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

LOS ANGELES CITY PLANNING

July 8, 2026 after 4:30 p.m.
East Los Angeles Planning Commission

Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

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

1236 North Cliff Drive, 90065

Proposed Project

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

The proposed project is for the construction, use, and maintenance of two (2) new single-family dwellings measuring approximately 3,693.83 square feet total. Cliff Residence South measures approximately 2,380.78 square feet, including an attached parking area and Cliff Residence North measures approximately 1,313.05 square feet, including a detached parking area, on a 9,305.80 square foot vacant lot (pursuant to Senate Bill 9 approved per ADM-2024-7983-PMUL) that is within the Mount Washington - Glassell Park Specific Plan area.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

An appeal of the Associate Zoning Administrator's determination, dated April 10, 2026, which:

1. Pursuant to California Environmental Quality Act, **DETERMINED**: based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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 sites, or historical resources applies; and

2. Pursuant to Los Angeles Municipal Code Section 12.24 X.28 of Chapter 1 and Section 13B.2.1. of Chapter 1A, **DENIED**: a Class 1 Conditional Use to allow the construction, use, and maintenance of two new single-family dwellings on a lot fronting a Substandard Hillside Limited Street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Chapter 1 Section 12.21 C.10(i)(2); and

3. Pursuant to Los Angeles Municipal Code Section 12.24 X.28 of Chapter 1 and Section 13B.2.1. of Chapter 1A, **APPROVED**: Class 1 Conditional Uses to allow the construction, use, and maintenance of two new single-family dwellings 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 LAMC Chapter 1 Section 12.21 C.10(i)(3); a reduced front yard setback in lieu of the minimum five feet otherwise required by LAMC Chapter 1 Section 12.21 C.10(a); and

4. Pursuant to Los Angeles Municipal Code Section 13B.4.2. of Chapter 1A, and the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707, **APPROVED**: a Specific Plan Project Compliance for the construction, use, and maintenance of two new single-family dwellings totaling approximately 3,693.83 square feet on an approximately 9,305.80 square-foot vacant hillside lot with additional terms and conditions.

Case Information

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

Case Number(s):
ZA-2025-2856-CU1-SPPC-HCA-1A

Related Case Number(s):
ADM-2024-7983-PMUL

Zone:
R1-1-HCR

Land Use Designation:
Low Residential

Council District:
1

Applicant:
Hallie Black, As The Crow, LLC.

Applicant Representative:
N/A

Environmental Case Number(s):
ENV-2025-2857-CE

Overlay(s):
Mount Washington - Glassell Park Specific Plan

Community Plan Area:
Northeast Los Angeles

Assigned Staff Contact Information:
Nicole Sanchez, City Planner
nicole.sancez@lacity.org
(213)978-3034
200 North Spring Street, Room 621
Los Angeles, CA 90012

Appellant/Appellant Representative:
Brianna MacGillivray

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 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 abutting 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 agenized 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 befiled 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 (213)978-1300 , the Commission Office Main Line at (213) 978 1300 or by email at apceast @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

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $229

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Receipt No.: 200591190640 **Date:** 04/28/2026

☑ Determination authority notified ☐ Receipt Number: _____

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

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.

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)

CASE INFORMATION

Case Number: ZA-2025-2856-CU1-SPPC-HCA

APN: _____

Project Address: 1236 North Cliff Drive, Los Angeles, 90065 CA

Final Date to Appeal: April 27, 2026

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: See attached – appeal limited to specific variances identified

On a separate sheet provide the following:

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

APPELLANT

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

APPELLANT INFORMATION

Appellant Name: Brianna MacGillivray

Company/Organization:

Mailing Address: 1228 Cliff Dr

City: Los Angeles **State:** CA **Zip Code:** 90065

Telephone: 3107102234 **E-mail:** briannamacg@gmail.com

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

☐ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☑ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name:

Company/Organization:

Mailing Address:

City: **State:** **Zip Code:**

Telephone: **E-mail:**

APPLICANT'S AFFIDAVIT

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

Appellant Signature: **Date:** 27 April, 2026

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.

GENERAL APPEAL FILING REQUIREMENTS

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. Appeals may be filed either online or in person as referenced below.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (https://planning.lacity.gov/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.	QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

Drop off at DSC: Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.

b. 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.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@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.

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal
- ☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☑ *Aggrieved Party. The fee charged shall be in accordance with LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.*

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES
ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.2.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
    - ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1 or LAMC Section 10.1.10. (Waiver and Appeals) of Chapter 1A as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

  For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- ☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

JUSTIFICATION FOR APPEAL
1236 N. Cliff Drive
Los Angeles 90065 CA

CASE No. ZA-2025-2856-CU1-SPPC-HCA

To Whom It May Concern,

We wish to appeal several of the variance request approvals granted to the developer of the proposed project at 1236 N. Cliff Drive as the aggrieved neighbors, located at 1228 Cliff Drive. This follows a community opposition letter signed by 18 of the nearest neighbors (included in this appeal submission). A review of the Zoning Administration's Determination, issued this month, reveals the following defects:

1. The Zoning Administrator's approval of a 0-foot front yard setback is based on an unsubstantiated claim of project infeasibility made by the Developer and is injurious to public safety.

The setback variance asked for over half of the total frontage to be excluded from the 5ft front yard setback minimum. The ZA states:

"the front property line observes a significant setback from the edge of the existing roadway along Cliff Drive... In consideration of these circumstances, a reduced front yard setback will have little, if any, impact on vehicle or pedestrian safety along Cliff Drive." (Pg 30)

"Given the limited opportunities on the property on which to site a dwelling that is otherwise consistent with the underlying limitations and requirements of the Zone and Specific Plan, granting relief from the front yard setback requirement has merit" (Pg 30)

The Developer has stated that a 5 ft front yard setback would eliminate 14% of the buildable area, and with that a substantial portion of the existing, highly buildable flat area. Due to this diminished size and the required protection and management of the protected and significant trees, such guidelines in themselves would all physically preclude the construction of two 800 sqft units as enforced in SB-9. (Pg 16)

The ZA seems to agree with the Developer on this questionable and unproven claim, by stating:

"Strictly enforcing the setback would relocate the proposed dwellings father downhill, jeopardizing the project's ability to meet other zoning and Specific Plan limitations for development on the property". (Pg 36)

However, based on the Developer's own 14% reduction calculation and referencing the unit sizes provided in the Developer's plans (2026 01-13), this would result in:

South dwelling: Reduced from 2380.78 sqft to 2047.47 sq ft
North dwelling: Reduced from 1329 sq ft to 1129.22 sq ft

It seems the Developer could effectively reduce the unit sizes by 14% along the project frontage, narrowing both homes, comply with the minimum required 5ft setbacks, and still comfortably build two minimum 800 sq ft units, in line with SB-9.

The developer's request for a zero-foot front yard setback is drastically out of alignment with the prevailing front yard setback of neighboring properties and would pose significant safety issues if granted. On constrained hillside corridors such as Cliff Drive, the front yard setback performs several critical safety and infrastructure functions simultaneously:

- It provides a **pedestrian refuge zone** where no sidewalk exists;
- It allows space for **surface drainage swales, trench drains, and subdrain outlets** rather than
- forcing stormwater infrastructure into the public right-of-way
- It creates tolerance for **vehicle swing radius, emergency hose and ladder deployment**, and temporary service stops;
- It offers relief from **continuous street-edge retaining walls** that otherwise intensify blind-curve hazards and visual dominance.

Eliminating this buffer places structural mass, driveway aprons, and potential retaining wall faces at the roadway edge on a segment already experiencing runoff spread, reduced traction during storms, and maneuvering conflicts for larger vehicles as noted above – an outcome directly contrary to the City's adopted pedestrian-safety and complete street principles.

2. The Zoning Administrator's findings should recommend full street improvements, including curb, gutter, and sidewalk, are necessary to ensure public safety at and along the property's frontage.

We strongly support the ZA's decision to deny the developer's request to waive roadway widening adjacent to the property to the minimum 20-foot wide width along Cliff Drive. However, we respectfully maintain the ZA erred in not explicitly recommend in his findings that full right-of-way improvements including curb, gutter, and sidewalks are necessary to uphold public safety.

While we understand the ZA cannot directly require or waive specific public right-of-way improvements and street design standards which fall under Bureau of Engineering or the Los Angeles Department of Transportation's authority, he must make findings that the project will not adversely affect public safety, street access is adequate, and street circulation is acceptable. These findings are incomplete and do not reflect the site conditions documentation provided by the community.

As previously detailed in our Community Opposition Letter (submitted February 25, 2026), widening the street along Cliff Drive *without* providing full curb, gutter, and sidewalk improvements will not resolve underlying safety and infrastructure deficiencies. These include: a blind corner that already experiences sightline obstruction, turning radius limitations for emergency vehicles, major runoff concentration, and significant vehicle and pedestrian safety

concerns, including a recent documented crash. Without a sidewalk, pedestrians will be forced to walk directly in the travel lane at a blind corner. These conditions are further exacerbated by the developer's intention to place the driveway apron directly abutting the street's blind corner, increasing the risk of collision at a known conflict point. The developer additionally requests a zero-foot front yard setback and waiver of the standard 3-foot dedication for roadway widening, placing significant structural mass directly at the street edge, while further eliminating critical buffer zones. During rain events, water runoff pools across the pavement at the blind corner, reducing tire traction and forcing vehicles to divert to the wrong side of the road.

Full curb, gutter, and sidewalk improvements are the principal safeguard for vehicle and pedestrian safety and storm water management. Eliminating curb and gutter infrastructure removes the primary mechanism by which runoff is captured, directed, and maintained along the frontage of the 1236 N. Cliff Drive development. Without these features, water is allowed to spread laterally across the roadway, increasing hydroplaning risk, accelerating pavement degradation and transferring drainage burdens to downslope neighbors.

For these reasons, we respectfully ask that the findings reflect a determination that complete street frontage improvements are necessary for public safety.

3. The project is not compliant with the Mt. Washington–Glassell Park Specific Plan.

The ZA has ruled that "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."

We disagree with these findings and maintain that the project's cumulative design elements raise substantial compatibility concerns that are not resolved by floor-area ratios and height limits alone. These include:

- Downhill Façade Dominance

  The proposed structures sit atop a steep descending slope, creating a long and visually continuous downhill elevation. The development's larger house, Cliff Residence South, has a proposed height of roughly 35 feet, but given its location above an approximately 30-foot high slope, with a localized slope gradient of 70% to 100% (roughly 35° to 45°), its **effective perceived height above downslope neighbors is significantly greater,** resulting in **excessive bulk and overlook impacts inconsistent with the Specific Plan's massing principles.** Furthermore, Cliff Residence South's east-facing façade (82 ft wide including terrace/balconies), stacked in close proximity to Cliff Residence North's façade (35 ft wide including balcony), will create the **visual perception of an approximately 117 feet wide continuous façade, across the 122 feet total length of the eastern property line.** Notably, these buildings are to be stacked above a 6-foot tall, 99 feet wide *continuous* retaining wall as indicated in the design plans, creating further overwhelming visual bulk.

