete 32-foot wide half right-of-way dedications including a 15-foot radius property line return at their intersection in accordance with Collector Street Standards, satisfactory to the City Engineer.
2. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half-alley dedication satisfactory to the City Engineer.

#### **DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

3. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

#### **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.

**DEPARTMENT OF TRANSPORTATION**

5. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. Driveways and vehicular access to projects shall be provided from alley and/or Westgate Avenue.
  - c. Parking stalls shall be designed so that a vehicle is not required to back out into or out of any public street or sidewalk.
  - d. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A Parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045.

**FIRE DEPARTMENT**

6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

**DEPARTMENT OF WATER AND POWER**

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING**

8. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This



condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

- a. One (1) new light is required on Idaho Avenue.
- b. One (1) new light is required on Westgate Avenue.
- c. Prior to final recordation for this project or issuance of the certificate of occupancy, the developer shall cause Developer shall cause Owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### **BUREAU OF SANITATION**

9. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

10. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 922-8363.

#### **DEPARTMENT OF RECREATION AND PARKS**

11. That the Quimby fee be based on the R3 Zone.

#### **DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

12. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of 32 dwelling units. **Five units shall be set aside for Low Income households.**
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/2 guest parking spaces per dwelling. All guest spaces shall be readily

accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.
    - 1. Per SB1818, a by-right incentive to allow an increase in Floor Area Ratio (FAR) of 20% to a maximum 3.6:1.
    - 2. Per SB1818, a by-right incentive to allow an increase in the height of the building 20% to a maximum of 54 feet.
  - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
  - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- 13. That the subdivider shall record and execute a Covenant and Agreement to comply with the **West Los Angeles Transportation Improvement and Mitigation Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
  - 14. Owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department to make (5) units of the condominium development available for sale

solely to low income households, at sales price determined to be affordable to low income households by the Los Angeles Housing Department, for a period of (30) years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

15. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 12, 16, 17, and 18 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
16. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
  - MM-2 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
  - MM-3 Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
  - MM-4 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

- MM-5 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-6 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-7 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-8 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-9 Preserve riparian areas and wetlands.
- MM-10 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-11 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-12 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- MM-13 Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.
- ▶ Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
  - ▶ Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- MM-14 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-15 Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.

- MM-16 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING-DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- MM-17 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-18 Legibility of stencils and signs must be maintained.
- MM-19 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-20 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-21 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-22 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- MM-23 Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- MM-24 Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-25 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- MM-26 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to

the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

17. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail,

during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

- CM-6 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 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.
- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-16 Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17 Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.

CM-18 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

#### DEPARTMENT OF CITY PLANNING-TENANT RELOCATION CONDITIONS

18. Prior to the issuance of a grading or building permit, or the recordation of the final map – which ever occurs first -- the subdivider shall submit a relocation plan to the Deputy Advisory Agency for review and approval.
19. Prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to provide tenant relocation assistance in accordance to the provisions of Section 47.07.D of the L.A.M.C.  
  
Prior to obtaining a demolition permit, the applicant shall submit proof that the tenants were provided relocation assistance in accordance to the provisions of Section 47.07.D of the L.A.M.C.
20. Prior the issuance of a grading or building permit, or the recordation of the final map, – which ever occurs first -- the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors-in-interest to provide tenant relocation assistance in accordance to that in effect on January 29, 2007 for the current applicant, and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolitions. The covenant and agreement shall be executed and recorded within 10 days after the tentative map is approved and becomes effective following the expiration of any applicable appeal period (and final action thereon). A copy of the covenant and agreement required by this condition shall be provided to each tenant within five days of recordation of the covenant and agreement. (Agreed to by subdivider at West Los Angeles APC hearing, April 18, 2007)
21. Prior to the issuance of a grading or building permit, or the recordation of the final map – which ever occurs first -- the subdivider and all successors-in-interest shall submit proof satisfactory to the Advisory Agency that all tenant relocation assistance payments and services owing the tenants pursuant to LAMC Section 47.07 and the conditions of this grant were actually received by the tenants in accordance with all laws relating to such assistance in effect on January 29, 2007. (Agreed to by subdivider at West Los Angeles APC hearing, April 18, 2007)
22. Prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a



manner satisfactory to the Planning Department, binding the subdivider and all successors-in-interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22-151.27 of the Los Angeles Municipal Code as it relates to the eviction of the tenants; and further that prior to the issuance of a demolition permit, building permit, or the recordation of the final map, the subdivider or the subdivider's successors-in-interest to provide proof satisfactory to the Advisory Agency of the fact that full compliance with the foregoing statutes and ordinances was effectuated in accordance with all laws relating to such assistance in effect on January 29, 2007 for the current applicant. Such proof would take the form of the Los Angeles Housing Department (LAHD) relocation paperwork signed off by a representative of the LAHD. (Agreed to by subdivider at West Los Angeles APC hearing, April 18, 2007)

23. The subdivider agrees to pay each tenant in residence on January 29, 2007 who has not already entered into a separate relocation benefits agreement with the subdivider \$6,450 and a rent-free extension of time to vacate their apartment on or before August 31, 2007 beginning May 1, 2007. (Agreed to by subdivider at West Los Angeles APC hearing, April 18, 2007)

#### **DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS**

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

- C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in

accordance with Section 12.39A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213.482.0000) to approve the covenant format, prior to recording the covenant.