- **Retaining Wall Interaction and Vertical Stacking**

  Multiple retaining walls (measuring 8 ft tall x 63 ft wide, 12 ft tall x 29 ft wide, and 6 ft tall x 99 ft wide), combined with mid-slope building pads, will produce a **stacked vertical condition** in which wall height, pad elevation, and building mass operate cumulatively. The Specific Plan's compatibility goals are undermined when structural terraces and

walls amplify rather than moderate apparent building scale. Additionally, it is not clear within the design plans provided whether the above ground heights of the retaining walls abutting the structures of Cliff Residence South and Cliff Residence North are calculated in the overall building height allowances as required. This raises **substantial concern that building heights may in fact far exceed code limits.**

- **Zero-Front Yard Setback**
  The developer's conclusion that "no prevailing front yard setback" exists is based on an inaccurate dataset. The analysis excludes neighboring parcels from its calculations as further described above. When accurately calculated, the resulting prevailing setback would be substantially greater than the City's 5-foot fallback minimum, with a conservative estimate being at least 40 feet. The omission of these neighboring properties materially understates the established street alignment and renders the **requested zero-foot setback a substantial deviation from the neighborhood pattern.**

- **Frontage Compression and Street-Edge Massing**
  The requested zero-foot setback, together with 8 and 12-foot tall retaining walls running along significant portions of the property's west and north frontages, would create a **continuous street edge vertical plane at a blind corner on a substandard roadway**. This would create **a tunnel effect** – removing opportunities for visual relief, plantings, driver and pedestrian sightlines, and step-backs that the Specific Plan seeks to preserve.

- **Topographic Sensitivity, Grading Intensity, and Safe Buildable Area**
  The project introduces substantial grading and benching on a steep hillside lot, altering natural contours that conflict with the Specific Plan's objective of minimizing landform disturbance and preserving hillside character. Furthermore, the developer's floor-area calculations and development envelopes appear to **rely on generalized average slope methodology** that **fails to reflect the actual topographic severity at the eastern rear of the site**. The topographical maps in the developer's geotechnical report indicate localized gradients in the range of approximately **70% to 100% (roughly 35° to 45°) along the eastern rear edge of the property**—far exceeding the 45% slope threshold (≈24°) that **triggers heightened regulatory scrutiny under the Hillside Construction Regulations (HCR).** These gradients constitute extremely steep hillside terrain where grading, retaining systems, and drainage alterations are inherently disruptive and tightly constrained by engineering and safety considerations. By subsuming these near 1:1 grade conditions into an average slope calculation, the developer **materially minimizes the functional limitations imposed by the site's topography** and correspondingly **overstates the practical and safe buildable area.** The presence of such steep localized segments directly downslope of the proposed structures significantly elevates runoff acceleration, structural loading, and construction-phase instability risks. Any claim of compliant floor-area or height limits that does not explicitly reconcile these extreme slope conditions with the intent of HCR and the Mt. Washington-Glassell Park Specific Plan to limit disturbance on very steep terrain is incomplete and warrants careful, independent technical review.

- **Cumulative Neighborhood Context**
  Compatibility must be assessed relative to adjacent parcels and prevailing development patterns. Two new structures of this aggregate size and building footprint, combined with

extensive retaining wall infrastructure, risk creating a **disproportionate visual and physical presence** when viewed from downhill residences and from the constrained public right-of-way.

- **Outstanding Downslope Drainage Concerns**

  The developer has stated that she will replace the stormwater drainage pipe that channels water from the corner of Cliff Drive through her property to improve site drainage. As indicated in her Grading and Drainage Design Plan set, this pipe will continue to dump significant amounts of water onto 1228 Cliff Drive property, which is already a documented concern causing significant damage to downslope neighbors (see Community Letter).

  The ZA commends the Developer for having "volunteered that an existing stormwater drainage system will be replaced, improving stormwater drainage from Cliff Drive," but has not questioned this assertion by the Developer, and in doing so fails to understand the direct and disastrous consequences this would have to our property at 1228 Cliff Dr, and the next downslope property at 1224 Cliff Drive. At present this pipe runs through the developer's property at 1236 N Cliff, emptying onto the edge of our own property at 1228 N Cliff Dr. In our community opposition letter presented after the ZA hearing in February we documented the severe flood risk this system presents. These incidents occurred within a three-month period and illustrate a pattern of increasing stormwater damage and drainage vulnerability, not isolated or historical anomalies. The replacement of this pipe and resulting overload of water onto 1228 Cliff Dr and neighboring 1224 Cliff drive will be injurious to both properties. We experienced a distressing near miss on February 16, 2026, when the drain this stormwater pipe empties into burst, flooding the backyard area and risking the flooding of our home. Rather than replacing this stormwater pipe, an entirely different system is required to divert stormwater away from the downslope properties. The Developer has provided no such solution.

Sincerely,

Brianna MacGillivray and Andrew Keoghan

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

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JACK CHIANG
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CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
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LOS ANGELES DEPARTMENT
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ARTHI L. VARMA, AICP
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

planning.lacity.org

April 10, 2026

Last Day to File an Appeal: April 27, 2026

As The Crow, LLC
Hallie Black
2634 6th Street
Santa Monica, CA 90405

CASE NO. ZA-2025-2856-CU1-SPPC-HCA
Related Case No. ADM-2024-7883-PMUL
CLASS 1 CONDITIONAL USE PERMIT, SPECIFIC PLAN PROJECT COMPLIANCE
1236 North Cliff Drive
Northeast Los Angeles Community Plan
Zone: R1-1-HCR
C.D: 1
D.M.: 147A219
CEQA: ENV-2025-2857-CE
Legal Description: Lot 64, Tract 4085

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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 sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code Section 12.24 X.28 of Chapter 1 and Section 13B.2.1. of Chapter 1A, I hereby DENY:

a Class 1 Conditional Use to allow the construction, use, and maintenance of two new single-family dwellings on a lot fronting a Substandard Hillside Limited Street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Chapter 1 Section 12.21 C.10(i)(2); and,

Pursuant to Los Angeles Municipal Code Section 12.24 X.28 of Chapter 1 and Section 13B.2.1. of Chapter 1A, I hereby APPROVE:

Class 1 Conditional Uses to allow

the construction, use, and maintenance of two new single-family dwellings 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 LAMC Chapter 1 Section 12.21 C.10(i)(3);

a reduced front yard setback in lieu of the minimum five feet otherwise required by LAMC Chapter 1 Section 12.21 C.10(a); and,

Pursuant to Los Angeles Municipal Code Section 13B.4.2. of Chapter 1A, and the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707, I hereby APPROVE:

a Specific Plan Project Compliance for the construction, use, and maintenance of two new single-family dwellings totaling approximately 3,693.83 square feet on an approximately 9,305.80 square-foot vacant hillside lot.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. 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.

4. 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.

5. 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 Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Within 30 days of the effective date of this grant, 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 master 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 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 inclusion in the case file.

7. **Authorization**. Authorized herein is the construction, use, and maintenance of two single-family dwellings on a hillside lot that does not have a 20-foot wide Continuous Paved Roadway from their driveway apron to the boundary of the Hillside Area, a reduced front yard setback, and a Specific Plan Compliance Review for compliance with the Mount Washington/Glassell Park Specific Plan.

   a. A zero-foot front yard setback is authorized for the dwellings, if a dedication from the property is required in conjunction with improvements to the Cliff Drive public right-of-way.

   b. A minimum 3-foot front yard setback is authorized for the dwellings, if no dedication from the property is required in conjunction with improvements to the Cliff Drive public right-of-way.

8. No other deviations have been requested or approved from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC Chapter 1). All applicable provisions shall be observed.

9. Prior to the removal of any Protected Tree, a Permit and approved replacement plan shall be obtained from the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

10. Prior to Development Services Center condition clearance for the issuance of a permit for construction of the dwellings, the applicant shall complete all improvements necessary to provide a minimum 20-foot wide roadway along the whole of the property frontage.

11. Prior to Development Services Center condition clearance for the issuance of a permit for construction of the dwellings, the applicant shall submit the driveway plans to the Department of Transportation for review and approval. Said Department's approval shall be included in the plans submitted to the Development Services Center.

12. Prior to Development Services Center condition clearance for the issuance of a permit for construction of the dwellings, the applicant shall submit the plans to the Fire Department for review and approval. Said Department's approval shall be included in the plans submitted to the Development Services Center.

13. The project shall comply with all conditions contained within the August 8, 2024, Department of Building and Safety, Geology and Soils Report Approval Letter, Log # 129125-02, and as it may be further amended.

14. **Retaining Walls**. Pursuant to LAMC Chapter 1, Section 12.21 C.8, a maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet as measured from the top of the wall to the lower side of the adjacent ground elevation; or a maximum of two vertical or approximately vertical walls or portions of a wall may be maintained on a property if 1) the minimum horizontal distance between the two walls is three feet, 2) neither of the two walls exceed a height of 10 feet measured from the top of each wall to the lower side of the adjacent ground elevation at each wall, and 3) in no case shall the height of a wall located in a required yard exceed the height allowed by Section 12.22 C.20.(f).

15. **Stormwater Drainage System**. Replacement/installation of a stormwater drainage system shall be pursuant to issued permit(s) after review and approval by the Department of Public Works and the Department of Building and Safety.

16. **Mount Washington/Glassell Park Specific Plan Compliance Conditions**.

    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.

    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 area shall not exceed 3,693.83 square feet, including attached covered parking areas.

    c. **Height** – The proposed Cliff Residence South shall be limited to 35 feet 9 inches in height and Cliff Residence North shall be limited to 29 feet 2 inches in height. Within six feet of the front lot line, the building heights for both dwellings shall be limited to 15 feet. Within six feet to 12 feet of the front lot line, the building heights for both dwellings shall be limited to 24 feet.

    d. **Front Yard Setback** – The project shall provide a minimum front yard setback according to Condition No. 7.

    e. **Parking** – The project shall provide vehicle parking spaces as required by the LAMC and determined by the Department of Building and Safety.

f. **Landscape Plan**:

i. Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under Sections 12.40 through 12.43 of the LAMC.

ii. Landform Planting Design. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.

iii. 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.

iv. Landscape and Preservation, Relocation, and Removal of Native and Significant Trees. As identified in the Tree Report prepared by Julio Matos (WE-9101A), revised on September 16, 2025, there are three (3) Protected Trees/Shrubs and three (3) Significant Trees on-site. No on-site Protected Trees are proposed for removal. One (1) Significant Tree is proposed for removal as part of the project. There is one (1) Protected Street Tree. The one (1) Protected Street Tree is proposed for removal. The project shall provide Replacement Trees per LAMC Section 46.02. of the Code for the one (1) Protected Street Tree being removed. One (1) Replacement Tree will be planted on a 1:1 ratio for the one (1) Significant Tree being removed. This Tree Report was reviewed by the Urban Forestry Division on September 16, 2025.

v. 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.

17. Construction Conditions.

a. **Construction Traffic Mitigation Plan**. The property 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 the Construction Traffic Management Plan reviewed and approved by the Los Angeles Department of Transportation on October 21, 2024, during all applicable demolition, grading and construction phrases of the project. Should this grant contain more restrictive conditions, the project personnel shall comply with the more restrictive conditions.

b. **Hillside Construction Regulations**.

i. **Maximum Grading**. For any single lot, the total cumulative quantity of Grading, or the total combined value of both Cut and Fill for the import and export of earth, or incremental Cut and Fill for Import and Export of earth shall be limited to the "by-right" maximum pursuant to Section 12.21 C.10 and shall not exceed 6,000 cubic yards.

ii. **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.

iii. **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.

iv. **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:

1. 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.

2. 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.

3. All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.

v. **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:

1. 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.

2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

vi. **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.

1. 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.

2. 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 on-site or in any alternate staging area by special condition during the Haul Route Approval process.

3. 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.

4. 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.

5. 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.

6. 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.

7. Streets shall be cleaned of spilled materials at the termination of each workday.

8. 'Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.

9. 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.

c. **Community Notification**.

i. 10 days prior to the commencement of grading, excavation, hauling (import and export), and construction activities, the name and telephone/cellphone number of a Construction Contact person to receive inquiries and resolve complaints from residents regarding construction activities shall be provided to all residents along Cliff Drive between its intersections with Roseview Avenue to the east and Tacoma Avenue to the south. The Construction Contact should be empowered to respond to both immediate and persistent issues.

ii. 10 days prior to the commencement of grading, excavation, hauling (import and export), and construction activities, the applicant shall provide a written estimated schedule to all residents along Cliff Drive between its intersections with Roseview Avenue to the east and Tacoma Avenue to the south. The schedule shall indicate the anticipated dates and times of specified activity, their anticipated duration, and specific notes about anticipated impacts to Cliff Drive. This schedule shall be updated and redistributed as necessary to reflect changes in the schedule.

iii. Visible and legible sign(s) (at a distance of 50 feet) shall be posted and maintained on the construction site identifying a telephone number for (1) Parking Enforcement, Department of Transportation; (2) Building and Safety enforcement; and, (3) the Construction Contact where residents can inquire about the construction process and register complaints; calls to this telephone/cellphone number shall be immediately responded to. The signs shall be located in a conspicuous place on the subject property, along Cliff Drive, and shall remain visible, legible, and attached to its post throughout the entire construction period.

d. Complaints or inquiries to the Construction Contact shall be responded to within 24 hours or sooner to ensure resolution of a problem or violation.

e. **Reduced Roadway Width**. Construction activities shall not reduce the Cliff Drive roadway width to less than 10 feet.

i. Whenever construction-related activities will reduce the Cliff Drive roadway width, flag persons, equipped with working and operable two-way radios, shall coordinate traffic between the construction site and the intersections of Cliff Drive and Roseview Avenue to the east and Tacoma Avenue to the south, to facilitate pauses in the construction activity in order to allow reasonable and safe vehicle passage past the construction site.

ii. No construction activities, including construction material/vehicle deliveries, pick-ups, soil hauling, and concrete pouring, may be conducted that reduces the Cliff Drive roadway width on trash pick-up and Red Flag days.

iii. No vehicle belonging to project contractors, subcontractors, vendors, or laborers exceeding a width of 8 feet (including side mirrors) shall be parked along Cliff Drive at any time.

f. No construction vehicle, contractor vehicle, subcontractor vehicle, vendor, worker vehicle, material lay down, or trash bin, shall obstruct any driveway of any property in the surrounding area.

g. All deliveries shall be coordinated so that no more than one vendor/delivery vehicle is on Cliff Drive at any one time.

h. Areas with signs labeled "No Parking" and "No Stopping" by LADOT shall not be used for parking and staging.

i. Construction/Hauling Vehicle Staging. An off-site staging area for large trucks and any other construction vehicles and a construction parking plan shall be identified and utilized in order to control the frequency of construction traffic to the site and in the neighborhood to the satisfaction of the Department of Transportation. The specifics of the plan shall be printed on the plans.

i. No more than one truck shall be at the property at any one time. 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; a construction supervisor shall be present at such time to prevent any potential traffic impacts.

ii. Staging will be done onsite to the extent feasible. No staging shall take place on any other street in the neighborhood.

iii. Concrete trucks shall be staged onsite to the extent feasible. When staging will need to be adjacent to the site, at no times shall adjacent driveways 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.

j. During all phases of construction, all materials related to the project shall be stored on private property. No building materials shall be stored over-night within the public right-of-way.

k. All debris, trash and waste generated by the construction, including but not limited to building material remnants, removed weeds or dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, trash receptacle on the property. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.

l. No flood lighting shall be utilized after 6:00 p.m.

m. 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.

18. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

a. 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.

b. 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.

c. 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 (b).

d. 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 (b).

e. 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 include 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 13A.2.7.G. of Chapter 1A of the Los Angeles Municipal Code provides:

> "A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter I. (General Provisions and Zoning) of this Code 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 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 or Chapter I. (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter I. (General Provisions and Zoning) 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 staff assigned to this case. 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, and the statements made at the public hearing on February 12. 2026, 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 for authorizing conditional use approvals under the provisions of Section 12.24 X.28 of Chapter 1 and Section 13B.2.1. of Chapter 1A, and Section 13B.4.2. of Chapter 1A and the Mount Washington/Glassell Park Specific Plan, Ordinance No. 168,707, have been established by the following facts:

BACKGROUND

The subject property is a hillside, southeasterly down-sloping, interior, approximately 9,326 square-foot parcel of land with an approximately 240-foot frontage on the east side

of Cliff Drive. There is an 8-foot wide sanitary sewer easement that runs from Cliff Drive for a length of approximately 60 feet along the eastern property line. The property is located on a turn in the roadway, such that Cliff Drive is located on the northern and western sides of the property. The property is vacant and undeveloped.

The property is located within the Northeast Los Angeles Community Plan and the associated General Plan Land Use Map designates the property for Low Low Density Residential land uses, with corresponding Zones of RE9, RS, R1, RU, RD6, RD5. The property is zoned R1-1-HCR. The property is further located within the Mount Washington/Glassell Park Specific Plan area (ZI-1857), Northeast Los Angeles Hillside Construction Regulation (HCR) District (ZI-2467), East Los Angeles State Enterprise Zone (ZI-2129), a Hillside Area, Very High Fire Hazard Severity Zone, 300-foot Habitat Buffer zone, an Urban Agriculture Incentive Zone, and is located approximately 2.29 kilometers from the Raymond Fault.

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area; relief to allow a zero-foot front yard setback in lieu of minimum 5 feet otherwise required; and a Specific Plan Project Compliance review for compliance with the Mount Washington/Glassell Park Specific Plan.

According to information submitted by the applicant:

> The present use of the downslope property located at 1236 N Cliff Dr (also listed as 1236 Cliff Dr) is vacant land in the R-1 land use. The proposed use is as a single-family SB-9 Two-Unit Development (TUD) with tandem SB-9 Urban Lot Split (ULS), creating two units to be split onto their own individual parcel when the subdivision map is finalized.
>
> The ADM case for the ULS was applied for first (see Letter of Compliance (LOC) for ADM-2024-7983-PMUL); however, the completion of the subdivision will occur within 36-months of the LOC, wherein no stipulation is given for the finalizing of the map ahead of filing the TUD's CU1s on the project site. Note that the following case filing materials, such as the plan set, have removed the ULS-specific language and notations to avoid confusion as instructed during the Geographic Referral Form City Planning initial review and screening process.
>
> The Class 1 Conditional Use Permit (CU1) application includes the two-unit development at 1236 N Cliff Dr due to required variances under the Mount Washington Specific Plan and Baseline Hillside Ordinance. For filing purposes, the smaller unit is listed as "under future finalized SB-9," with CU1s applied to the site pre-subdivision. The larger unit ("Cliff Residence South") included in this application is 2,380.78sqf located on the existing flat portion to the south and the smaller unit ("Cliff Residence North") is 1,313.05sqf located to the north. Both units do not exceed the 45ft height requirement per the Baseline Hillside Ordinance and the approximately 3,693.83sqft combined floor area maximum per Mount Washington Glassell Park Specific Plan calculation taken from the post-dedication

lot area (3,696.43sqft). All zoning regulations and calculations are enforced pre- and post-subdivision, whichever stricter.

The lot has two side lot lines and a long frontage where N Cliff Dr curves around the gully. A former residence (built 1921, expanded 1952) was demolished in 1974 after an electrical fire. N Cliff Dr is a substandard hillside limited street, ranging 12–30 feet wide and encroaching up to 7 feet onto the property, with no legal street parking between Tacoma Ave and Roseview Ave. An 8-ft sewer easement runs along the northeast edge. A 3-ft dedication is technically required but is requested to be waived since the widened street will remain over 3 feet from the property line. The property contains one protected oak, two protected toyons, and three significant trees (>12-inch trunk), with one significant orchid tree previously removed due to poor health. Two neighboring off-site protected toyons exist: one on an abutting parcel and one in the public way; the latter will require removal for street widening. An existing stormwater drainage pipe crosses the property and must be upgraded and maintained consistent with a 2015 BOE directive following emergency repairs.

The on-site construction will occur in three general phases, with material storage, delivery staging, and worker parking accommodated on-site wherever feasible. When on-site parking is not possible, workers will shuttle from outside the hillside area. Phase 1 includes grading, limited street widening with rough paving, debris and excess earth removal, stormwater pipe replacement, and underground utility installation. This grading will create areas for later material delivery and storage. Export is limited by substandard hillside street regulations, resulting in approximately 60 cubic yards of net export (about six truckloads). Phase 2 consists of retaining walls, foundations, and similar major structural work. Phase 3 covers construction of the two residential units, followed by exterior landscaping, again with on-site storage and parking where feasible.

Sustainability measures include exceeding exterior fire-rating requirements, upgrading stormwater and public way infrastructure, reinforcing areas with failed retaining walls, widening the street where applicable, and preserving native vegetation and protected trees to support neighborhood character and natural shading.

Critical Public Infrastructure Improvements Included: The proposal upholds the necessity of improving existing public infrastructure beyond the street improvement requirement.

The development includes excavating and replacing the existing failing 80-year-old storm water pipe. This improvement would substantially benefit properties not only on N Cliff Dr but also those downslope homeowners within the water course. Hillside properties are at risk of mudslide destruction and so, the proposal includes a civil engineering plan that maintains and improves public infrastructure for all.

The development includes rebuilding a new retaining wall along the northern edge of the dedication in lieu of abandoning the existing two retaining walls currently

supporting the street. The new improved retaining wall proposed within the property are designed for the surcharging of large emergency vehicles.

Shared Burden Across Adjacent Lots: There exist three additional opportunities to improve the street given the dedicated public improvements included in this project.

The properties at 1237 N Cliff Dr, 1245 N Cliff Dr, and 3584 Tacoma Ave all neighbor the extent of street along the frontage of 1236 N Cliff Dr. These are three opportunities to improve the street further considering that this proposal includes other critical public improvements. The public improvements on Cliff Dr should not solely fall 1236 N Cliff Dr, but the various lot owners who have an equal stake in improving the neighborhood.

These three listed properties all benefit from improved storm water infrastructure. When those lots are improved, properties will eventually discharge their storm water to the improvement included in this proposal.

Functional Compliance with Street Widening Objectives. The project provides a 20ft clear paved width across the entirety of the frontage, fulfilling the safety and circulation goals of the Mobility Plan and Hillside Area regulations without relying on full street improvements.

The requirement to improve the street to 20ft outside the hillside area boundary cannot be feasibly met due to the presence of existing property fencing and structures that narrow the path to less than 20ft.

The vehicular traffic associated with the development will not adversely impact street access or circulation in the surrounding neighborhood. N Cliff Dr is not a highly trafficked street due to its short length between two higher traffic streets, Roseview Ave and Tacoma Ave, that exit the hillside area. Circulation on N Cliff Dr is therefore used primarily by the existing seven single family dwellings, whose residents primarily exit to outside the hillside area boundary via the closer egress route on Roseview Ave. Given this historic traffic flow by neighboring residents on N Cliff Dr, the development will not be materially detrimental or injurious to the adjacent property or improvements by not improving the street to 20ft outside the hillside area boundary.

Both possible paths (Roseview Ave and Tacoma Ave) of egress to outside the hillside area boundary are constricted by the existing property fencing and structures. This is the case between 3614 Roseview Ave and 3615 Roseview Ave, 3543 Tacoma Ave and 3548 Tacoma Ave, and 1224 N Cliff Dr and 1225 N Cliff Dr.