- C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule

applicable. The amount of said fee to be established by the Advisory Agency in

accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-4. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
- c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

- C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

**BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceed 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
  - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - 1. Improve Idaho Avenue and Westgate Avenue adjoining the subdivision by the construction of new 5-foot concrete sidewalks and reconstruction of the existing curbs and gutters to provide for new concrete curbs and 2-foot concrete gutters including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
  - 2. Improve the alley adjoining the subdivision by the construction of suitable resurfacing to complete a 17.5-foot wide alley, including construction of a new 2-foot wide longitudinal gutter together with any necessary removal and reconstruction of existing improvements all including the reconstruction of the alley intersection with Idaho Avenue all satisfactory to the City Engineer

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving

design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

### **FINDINGS OF FACT (CEQA)**

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2006-4528-MND-REC on December 4, 2006. The Committee found that potential negative impact could occur from the projects's implementation due to:

- existing ambient air pollution levels
- potential loss of significant trees
- loss of rental units
- potential seismic activity
- need for landscaping.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2006-4528-MND-REC reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 12, 15, 16, 17, and 18** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with structures and does not provide a natural habitat for either fish or wildlife. In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158)

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 15.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract No. 67016, the Advisory Agency of the

City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted West Los Angeles Plan designates the subject property for Medium residential land use with the corresponding zone of R3. The property contains approximately 0.44 net acres (19,215 net square feet after required dedication) and is presently zoned R3-1. The proposed development of 24 units plus 8 density bonus units is allowable under the current adopted zone and the land use designation. Five of the density bonus units are set aside for Low Income households in compliance with State Senate Bill 1818.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the few underimproved properties in the vicinity. The development of this tract is an infill of an otherwise multiple-family residential neighborhood. The property's R3 zone allows the density requested.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset is concerned.

Furthermore, the project site, as well as the surrounding area is presently developed with structures and does not provide a natural habitat for either fish or wildlife.

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

- 1). In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2). Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3). The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.



- 4). The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5). In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 67016.

If you have any questions, please call Subdivision staff at (213) 978-1330.

DETERMINATION MAILING  
TT-67016-1A  
MAILING DATE: 04/24/07 DJ

Michael J. Miller  
1611 Granville Ave. 8  
Los Angeles, CA 90025

Granville HOA  
1611 Granville Ave. 1-12  
Los Angeles, CA 90025

Ardeshir Goiarrizi  
1611 Granville 11  
Los Angeles, CA 90025

Samuel and Patricia Shim  
395 S. Smokeridge Terrace  
Anaheim, CA 92807

Lloyd Robert Pfeffer  
11818 Idaho Ave. 3  
Los Angeles, CA 90025

Li-Chih Lee  
804 Centinela Ave.  
Santa Monica, CA 90403

Alcott Properties, LLC  
10350 Santa Monica Blvd. 190  
Los Angeles, CA 90025

Jim Horwitz CD 11  
1645 Corinth Ave.  
Los Angeles, CA 90025

R.J. Comer  
10940 Wilshire Blvd., Ste.2100  
Los Angeles, Ca 90024

Noel Weiss  
13700 Marina Pointe Dr.,#922  
Marina Del Rey, Ca 90292

Johnathan Riker  
10940 Wilshire Blvd., Ste.2100  
Los Angeles, Ca 90024

Ben Cohen  
1616 Westgate Avenue  
Los Angeles, Ca 90025

Getty Azod  
1316 S. Carmelina Ct.  
West Los Angeles, Ca 90025

Moise Daveed  
11932 Santa Monica Blvd.  
West Los Angeles, Ca 90025

Rodney Emran  
1832 Brockton Avenue  
Los Angeles, Ca 90025

Sam Mostadim  
1831 Colby Avenue  
Los Angeles, Ca 90025

Brian Hefferman  
11816 Idaho Street  
Los Angeles, Ca 90025

Marina Martos CD 11  
City Hall Room 415  
MS 218

Idaho Elegant Apartment, LLC  
10350 Santa Monica Blvd. 190  
Los Angeles, CA 90025