A precedent for waiving the street improvement requirement was established when relief was granted to a single-family development at 3622 Roseview Ave. This property is located closer to the downhill hillside area boundary, where the street is more critical to the neighborhood's traffic flow and less likely to be constricted by existing fencing or structures. The fact that the 3622 Roseview Ave property

has not improved the street to 20ft outside the hillside area boundary without any materially adverse impact on the surrounding neighborhood demonstrates that such relief can be granted without significant consequences. Considering this precedent, denying relief for LAMC § 12.21 C.10(i)(3) for the development at 1236 N Cliff Dr would be inconsistent, especially given that the addition of another unit at this location would not significantly increase the traffic demand on Roseview Ave, Tacoma Ave, and N Cliff Dr.

The requirement to improve the street to outside the hillside area boundary would go against the tenets of SB-9, which values housing density over objective design standards. The values to enforce street improvements to several thousand would be prohibitively expensive and implementing this requirement would require forgoing the construction of both units let alone one residence. The SB-9 housing density measure must be considered when enforcing this requirement as it constricts the construction of much needed housing.

There is no other configuration of the units' footprints and envelopes that would adhere to the zoning guidelines (set forth in the Mount Washington Glassell Park Specific Plan, Baseline Hillside Ordinance, among other LAMC stipulations) as to not trigger additional relief requests or approvals in addition to impeding structural and construction feasibility of the site's topography and geographic condition. See figures 2-1 through 2-8 in the included Action Request Narrative figure booklet.

The current perimeter frontage totals 59% of the total perimeter of the property. This is due to the highly irregular site conditions rendering the property boundary as two perpendicular side lot lines and one extensive front lot line. A 5ft front yard setback would eliminate 14% of the buildable area ([Gross Lot Area – {Dedication + Side Lot Line Setbacks + Sewer Easement}] / [Gross Lot Area – {Dedication + Side Lot Line Setbacks + Sewer Easement + Front Yard Setback}]), and with that a substantial portion of the existing, highly buildable flat area. Due to this diminished size and the required protection and management of the protected and significant trees, such guidelines in themselves would all physically preclude the construction of two 800sqft units as enforced in SB-9.

The development respects a 3ft dedication requirement and carefully situates both units on the property to utilize the existing flat area of the site advantageously. This avoids undue structural surcharging on the downhill residences, minimizes grading quantities, and reduces construction impact on the neighborhood by limiting haul routes. Increasing the stand off from the existing property line with additional 5ft would negatively impact neighboring properties without providing significant environmental benefits.

The larger and longer unit, Cliff Residence South, maintains a natural separation, approximately 12ft on average, from the widened street due to the site's irregular shape and topography. This demonstrates that an additional front yard setback requirement would provide minimal aesthetic or environmental benefits. Similarly, Cliff Residence North preserves a 6ft separation from the street after widening,

ensuring that the protected oak tree's canopy remains unharmed by the front yard setback requirement.

Mount Washington Glassell Park Specific Plan uniquely values significant trees (>12in trunk diameter), and the Los Angeles Municipal Code requires the protection of the tree/shrub species. Upholding the 5ft front yard setback requirement would be materially detrimental to the public welfare and against the tenets of the Specific Plan and Section 46.01 of the LAMC. Doing so would imperil one protected oak tree and require the destruction of one protected toyon tree, one significant glossy privet, and one significant cedar tree.

The current proposal for the buildings' footprints does not require the removal of the protected species. As confirmed by licensed arborist, Julio Matos (ISA CERTIFIED #WE9101A, DPR LICENSE # 124807), the proposal's extensive foundation system will be engineered and designed to minimize its impact on the root system or significantly alter the tree canopy and its drip line. The property's natural characteristics and the specific plan overlay requirements were thoughtfully incorporated into the design. The removal of the cedar tree would be detrimental to the neighborhood and undermine the project's design ethos, which prioritizes blending in with the area's natural and native flora.

Adhering to the requirement of a 5ft setback from the 3ft dedication would force the current two-unit proposal to destroy and impact the listed trees, as they would be further distanced from the street. In this scenario, two significant trees and one protected shrub would be removed requiring six trees to be replanted (four protected specimens for each protected tree or shrub removed, per LAMC 46.02(c)); one for each significant tree or shrub removed, per Mount Washington Glassell Park Specific Plan). This is in addition to the significant tree already to be removed citing poor health and its replacement one tree as well as one protected street shrub to be removed for street widening and its replacement four shrubs. In total, this scenario posits that eleven shrubs/trees would be replanted on one property. However, planting these new specimens, especially the native species, in such proximity would not promote their well-being and would only serve to satisfy the abstract mathematical calculation outlined in the planning code.

With the 3ft separation from the property line, the relief maintains the visual continuity of a typical hillside front yard. In all areas, landscaping can accommodate the width between the buildings' envelopes and the widened street dimension.

The proposal accommodates the 5ft front yard setback along two portions of the 240ft front lot line. The proposal includes two areas, one for both future lots post-lot split, where the front yard setback occurs. In total, this variance request asks for just over half the total frontage to be excluded from the 5ft front yard setback: 70ft portion for Cliff Dr South and 61ft for Cliff Dr North.

Given the nature of the extensive frontage, the variance would reflect a lot that has closer proportions of side, front, and rear setbacks to the other neighboring lots,

whereby the front line is not greater than 25% the total lot perimeter. The current frontage totals 51% of the total lot perimeter, which is substantial as there is no rear lot line.

According to the submitted plans, the property will be developed with two new single-family dwellings, in conjunction with subdivision action ADM-2024-7983-PMUL, utilizing the incentives provided by Senate Bill 9.

The North dwelling, oriented toward the north side of the property, will consist of approximately 1,329 square feet, within two stories and approximately 27 feet in height. The dwelling will observe an approximately 4-foot setback from the existing property line along the northern side of the property, fronting on Cliff Drive. If a 3-foot dedication is taken along this frontage, the dwelling will observe an approximately one-foot setback. One uncovered parking space will be provided on-site.

The South dwelling, oriented toward the southwestern side of the property, will consist of approximately 2,486 square feet, within two stories and approximately 35 feet in height. The dwelling will observe an approximately 3-foot front yard setback from the existing property line along the western side of the property, fronting on Cliff Drive. If a 3-foot dedication is taken along this frontage, the dwelling will observe an approximately zero-foot setback. A pedestrian and driveway bridge are proposed to connect the dwelling and parking areas to the public right-of-way. Two parking spaces will be provided on-site, in a tandem arrangement and partially underneath a carport.

Two new retaining walls are proposed. One new retaining wall is proposed within the eastern side yard and rear yard setback. A second new retaining wall is proposed to the east of the North dwelling, to facilitate a leveled outdoor area. There are no notations on the plans indicating the heights or lengths of span for either retaining wall. One existing retaining wall on the property, located along the northern frontage of the property, is noted as intended to be abandoned.

An Urban Forestry Joint Referral Form, reviewed by Urban Forestry on September 16, 2025, indicates that one protected Toyon will be removed due to a widening of the public right-of-way, and that a tree removal permit will be required.

A Tree Risk Assessment Qualified Report, reviewed by Urban Forestry Division, Department of Public Works, on September 16, 2025, documents the number, location, and condition of protected foliage species on the property, as well whether they are proposed for removal as a result of the project. The report identifies one protected Toyon and one non-protected but significantly-sized Bauhinia variegata for removal and replacement.

A Construction Traffic Management Plan, dated October 2024, reviewed and approved by the Department of Transportation on October 21, 2024, has been submitted.

A Department of Building and Safety/Public Works Preliminary Referral Form for Baseline Hillside Ordinance No. 181,624 and Hillside Ordinance No. 174,652, dated June 12, 2024, has been submitted, indicating that the Cliff Drive public right-of-way is 30 feet wide

and contains a roadway that is less than 20 feet wide. It also indicates that a 3-foot dedication would be required.

A Tree Disclosure Statement, dated May 29, 2024, identifying Julio Matos, ISA Certified #WE 9101A, DPR License No. 124807, as the project Tree Expert, disclosed that there is a Coastal Live Oak, Toyon, and a significantly-sized non-protected tree on the property.

A Biologist's Statement of Habitat, dated April 2, 2024, and prepared by Marcus C. England, Principal Biologist, England | Ecology, LLC, which concluded that there are no natural habitats, woodlands, or protected flora, are on the property. A locally protected Coast Live Oak and a Toyon were found to be present.

A Geology and Soils Report Approval Letter, Log # 129125-02, dated August 8, 2024, and issued by the Department of Building and Safety, has been submitted.

From the southwestern corner of the subject property on Cliff Avenue, to the intersection of Tacoma Avenue and Isabel Street, where the roadway width is 20 feet or greater, Tacoma Avenue measures approximately 1,033 feet in length. This curvilinear hillside public right-of-way is generally 30 feet wide, with a widening flare to 50 feet near the intersection of Tacoma Avenue and Isabel Street. A 20-foot-wide roadway can be accommodated within the existing public right-of-way. The existing roadway within this span is irregularly improved, with segments that may have a 20-foot-wide roadway, but is mostly improved to a roadway width of less than 20 feet. Along this span of roadway, there are 28 lots which front on Tacoma Drive. 10 of these lots are vacant. All of the lots are zoned for single-family residential use.

Surrounding properties

All of the adjoining and abutting properties are located on hillside lots zoned R1-1-HCR. The north adjoining properties, across Cliff Drive, are undeveloped and vacant lots. The east and south adjoining properties are developed with single-family dwellings. The west adjoining property is an undeveloped and vacant lot.

Streets

Cliff Drive, adjoining the property on the north and west, is a Substandard Hillside Limited Local Street, dedicated to a width of 30 feet and improved with an asphalt roadway.

Previous Cases, Affidavits, and Orders

City Planning staff, utilizing the Department's Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 500-foot radius of the subject property and found the following:

Subject Property:

Case No. CPC-2022-6108-ZC-CA – On July 24, 2023, Ordinance No. 187,900 became effective, amending the "HCR" Hillside Construction Regulation Supplemental Use District to the zoning of the property.

Ordinance No. 181,128 – On May 3, 2010, this ordinance became effective, amending the definition "Hillside Areas" through the adoption of an amended reference map.

Case No. CPC-87-500 – On April 2, 1993, City Council passed Ordinance No. 168,707, establishing the Mount Washington/Glassell Park Specific Plan.

Ordinance No. 129,279 – On January 12, 1965, the City Council passed this Ordinance amending the definition "Hillside Areas" through the adoption of an amended reference map.

Surrounding Properties:

Case No. ZA-2022-2857-ZAD-SPP-HCA – On May 22, 2023, the Zoning Administrator denied the construction, use, and maintenance of a single-family residence on a lot fronting on a Substandard Hillside Limited Street, that is improved with an Adjacent Minimum Roadway width of less than 20 feet along Tacoma Avenue; and approved determinations to allow the construction, use, and maintenance of a single-family residence on a lot fronting on a Substandard Hillside Limited Street that does not have a 20-foot wide minimum Continuous Paved Roadway from the driveway apron to the hillside area; a zero-foot front yard setback in lieu of the minimum 5 feet required by LAMC in conjunction with a parking platform/deck; a 5-foot side yard setbacks in lieu of the 7-foot setback in conjunction with a platform/parking deck; a plane break of zero feet in lieu of the minimum required 5 feet in depth and 10 feet in length for a building that has a side wall exceeding 14 feet in height and a continuous length greater than 45 feet as otherwise required in conjunction with a new single-family dwelling; and a Project Permit Compliance Review for the construction, use, and maintenance of a new three-story, approximately 3,086 square-foot single-family home with a detached carport on an approximately 6,595 square-foot hillside lot; all on property located within the R1-1 Zone, at 3550 East Tacoma Avenue.

Case No. ZA-2012-3087(ZAA)(ZAD)(SPP) – On October 22, 2013, the Zoning Administrator approved a Determination to allow 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; Adjustments to allow the construction, use and maintenance of a driveway pedestrian bridge from the street edge to the entrance of a proposed single family dwelling, and a nine-foot high retaining wall to provide structure support to the driveway pedestrian bridge both within the front yard setback; and a Project Permit Compliance for the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707), on property located within the R1-1 Zone, at 3612 East Tacoma Avenue.

Case No. ZA 2013-0668(ZAD)(ZAA)(SPP) – On July 12, 2013, the Zoning Administrator approved a Zoning Administrator's Determination to allow 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; Adjustments to allow the construction, use, and maintenance of a pedestrian bridge from the street edge to the entrance of a proposed single family dwelling, a five-foot high retaining wall below street level, and a below street level retaining wall to support a driveway bridge ranging from four to seven feet in height, all within the front yard setback; and a Project Permit Compliance Review for the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707), on property located within the R1-1 Zone, at 3556 East Tacoma Avenue.

Case No. ZA 2013-0666(ZAA)(ZAD)(SPP) – On July 12, 2013, the Zoning Administrator approved a Determination to allow the construction, use and maintenance of a single-family dwelling fronting onto 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; an Adjustment to allow the construction, use and maintenance of a pedestrian bridge/stairway from the street edge to the entrance of a proposed single-family dwelling, a below street level 5-foot high retaining wall , and a below street level retaining wall level ranging in height from 4 to 9 feet to support a driveway bridge, all within the front yard setback; and a Project Permit Compliance for the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707), on property located within the R1-1 Zone, at 3552 East Tacoma Avenue.

Case No. ZA 2009-0953(ZAA)(ZAD) – On July 7, 2010, the Zoning Administrator denied a Determination to allow the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, and adjustments to allow a reduced side yard of zero feet in lieu of the required 5 feet and a reduced rear yard of 5 feet in lieu of the required 15 feet; and approved a Determination to allow the construction of a single-family dwelling on a lot fronting on a street improved to a width of less than 20 feet and which does not have a minimum 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area; on property located within the R1-1 Zone, at 3596 East Tacoma Avenue.

Case No. ZA 2008-0474(ZAD)(SPP) – On May 20, 2009, the Zoning Administrator approved Determinations to allow the construction, use and maintenance of a single-family dwelling fronting on a Substandard Hillside Limited Street that is improved to a roadway width of less than 20 feet and where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside area and a fence/wall located within the front yard to exceed the 42-inch maximum height permitted by the Municipal Code; and a Project Permit Compliance for the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707), on property located within the R1-1 Zone, at 3625 East Tacoma Avenue.

Case No. ZA 2008-2272(ZAD) – On July 30, 2010, the Zoning Administrator approved Determinations to allow the 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 and which does not have a minimum 20-foot wide Continuous Paved

Roadway from the driveway apron to the boundary of the Hillside Area, on property located within the R1-1 Zone, at 3668 East Tacoma Avenue.

Case No. ZA-2005-7090(ZAD) - On June 14, 2006, the Zoning Administrator denied a Determination to allow the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet; and approved a Determination to allow the construction of a single-family dwelling on a lot that does not have a minimum 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area; in conjunction with the construction and use of a 3,131 square-foot single-family dwelling, on property located within the R1-1 Zone, at 3616 Tacoma Avenue.

Case No. ZA-2005-1132(ZAD)(SPP) – On July 27, 2005, the Zoning Administrator approved a Determination to allow the construction of a single-family dwelling fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the property, and approved a Specific Plan Project Permit compliance under the Mount Washington/Glassell Park Specific Plan, on property located within the R1-1 Zone, at 3622 East Tacoma Avenue.

Correspondence

Brianna MacGillvray and Andrew Keoghan – In a letter with attachments dated February 25, 2026, Ms. MacGillivray and Mr. Keoghan expressed their opposition to project and requests. Specifically, they feel that the proposed environmental Categorical Exemption does not apply to the project because of its steep topography, existing flooding conditions, proposed retaining systems, and substandard roadway access; the request to waive roadway improvements such as the roadway, curb, gutter, and sidewalk aggravates an existing hazardous condition along this portion of Cliff Drive; that the request for a zero-foot front yard setback is too inconsistent with other setbacks along Cliff Drive, creating more problems in conjunction with the narrow roadway; and that the development does not conform with the intent of the Mount Washington/Glassell Park Specific Plan because it results in overbearing structures, aggravated by challenging topography and a retaining wall, resulting in context insensitive structures, and combined with a reduced front yard setback, leads to a project design that reduces safety along Cliff Drive. The included attachments are a petition containing 22 signatures in opposition to the project requests; eight photographs of Cliff Drive and the subject property; 45 photographs of stormwater runoff on Cliff Drive, adjacent to the subject property; 7 photos of an unidentified muddy area; 24 photographs of stormwater runoff on what appears to be the downhill, east adjoining property; and 7 photographs of what appears to be the subject property, looking uphill, from the east adjoining property.

Norma Hunt-Allen – In an email dated February 25, 2026, Ms. Hunt-Allen expresses her opposition to the project, citing the increased density, fire hazard risk, and limited pedestrian access along Cliff Drive.

Patricia Winters – In an email dated February 13, 2026, Ms. Winters stated that the applicant had previously agreed to widen the adjacent roadway, and that curb and gutter improvements would further improve stormwater drainage in the immediate area.

Cynthia Gould – In an email dated February 23, 2026, Ms. Gould expresses her opposition to the project and requests, citing the project's over-sized homes on too-small lots, and the area's existing exposure to fire hazard due to existing narrow streets.

Councilmember Eunisses Hernandez, First Council District – In a letter dated February 23, 2026, the Councilmember expresses her opposition to the request for waiver of the roadway widening requirement along the property frontage, citing existing and on-going fire hazards and safety concerns resulting from substandard roadways in the hillside areas.

Thom Mayne, FAIA, founder, Morphosis Architects – In a letter dated February 19, 2026, Mr. Mayne expresses his support for the project.

Elsye Alam – In an email dated February 16, 2026, Ms. Alam expresses her support for the project.

Yael Pardess – In an email with attachments dated February 13, 2026, Ms. Pardess expresses her opposition to the project and expresses concern regarding the proposed conservation of the Deodar pine tree. Ms. Pardess opposes the proposed development of two dwellings and the waiver of roadway widening improvements, citing the existing substandard condition of the streets, the high fire hazard of the area, the difficulty with getting emergency response vehicles to the area as a result, and the need for off-street parking. Further, she asks that street improvements be required prior to construction. Ms. Pardess is concerned that the exiting Deodar Pine tree is too close to the proposed dwelling, will require extensive trimming that will endanger the health of the tree, and will not be compatible with new fire clearance requirements.

Lynda Valencia, President, Arroyo Seco Neighborhood Council – In a letter dated April 28, 2025, the Neighborhood Council expressed their support for the design of the dwellings, but opposed the requests to waive roadway widening requirement adjacent to the property and the zero-foot front yard setback. Further, they recommended that the removed Toyon be replaced at a ratio of 4:1.

PUBLIC HEARING

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on February 12, 2026 at 9:30 a.m. Due to concerns over COVID-19, the hearing was conducted entirely telephonically. 13 individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

Hallie Black, applicant, summarized the project and requests as follows:

- A presentation was shown, a copy of which has been included in the case file.
- The property is located in a single-family zone, a Very High Fire Hazard Severity Zone, and is a hillside lot.
- After dedications, the property will be approximately 8,000 square feet.
- The project complies with the Mount Washington/Glassell Park Specific Plan requirements and limitations.
- There are retaining walls along the north side of the property that support the existing Cliff Drive roadway.
- We will widen the Cliff Drive roadway adjacent to the property.
- We cannot improve all of Cliff Drive to the boundary of the hillside area.
- We are requesting a setback reduction from Cliff Drive.
- If a dedication is taken, then the setback will be zero feet; if the dedication is waived, then the setback will be 3 feet.
- There are private property improvements within the public right-of-way that prevent roadway widening.
- One Toyon tree will be removed.

In response to questions posed by the Zoning Administrator, the applicant clarified that the house design is fully compliant with zoning regulations, except for the setback; that a 20-foot wide roadway will be provided adjacent to the property – only seeking waiver or reduction of gutter, curb, sidewalk improvements; and that a zero-foot setback is requested only if a dedication will be required along Cliff Drive; if no dedication is required, then a 3-foot setback is requested.

Following this, the hearing was then opened to receive testimony from the community at-large. Given the number of participants, the Zoning Administrator limited testimony to a maximum of two minutes per commentor:

Kyle Hickley, Deputy, Council District 1

- We have concerns about the request to waive required roadway widening.
- We will submit a letter for consideration.

Yael Pardess

- I appreciate the applicant's willingness to widen the Cliff Drive roadway.
- I have concerns about the proposed two dwelling units on one lot.
- There are fire safety concerns in this area.
- Existing trees will be too close to the dwellings.
- Will four Toyon trees be required to replace the one that is removed?
- The project should be limited to one dwelling unit.

Ye Sun Yi

- I am a local resident.
- I support the project and requests.

- The applicant took my concerns under consideration.
- Cliff Drive will be widened.
- There needs to be a balance between housing, fire safety, and environmental protections.

Cooper Mayne

- I am the husband of the applicant.
- The proposed design keeps the sharp turn on Cliff Drive open.
- We worked hard for good design on the property.

Brandi Moore

- I am a local resident.
- My biggest concerns are about street widening.
- I have no issue with a lack of curbs.
- I just want to make sure that people are safe.

Elsye Alam

- I am a local resident.
- I strongly support the project.
- SB9 helps to facilitate new dwelling construction.
- The project is below the Specific Plan limitations.
- The project is compatible and respects the community.

Kimberly Calleros

- I am a local neighbor.
- I have questions about emergency access – has LAFD reviewed this project?

Brianna

- I am a local resident.
- I have concerns – I will submit a letter.
- My biggest concern is about public safety.
- 20 feet is less than the minimum safe width.
- I have reviewed many project documents – I am not certain that the project meets all requirements.
- I oppose the requests to waive pedestrian improvements.
- The project will impact the local stormwater drainage.

Joseph Schmough

- I am a frequent visitor to the neighborhood.
- SB9 is a state regulation.
- The project will be an improvement over the exiting conditions.
- I am in support of the project.

Andrew Cogen

- I am a local resident.
- I have concerns about the waiver of public improvements.
- There has been severe flooding in the neighborhood.
- Would like assurances from the applicant that no additional dwelling units will be built.

Hunter

- I am a local resident.
- There is a context to consider.
- Roadway widening is sporadic, and detracts from the neighborhood aesthetic.
- Wider roadways do not actually address traffic and drainage issues.
- The project does not improve the property.

Bob Williams

- I am a local resident.
- I did not understand the issue regarding the retaining walls.
- The roads are controlled by the county – 20-feet wide is required.
- Cliff / Tacoma Avenue is an important intersection, and is substandard.
- This will be a duplex on a single-family dwelling lot, with parking issues.
- We cannot give anything away that would cause a hazard.
- I oppose the project.

After all public testimony had been received, the applicant was given an opportunity to respond to those comments:

Hallie Black

- The Toyon tree will be replaced with 4 new plantings.
- The exterior building construction will feature double the fire rating required.
- Only two dwelling units are proposed.
- Cliff Drive, along the property frontage, will be improved with a minimum 20-foot roadway.
- All required parking will be provided on-site.