Jack Little  
17620 Sherman Way 217  
Van Nuys, CA 91406

Noel Weiss  
13700 Marina Pointe Drive 922  
Marina Del Rey, Ca 90292

Telecommunications Bureau  
**Telecommunications Engineer**  
120 S. San Pedro St., Suite 600  
Los Angeles, Ca 90012  
**Mail Stop #131**

Bob Steinbach  
Department of Building and Safety  
201 N Figueroa St  
Los Angeles, Ca 90012  
**Mail Stop #115**

Bureau Of Engineering  
Land Development & Mapping  
201 N. Figueroa St., 2<sup>nd</sup> Fl.  
Los Angeles, Ca 90012  
**Mail Stop #901**

Bureau Of Engineering  
Information-Recordation  
201 N. Figueroa St., 2<sup>nd</sup> Fl.  
Los Angeles, Ca 90012  
**Mail Stop #901**

Department Of Transportation  
221 N. Figueroa St., #500  
Los Angeles, Ca 90012  
**Mail Stop #725**

Department Of Building & Safety  
Zoning Section  
201 N. Figueroa St., Rm 1060  
Los Angeles, Ca 90012  
**Mail Stop #115**

Department Of Building & Safety  
Grading Section  
201 N. Figueroa, Rm 300-1  
Los Angeles, Ca 90012  
**Mail Stop #115**

Department Of Fire  
Hydrant & Access Unit  
221 N. Figueroa, Ste.1500  
Los Angeles, Ca 90012  
**Mail Stop #272**

E.I.R.  
Planning Department  
City Hall, Room 763  
**Mail Stop #395**

Bureau Of Street Lighting  
600 S. Spring St., Rm.810  
Los Angeles, Ca 90014  
**Mail Stop #545**

Recreation & Parks  
1200 W. 7<sup>th</sup> St., Rm 700  
Los Angeles, Ca 90017  
**Mail Stop #682**

County Health Department  
Environmental Management  
2615 S. Grand Ave., Room 604  
Los Angeles, Ca 90007

Bureau Of Street Services  
Street Tree Division  
600 S. Spring St., 10th Floor  
Los Angeles, Ca 90012f  
**Mail Stop # 550**

Housing Preservation & Production  
1200 W. 7<sup>th</sup> Street  
Los Angeles, Ca 90014  
**Mail Stop #854**

County Of Los Angeles  
Department Of Public Works  
Land Development Division  
P.O. Box 1460  
Alhambra, Ca 91802-1460

Sam Kuperstien  
11818 Idaho Ave. 7  
Los Angeles, CA 90025

Rodney Emarani  
1832 Brockton Ave.  
Los Angeles, CA 90025

Sam Mostadim  
1831 Colby Ave.  
Los Angeles, CA 90025

Ben Cohen  
1616 Westgate Ave.  
Los Angeles, CA 90025

Getty Azod  
1316 S. Carmelina Ct.  
Los Angeles, CA 90025

Moise Davood  
11932 Santa Monica Blvd.  
W. Los Angeles, CA 90025

Brian Heffernan  
11816 Idaho St.  
Los Angeles, CA 90025

Office:

Downtown ☐

Van Nuys ☒

Date 5/02/07



Department of City Planning  
Los Angeles

# City Planning Request

268243

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>MICHAEL J. MILLER (PRES., GRANVILLAS HOA)</u>			
Representative			
Project Address <u>1600 WESTGATE AVENUE</u>			
Telephone Number <u>(310) 948-2899</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>APPEAL TO TT-67016-1A</u>			\$ <u>64</u> <u>00</u>
			\$
			\$
			\$
			\$
		Sub Total Fees Paid	\$ <u>64</u> <u>00</u>
OSS Surcharge - 2%			\$ <u>1</u> <u>00</u>
Development Surcharge - 6%			\$ <u>4</u> <u>00</u>
Operating Surcharge - 7%			\$ <u>4</u> <u>00</u>
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
			\$
			\$
		TOTAL FEES PAID	\$ <u>73</u> <u>00</u>

( ) Cash

( ) Check # 1714

( ) Money Order # \_\_\_\_\_

Council District 11

Plan Area WEST LOS ANGELES

Processed by

HERMINIGILDO L. AGUSTIN *Hermigildo Agustin*

Print & sign

LA Department of Building and Safety  
VN 16 08 160709 05/02/07 02:02PM

White - Applicant    Canary - Return to Planning    Pink - Building & Safety    Golden Rod - Master Copy  
Form CP 7107 (Rev. 5/05)

PLAN & LAND USE	\$64.00
ONE STOP CITY PL	\$1.00
DEVELOPMT SURCHG	\$4.00
OPERATING SURCHG	\$4.00

Total Due: \$73.00  
Check: \$73.00