At the conclusion of the hearing, the Zoning Administrator conferred with the Council Office representative and Applicant, and agreed to take the matter under advisement until the close of the business day on February 25, 2026, in order to receive additional public comment and a letter from the Council Office.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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 a hillside, southeasterly down-sloping, interior, approximately 9,326 square-foot parcel of land with an approximately 240-foot frontage on the east side of Cliff Drive. There is an 8-foot wide sanitary sewer easement that runs from Cliff Drive for a length of approximately 60 feet along the eastern property line. The property is located on a turn in the roadway, such that Cliff Drive is located on the northern and western sides of the property. The property is vacant and undeveloped.

All of the adjoining and abutting properties are located on hillside lots zoned R1-1-HCR. The north adjoining properties, across Cliff Drive, are undeveloped and vacant lots. The east and south adjoining properties are developed with single-family dwellings. The west adjoining property is an undeveloped and vacant lot.

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area; and relief to allow a zero-foot front yard setback in lieu of minimum 5 feet otherwise required.

According to information submitted by the applicant:

> The present use of the downslope property located at 1236 N Cliff Dr (also listed as 1236 Cliff Dr) is vacant land in the R-1 land use. The proposed use is as a single-family SB-9 Two-Unit Development (TUD) with tandem SB-9 Urban Lot Split (ULS), creating two units to be split onto their own individual parcel when the subdivision map is finalized.
>
> The Class 1 Conditional Use Permit (CU1) application includes the two-unit development at 1236 N Cliff Dr due to required variances under the Mount Washington Specific Plan and Baseline Hillside Ordinance. For filing purposes, the smaller unit is listed as "under future finalized SB-9," with CU1s applied to the site pre-subdivision. The larger unit ("Cliff Residence South") included in this application is 2,380.78sqf located on the existing flat portion to the south and the smaller unit ("Cliff Residence North") is 1,313.05sqf located to the north. Both units do not exceed the 45ft height requirement per the Baseline Hillside Ordinance and the approximately 3,693.83sqft combined floor area maximum per Mount Washington Glassell Park Specific Plan calculation taken from the post-dedication lot area (3,696.43sqft). All zoning regulations and calculations are enforced pre- and post-subdivision, whichever stricter.
>
> Sustainability measures include exceeding exterior fire-rating requirements, upgrading stormwater and public way infrastructure, reinforcing areas with failed retaining walls, widening the street where applicable, and preserving

native vegetation and protected trees to support neighborhood character and natural shading.

Critical Public Infrastructure Improvements Included: The proposal upholds the necessity of improving existing public infrastructure beyond the street improvement requirement.

The development includes excavating and replacing the existing failing 80-year-old storm water pipe. This improvement would substantially benefit properties not only on N Cliff Dr but also those downslope homeowners within the water course. Hillside properties are at risk of mudslide destruction and so, the proposal includes a civil engineering plan that maintains and improves public infrastructure for all.

The development includes rebuilding a new retaining wall along the northern edge of the dedication in lieu of abandoning the existing two retaining walls currently supporting the street. The new improved retaining wall proposed within the property are designed for the surcharging of large emergency vehicles.

Functional Compliance with Street Widening Objectives. The project provides a 20ft clear paved width across the entirety of the frontage, fulfilling the safety and circulation goals of the Mobility Plan and Hillside Area regulations without relying on full street improvements.

There is no other configuration of the units' footprints and envelopes that would adhere to the zoning guidelines (set forth in the Mount Washington Glassell Park Specific Plan, Baseline Hillside Ordinance, among other LAMC stipulations) as to not trigger additional relief requests or approvals in addition to impeding structural and construction feasibility of the site's topography and geographic condition.

The development respects a 3ft dedication requirement and carefully situates both units on the property to utilize the existing flat area of the site advantageously. This avoids undue structural surcharging on the downhill residences, minimizes grading quantities, and reduces construction impact on the neighborhood by limiting haul routes. Increasing the stand off from the existing property line with additional 5ft would negatively impact neighboring properties without providing significant environmental benefits.

The larger and longer unit, Cliff Residence South, maintains a natural separation, approximately 12ft on average, from the widened street due to the site's irregular shape and topography. This demonstrates that an additional front yard setback requirement would provide minimal aesthetic or environmental benefits. Similarly, Cliff Residence North preserves a 6ft separation from the street after widening, ensuring that the protected oak tree's canopy remains unharmed by the front yard setback requirement.

The local City Councilmember expressed opposition to the request for waiver from the requirement to provide roadway widening improvements along the property frontage. Other community members expressed similar opposition, and further cited opposition due to the project density, setback, and design, resulting in hazardous conditions along Cliff Drive and its location in a Very High Fire Hazard Severity Zone. The local Neighborhood Council expressed support for the project, but opposed the request for waiver of the roadway widening along the property frontage and the zero-foot front yard setback.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has further stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

From the southwestern corner of the subject property on Cliff Avenue, to the intersection of Tacoma Avenue and Isabel Street, where the roadway width is 20 feet or greater, Tacoma Avenue measures approximately 1,033 feet in length. This curvilinear hillside public right-of-way is generally 30 feet wide, with a widening flare to 50 feet near the intersection of Tacoma Avenue and Isabel Street. A 20-foot-wide roadway can be accommodated within the existing public right-of-way. The existing roadway within this span is irregularly improved, with segments that may have a 20-foot-wide roadway, but is mostly improved to a roadway width of less than 20 feet. Along this span of roadway, there are 28 lots which front on Tacoma Drive. 10 of these lots are vacant. All of the lots are zoned for single-family residential use.

The request to waive the requirement to improve the roadway to ensure that there is a minimum 20-foot-wide Continuous Paved Roadway from the property's driveway apron to the boundary of the Hillside Area has merit.

Generally, compliance with this requirement results in a disproportionate requirement to provide off-site public improvements as compared to the activities associated with the typical construction, rehabilitation, or addition to single-family dwellings, and would render an otherwise regulation-compliant development to become infeasible. Fulfilling this requirement may involve obtaining consent and dedications from other private property owners; the replacement, relocation and reconstruction of existing public and private improvements; and the construction of many hundreds of feet of public roadway. Ultimately, there is no guarantee that off-site parties would consent to any of the work necessary to meet this requirement. Failure to obtain consent may result in the applicant's inability to meet the roadway widening requirement of the Code and force the applicant to seek relief.

Individual property owners are required to provide roadway widening improvements along their property frontage in conjunction with new construction or reconstruction within the community. The applicant has stated that roadway widening improvements along the property frontage will be provided. In the long-term development and use of this community, the roadway widths will be widened.

The property is located within a well-established hillside community, located along a long and winding roadway, a significant linear distance from the boundary of the Hillside Area. Relief from this regulation has been granted in other similar projects within the surrounding neighborhood. Granting the request facilitates the construction of new dwellings and is essential and beneficial because it increases the City's total number of housing units; denying the request would result in the property remaining as a viable but vacant hillside lot.

The applicant has clarified that should a dedication be taken along Cliff Avenue, the project will require a zero-foot front yard setback; if no dedication is taken, then the project requires relief to allow a 3-foot front yard setback. It is noted that the Zoning Administrator has no discretionary authority over whether to require a dedication or easement in conjunction with the project, nor over other public improvements beyond the widening of the physical roadway.

The property has a challenging topography, with notable down-sloping from Cliff Drive. The existing Cliff Drive roadway improvements do not directly abut the subject property, and the front property line observes a significant setback from the edge of the existing roadway along Cliff Drive. As a result, the south dwelling is proposed to be accessible separately by a pedestrian and a vehicle bridge and the north dwelling will be accessible through an on-grade driveway only. In consideration of these circumstances, a reduced front yard setback will have little, if any, impact on vehicle or pedestrian safety along Cliff Drive.

Given the limited opportunities on the property on which to site a dwelling that is otherwise consistent with the underlying limitations and requirements of the Zone and Specific Plan, granting relief from the front yard setback requirement has merit, which will facilitate the construction, use, and maintenance of two new dwelling units on an otherwise vacant lot.

As such, the Zoning Administrator finds that 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.

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 subject property is a hillside, southeasterly down-sloping, interior, approximately 9,326 square-foot parcel of land with an approximately 240-foot frontage on the east side of Cliff Drive. There is an 8-foot wide sanitary sewer

easement that runs from Cliff Drive for a length of approximately 60 feet along the eastern property line. The property is located on a turn in the roadway, such that Cliff Drive is located on the northern and western sides of the property. The property is vacant and undeveloped.

All of the adjoining and abutting properties are located on hillside lots zoned R1-1-HCR. The north adjoining properties, across Cliff Drive, are undeveloped and vacant lots. The east and south adjoining properties are developed with single-family dwellings. The west adjoining property is an undeveloped and vacant lot.

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area; and relief to allow a zero-foot front yard setback in lieu of minimum 5 feet otherwise required.

According to information submitted by the applicant:

> The present use of the downslope property located at 1236 N Cliff Dr (also listed as 1236 Cliff Dr) is vacant land in the R-1 land use. The proposed use is as a single-family SB-9 Two-Unit Development (TUD) with tandem SB-9 Urban Lot Split (ULS), creating two units to be split onto their own individual parcel when the subdivision map is finalized.
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> The Class 1 Conditional Use Permit (CU1) application includes the two-unit development at 1236 N Cliff Dr due to required variances under the Mount Washington Specific Plan and Baseline Hillside Ordinance. For filing purposes, the smaller unit is listed as "under future finalized SB-9," with CU1s applied to the site pre-subdivision. The larger unit ("Cliff Residence South") included in this application is 2,380.78sqf located on the existing flat portion to the south and the smaller unit ("Cliff Residence North") is 1,313.05sqf located to the north. Both units do not exceed the 45ft height requirement per the Baseline Hillside Ordinance and the approximately 3,693.83sqft combined floor area maximum per Mount Washington Glassell Park Specific Plan calculation taken from the post-dedication lot area (3,696.43sqft). All zoning regulations and calculations are enforced pre- and post-subdivision, whichever stricter.
>
> The lot has two side lot lines and a long frontage where N Cliff Dr curves around the gully. A former residence (built 1921, expanded 1952) was demolished in 1974 after an electrical fire. N Cliff Dr is a substandard hillside limited street, ranging 12–30 feet wide and encroaching up to 7 feet onto the property, with no legal street parking between Tacoma Ave and Roseview Ave. An 8-ft sewer easement runs along the northeast edge. A 3-ft dedication is technically required but is requested to be waived since the widened street will remain over 3 feet from the property line. The property contains one protected oak, two protected toyons, and three significant trees (>12-inch trunk), with one significant orchid tree previously removed

due to poor health. Two neighboring off-site protected toyons exist: one on an abutting parcel and one in the public way; the latter will require removal for street widening. An existing stormwater drainage pipe crosses the property and must be upgraded and maintained consistent with a 2015 BOE directive following emergency repairs.

The on-site construction will occur in three general phases, with material storage, delivery staging, and worker parking accommodated on-site wherever feasible. When on-site parking is not possible, workers will shuttle from outside the hillside area. Phase 1 includes grading, limited street widening with rough paving, debris and excess earth removal, stormwater pipe replacement, and underground utility installation. This grading will create areas for later material delivery and storage. Export is limited by substandard hillside street regulations, resulting in approximately 60 cubic yards of net export (about six truckloads). Phase 2 consists of retaining walls, foundations, and similar major structural work. Phase 3 covers construction of the two residential units, followed by exterior landscaping, again with on-site storage and parking where feasible.

Sustainability measures include exceeding exterior fire-rating requirements, upgrading stormwater and public way infrastructure, reinforcing areas with failed retaining walls, widening the street where applicable, and preserving native vegetation and protected trees to support neighborhood character and natural shading.

The development includes excavating and replacing the existing failing 80-year-old storm water pipe. This improvement would substantially benefit properties not only on N Cliff Dr but also those downslope homeowners within the water course. Hillside properties are at risk of mudslide destruction and so, the proposal includes a civil engineering plan that maintains and improves public infrastructure for all.

The development includes rebuilding a new retaining wall along the northern edge of the dedication in lieu of abandoning the existing two retaining walls currently supporting the street. The new improved retaining wall proposed within the property are designed for the surcharging of large emergency vehicles.

The current proposal for the buildings' footprints does not require the removal of the protected species. As confirmed by licensed arborist, Julio Matos (ISA CERTIFIED #WE9101A, DPR LICENSE # 124807), the proposal's extensive foundation system will be engineered and designed to minimize its impact on the root system or significantly alter the tree canopy and its drip line. The property's natural characteristics and the specific plan overlay requirements were thoughtfully incorporated into the design. The removal of the cedar tree would be detrimental to the neighborhood and undermine the project's design ethos, which prioritizes blending in with the area's natural and native flora.

Adhering to the requirement of a 5ft setback from the 3ft dedication would force the current two-unit proposal to destroy and impact the listed trees, as they would be further distanced from the street. In this scenario, two significant trees and one protected shrub would be removed requiring six trees to be replanted (four protected specimens for each protected tree or shrub removed, per LAMC 46.02(c)); one for each significant tree or shrub removed, per Mount Washington Glassell Park Specific Plan). This is in addition to the significant tree already to be removed citing poor health and its replacement one tree as well as one protected street shrub to be removed for street widening and its replacement four shrubs. In total, this scenario posits that eleven shrubs/trees would be replanted on one property. However, planting these new specimens, especially the native species, in such proximity would not promote their well-being and would only serve to satisfy the abstract mathematical calculation outlined in the planning code.

With the 3ft separation from the property line, the relief maintains the visual continuity of a typical hillside front yard. In all areas, landscaping can accommodate the width between the buildings' envelopes and the widened street dimension.

The proposal accommodates the 5ft front yard setback along two portions of the 240ft front lot line. The proposal includes two areas, one for both future lots post-lot split, where the front yard setback occurs. In total, this variance request asks for just over half the total frontage to be excluded from the 5ft front yard setback: 70ft portion for Cliff Dr South and 61ft for Cliff Dr North.

Given the nature of the extensive frontage, the variance would reflect a lot that has closer proportions of side, front, and rear setbacks to the other neighboring lots, whereby the front line is not greater than 25% the total lot perimeter. The current frontage totals 51% of the total lot perimeter, which is substantial as there is no rear lot line.

According to the submitted plans, the property will be developed with two new single-family dwellings, in conjunction with subdivision action ADM-2024-7983-PMUL, utilizing the incentives provided by Senate Bill 9.

The North dwelling, oriented toward the north side of the property, will consist of approximately 1,329 square feet, within two stories and approximately 27 feet in height. The dwelling will observe an approximately 4-foot setback from the existing property line along the northern side of the property, fronting on Cliff Drive. If a 3-foot dedication is taken along this frontage, the dwelling will observe an approximately one-foot setback. One uncovered parking space will be provided on-site.

The South dwelling, oriented toward the southwestern side of the property, will consist of approximately 2,486 square feet, within two stories and approximately

35 feet in height. The dwelling will observe an approximately 3-foot front yard setback from the existing property line along the western side of the property, fronting on Cliff Drive. If a 3-foot dedication is taken along this frontage, the dwelling will observe an approximately zero-foot setback. A pedestrian and driveway bridge are proposed to connect the dwelling and parking areas to the public right-of-way. Two parking spaces will be provided on-site, in a tandem arrangement and partially underneath a carport.

Two new retaining walls are proposed. One new retaining wall is proposed within the eastern side yard and rear yard setback. A second new retaining wall is proposed to the east of the North dwelling, to facilitate a leveled outdoor area. There are no notations on the plans indicating the heights or lengths of span for either retaining wall. One existing retaining wall on the property, located along the northern frontage of the property, is noted as intended to be abandoned.

An Urban Forestry Joint Referral Form, reviewed by Urban Forestry on September 16, 2025, indicates that one protected Toyon will be removed due to a widening of the public right-of-way, and that a tree removal permit will be required.

A Tree Risk Assessment Qualified Report, reviewed by Urban Forestry Division, Department of Public Works, on September 16, 2025, documents the number, location, and condition of protected foliage species on the property, as well whether they are proposed for removal as a result of the project. The report identifies one protected Toyon and one non-protected but significantly-sized Bauhinia variegata for removal and replacement.

A Construction Traffic Management Plan, dated October 2024, reviewed and approved by the Department of Transportation on October 21, 2024, has been submitted.

A Department of Building and Safety/Public Works Preliminary Referral Form for Baseline Hillside Ordinance No. 181,624 and Hillside Ordinance No. 174,652, dated June 12, 2024, has been submitted, indicating that the Cliff Drive public right-of-way is 30 feet wide and contains a roadway that is less than 20 feet wide. It also indicates that a 3-foot dedication would be required.

A Tree Disclosure Statement, dated May 29, 2024, identifying Julio Matos, ISA Certified #WE 9101A, DPR License No. 124807, as the project Tree Expert, disclosed that there is a Coastal Live Oak, Toyon, and a significantly-sized non-protected tree on the property.

A Biologist's Statement of Habitat, dated April 2, 2024, and prepared by Marcus C. England, Principal Biologist, England | Ecology, LLC, which concluded that there are no natural habitats, woodlands, or protected flora, are on the property. A locally protected Coast Live Oak and a Toyon were found to be present.

A Geology and Soils Report Approval Letter, Log # 129125-02, dated August 8, 2024, and issued by the Department of Building and Safety, has been submitted.

The local City Councilmember expressed opposition to the request for waiver from the requirement to provide roadway widening improvements along the property frontage. Other community members expressed similar opposition, and further cited opposition due to the project density, setback, and design, resulting in hazardous conditions along Cliff Drive and its location in a Very High Fire Hazard Severity Zone. The local Neighborhood Council expressed support for the project, but opposed the request for waiver of the roadway widening along the property frontage and the zero-foot front yard setback.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

The applicant's request to waive the requirement to widen the existing roadway such that there would be a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area has merit.

From the southwestern corner of the subject property on Cliff Avenue, to the intersection of Tacoma Avenue and Isabel Street, where the roadway width is 20 feet or greater, Tacoma Avenue measures approximately 1,033 feet in length. This curvilinear hillside public right-of-way is generally 30 feet wide, with a widening flare to 50 feet near the intersection of Tacoma Avenue and Isabel Street. A 20-foot-wide roadway can be accommodated within the existing public right-of-way. The existing roadway within this span is irregularly improved, with segments that may have a 20-foot-wide roadway, but is mostly improved to a roadway width of less than 20 feet. Along this span of roadway, there are 28 lots which front on Tacoma Drive. 10 of these lots are vacant. All of the lots are zoned for single-family residential use.

The property is located within a well-established hillside community, located along a long and winding roadway, a significant linear distance from the boundary of the Hillside Area. Placing the burden of this significant public improvement on the applicant would be disproportionate to the scope of the project. Compliance with the requirement would also require the consent and cooperation of all affected off-site property owners who may not authorize necessary replacement, relocation, and reconstruction of affected private improvements. If any one of the affected property owners fails to provide consent, the applicant would not be able to comply with the requirement and then would need to seek relief due to those circumstances.

The applicant's request to allow relief from the otherwise required minimum 5-foot front yard setback has merit. The property is located along a significant bend in the roadway, which negates any attempt to preserve a sense of similar or consistent front yard setback along Cliff Drive. Due to the local topography, the setback provides no meaningful buffer from the outer edge of public improvements along Cliff Drive to the front of the proposed development. Further, the proposed reduced setback is limited in span, and will not apply to the entirety of the front yard. Strictly enforcing the setback would relocate the proposed dwellings farther downhill, jeopardizing the project's ability to meet other zoning and Specific Plan limitations for development on the property.

Granting these requests will allow the improvement of the property with a project that is otherwise in compliant with the limitations and requirements of the underlying Zoning and Specific Plan, thereby adding additional housing unit to the citywide housing stock.

It is acknowledged that any new construction of dwelling units would result in some roadway impacts during construction, and the City has an obligation to allow reasonable use of the vacant property. All hillside communities that possess narrow roads are impacted in some degree by construction activity. The most common impacts are related to construction noise, traffic, travel lane obstructions, and parking. Construction in hillside areas and concerns about these short-term impacts are common in the City. While occasional impacts can be unavoidable, they can be minimized through clear communication with the affected community and on-site coordination.

The applicant has submitted a Construction Traffic Management Plan, approved by the Department of Transportation. Further, the project will be subject to the limitations and requirements of the Northeast Los Angeles Hillside Construction Regulation District. Additional conditions have been tailored and adopted to address concerns that are unique to this project and immediate surroundings. Further, the applicant has been required to complete roadway widening improvements prior to commencement of construction of the project to allow for wider roadway conditions during construction and ensure the benefit of a wider roadway to the community. Compliance with these conditions will minimize the impacts that construction activities have on the community.

As such, the Zoning Administrator finds that, as conditioned, 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.

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

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the

boundary of the Hillside Area; and relief to allow a zero-foot front yard setback in lieu of minimum 5 feet otherwise required.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 34 Community Plans. The subject property is located within the Northeast Los Angeles Community Plan area. The associated General Plan Land Use Map designates the property for Low Low Density Residential land uses, with corresponding zones of RE9, RS, R1, RU, RD6, RD5. The property is zoned R1-1-HCR. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Northeast Los Angeles Community Plan is silent with regards to roadway widening and setbacks. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals and policies of the Community Plan:

Goal 1 A Safe, Secure, and Attractive Residential Environment for All Economic, Age, and Ethnic Segments of the Community.

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

Policy 1-1.1 Protect existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential and other uses that are incompatible as to scale and character or would otherwise diminish the quality of life.

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.

Policy 1-2.1 Designate specific areas to provide for adequate residential development to accommodate anticipated increases in

population while maintaining a balance between single-family and multiple-family uses.

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

Policy 1-3.1 Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

Objective 1-5 To limit the intensity and density of development in hillside areas.

Policy 1-5.4 Require that any proposed development be designed to enhance and be compatible with adjacent development.

Goal 9 Adequate Community Protection Through a Comprehensive Fire and Life Safety Program.

Objective 9-1 Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.

Policy 9-1.1 Promote land use policies that enhance accessibility for fire fighting equipment and are compatible with effective levels of service.

Goal 10 To the Extent Feasible and Consistent with the Mobility Plan 2035's and Community Plans' Policies Promoting Multimodal Transportation and Safety, a System of Freeways and Streets that Provides a Circulation System Which Supports Existing, Approved, and Planned Land Uses While Maintaining a Desired Level of Service at Intersections.

Objective 10-1 To the extent feasible and consistent with the Mobility Plan 2035's and the Community Plans' policies promoting multi-modal transportation and safety, comply with Citywide performance standards for acceptable levels of service and ensure that necessary road access and street improvements are provided to accommodate traffic generated by new development.

Policy 10-1.2 Design new development projects to minimize disturbance to existing traffic flow with proper ingress and egress to parking.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway.

The project's proposed two new dwelling units are consistent with the anticipated land use for the property. The proposed dwellings are consistent with the requirements and limitations of the underlying R1 Zoning of the property, except as requested. The project does not maximize the allowed square-footage or height for development on the property and is of a scale that is compatible with the surrounding single-family dwellings in the area. Together, the project demonstrates conformance with Policies 1-1.1, 1-3.1, and 1-5.4.

Development of the project will result in an improvement of the adjoining Cliff Drive roadway. The roadway widening will be an incremental improvement of the overall Cliff Drive public right-of-way, and will result in a measure of increased accessibility for emergency response services, in conformance with Policy 9-1.1.

Roadway widening improvements of the adjoining public roadway will be required prior to commencement of construction of the new dwellings. As a result, traffic along Cliff Drive will be less impacted by construction activity associated with the new dwellings, and vehicle ingress and egress from the new dwellings will similarly benefit from the wider public roadway. Finally, the project driveway plans will be required to be reviewed and approved by the Department of Transportation to ensure that their location does not result in safety issues affecting traffic along this roadway. As a result, the project is in conformance with Policy 10-1.2.

The property is further located within the Mount Washington/Glassell Park Specific Plan area. The project does not propose any deviation from the requirements or limitations of the Specific Plan.

Therefore, as conditioned, the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

4. **The request is in conformity with the public necessity, convenience, general welfare and good zoning practice**.

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area; and relief to allow a zero-foot front yard setback in lieu of minimum 5 feet otherwise required.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have

not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

Granting the request for relief from the requirement to provide a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area facilitates the development of two new single-family dwellings. Strict enforcement of the requirement would burden the applicant with a disproportionate public improvement cost as compared to the scope of the project. Further, other similar projects in the area have been granted relief from this requirement.

Due to the curvilinear hillside street pattern and the changing topography, a consistent front yard setback does not provide any meaningful sense of developmental consistency within the pattern of development along this street. Granting relief from the front yard setback requirement allows for a development that is more compatible with the surrounding area. The relief is requested due to the steep topography of the lot. Strictly observing the setback would result in taller development and the removal of more trees, resulting in development that would be less compatible than the requested deviation.

Granting the requests will allow the development of the property with new dwellings, resulting in an incremental increase in the City's housing supply. Denying the requests would result in the development of any residential use upon the property as financially infeasible and/or a more negatively impactful dwelling design. As a result, the requests are in conformity with the public necessity, convenience, general welfare and good zoning practice.

Additional Roadway Findings

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 proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this

area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

A Construction Traffic Management Plan, dated October 2024, reviewed and approved by the Department of Transportation on October 21, 2024, has been submitted.

Vehicular traffic associated with the new dwellings are anticipated to be consistent with the intended use of the local street network.

The Northeast Los Angeles Community Plan designates the property for use and development with single-family dwelling uses. The project proposes a use that is consistent with that land use designation. The adjoining Cliff Drive roadway will be improved to a width of 20 feet along the property frontage. This roadway widening improvement will be required prior to the commencement of construction activities associated with the dwellings. In doing so, short-term construction activities will be less impactful along the roadway. During project construction, the applicant will be required to adhere to an approved Construction Traffic Management Plan, regulations of the Hillside Construction Regulation District, and additional construction-related conditions tailored to the immediate neighborhood. Use and maintenance of the new dwelling will have no significant adverse impact on the roadway. The project will provide all required parking on-site. Therefore, as conditioned, the vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood

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

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

A Geology and Soils Report Approval Letter, Log # 129125-02, dated August 8, 2024, and issued by the Department of Building and Safety, has been submitted.

Except for the requested waiver of off-site roadway widening improvements and a reduced front yard setback, the project is otherwise compliant with the requirements and limitations for development within the underlying R1 Zone, on a hillside lot, and the Specific Plan. The dwellings will be constructed in accordance with contemporary Building and Fire Codes, in addition to other State and Federal regulations. In addition, the applicant has volunteered that an existing stormwater drainage system will be replaced, improving stormwater drainage from Cliff Drive. Taken as a whole, and as conditioned, the Zoning Administrator finds that the buildings and structures will not be materially detrimental or injurious to the adjacent property or improvements.

7. **The Building or Structure will not have a materially adverse safety impact on the surrounding neighborhood**.

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

A Geology and Soils Report Approval Letter, Log # 129125-02, dated August 8, 2024, and issued by the Department of Building and Safety, has been submitted.

Granting a waiver of the requirement to widen the roadway from the project driveway apron to the boundary of the Hillside Area 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.

Strict enforcement of this requirement would result in the relocation of multiple public utility poles, existing driveway aprons, and other existing public and private improvements both within the public right-of-way and upon private property, and may require the property owner to acquire additional private property in order to the accomplish the widening. These activities would result in significantly more impacts, for a greater duration of time, on affected properties.

Granting the request to waive roadway widening improvements from the project's driveway apron to the boundary of the Hillside Area results in fewer potential impacts resulting from longer construction impacts on the street itself, as well as the unintended consequences resulting from having to negotiate with affected property owners and the relocation and reconstruction of existing public and private improvements.

Except for the requested waiver of off-site roadway widening improvements and a reduced front yard setback, the project is otherwise compliant with the requirements and limitations for development within the underlying R1 Zone, on a hillside lot, and the Specific Plan. The dwellings will be constructed in accordance with contemporary Building and Fire Codes, in addition to other State and Federal regulations. The applicant has volunteered that the dwelling exteriors will be clad with fire resistant materials that exceed minimum requirements. The Cliff Drive roadway, along the property frontage, will be widened to a minimum width of 20 feet. Roadway widening will be required prior to commencement of construction activities associated with the dwellings in order to minimize impacts to Cliff Drive as a result of those activities. In addition, the applicant has volunteered that an existing stormwater drainage system will be replaced, improving stormwater drainage from Cliff Drive. Therefore, as conditioned, the Buildings and Structures will not have a materially adverse safety impact on the surrounding neighborhood.

8. **The site and/or existing improvements make strict adherence to Section 12.21-C,10(i) of Chapter 1 impractical or infeasible**.

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks a waiver of the requirements to provide a 20-foot roadway width along the property frontage and from the driveway to the boundary of the Hillside Area.

The applicant has indicated that they will provide a 20-foot-wide roadway adjacent to the property, in compliance with LAMC Section 12.21 C.10(i)(2), but they have not withdrawn the request. As such, the request to grant relief from this requirement is denied. Had the applicant not revised their project, this request would have been denied due to the need for incremental roadway widening in this area and stated public concerns regarding the safety of vehicle and pedestrian use of the existing roadway. The applicant has stated that they seek both a waiver of a dedication along Cliff Avenue and a waiver from improvements other than the roadway width, such as gutter, curb, sidewalk, etc. The Zoning Administrator does not have the authority to grant these requests.

Other projects in the area have been granted relief from off-site roadway widening requirements to the boundary of the Hillside Area.

From the southwestern corner of the subject property on Cliff Avenue, to the intersection of Tacoma Avenue and Isabel Street, where the roadway width is 20 feet or greater, Tacoma Avenue measures approximately 1,033 feet in length. This curvilinear hillside public right-of-way is generally 30 feet wide, with a widening

flare to 50 feet near the intersection of Tacoma Avenue and Isabel Street. A 20-foot-wide roadway can be accommodated within the existing public right-of-way. The existing roadway within this span is irregularly improved, with segments that may have a 20-foot-wide roadway, but is mostly improved to a roadway width of less than 20 feet. Along this span of roadway, there are 28 lots which front on Tacoma Drive. 10 of these lots are vacant. All of the lots are zoned for single-family residential use.

Strict adherence to the requirement to ensure a 20-foot wide Continuous Paved Roadway from the project's driveway apron to the boundary of the Hillside Area is impractical and infeasible. Compliance would necessitate securing the compliance and consent of all affected property owners between the subject property and the Hillside Area boundary. The participation of the other property owners is necessary in order for the applicant to obtain necessary dedications or easements, relocate and replace affected existing private improvements such as driveways, retaining walls, and fences, and relocate and replace affected public infrastructure such as public utility poles. The financial costs of such an endeavor would quickly render the project infeasible. Further, if any individual affected private property owner declines to facilitate the roadway widening effort, the Applicant would not be able to comply with the requirement, they would need to seek this relief. To require the applicant to provide these substantial off-site improvements to the public right-of-way would be disproportionate to the scope of the project and its impact on the existing roadway infrastructure. For these reasons, the site and/or existing improvements make strict adherence to Section 12.21-C,10(i) of Chapter 1 impractical or infeasible.

Additional Setback Finding

9. **The reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.**

The proposed project is the construction of two new single-family dwellings on a hillside lot. As proposed, the project seeks relief to allow a zero-foot front yard setback in lieu of minimum 5 feet otherwise required.

According to information submitted by the applicant:

> The current perimeter frontage totals 59% of the total perimeter of the property. This is due to the highly irregular site conditions rendering the property boundary as two perpendicular side lot lines and one extensive front lot line. A 5ft front yard setback would eliminate 14% of the buildable area ([Gross Lot Area – {Dedication + Side Lot Line Setbacks + Sewer Easement}] / [Gross Lot Area – {Dedication + Side Lot Line Setbacks + Sewer Easement + Front Yard Setback}]), and with that a substantial portion of the existing, highly buildable flat area. Due to this diminished size and the required protection and management of the protected and significant trees, such guidelines in themselves would all physically preclude the construction of two 800sqft units as enforced in SB-9.

The development respects a 3ft dedication requirement and carefully situates both units on the property to utilize the existing flat area of the site advantageously. This avoids undue structural surcharging on the downhill residences, minimizes grading quantities, and reduces construction impact on the neighborhood by limiting haul routes. Increasing the stand off from the existing property line with additional 5ft would negatively impact neighboring properties without providing significant environmental benefits.

The larger and longer unit, Cliff Residence South, maintains a natural separation, approximately 12ft on average, from the widened street due to the site's irregular shape and topography. This demonstrates that an additional front yard setback requirement would provide minimal aesthetic or environmental benefits. Similarly, Cliff Residence North preserves a 6ft separation from the street after widening, ensuring that the protected oak tree's canopy remains unharmed by the front yard setback requirement.

The applicant has clarified that should a dedication be taken along Cliff Avenue, the project will require a zero-foot front yard setback; if no dedication is taken, then the project requires relief to allow a 3-foot front yard setback. It is noted that the Zoning Administrator has no authority to waive a dedication requirement.

The applicant's request to allow relief from the otherwise required minimum 5-foot front yard setback has merit. The property is located along a significant bend in the roadway, which negates any attempt to preserve a sense of similar or consistent front yard setback along Cliff Drive. Due to the local topography, the setback provides no meaningful buffer from the outer edge of public improvements along Cliff Drive to the front of the proposed development. Further, the proposed reduced setback is limited in span, and will not apply to the entirety of the front yard. Strictly enforcing the setback would relocate the proposed dwellings farther downhill, jeopardizing the project's ability to meet other zoning and Specific Plan limitations for development on the property.

Despite observing a reduced front yard setback, the project contains no element that projects into the public right-of-way and proposes no use that would be in conflict with use of the roadway. Should the project be required to provide a gutter, curb, and sidewalk, these improvements would buffer the roadway from the front of the dwellings. If these additional improvements are not required, then it is likely that there will be a physical separation between the edge of the roadway and the dwelling, due to the existing steep drop in elevation. The adjoining properties to the east and the south of the subject property would not have a widened roadway, and therefore, it would be unlikely that vehicles passing along this portion of Cliff Drive would meaningfully increase their travel speed. Further, the site development has been designed so that the northwesterly corner of the property is open and clear so that on-coming traffic could be seen more easily along this tight turn. As such, the Zoning Administrator finds that the reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.

Project Permit Compliance Findings

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

a. **Floor Area**. Per the Mount Washington/Glassell Park Specific Plan Ordinance floor area is based on a prescribed formula for properties that are 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 – {[(Lot Area – 5,000) X 0.10] ÷ 5,000}. For this project, the lot size is 9,305.80 square feet, and therefore, the allowable maximum floor area ratio based on the formula is 0.43 to 1. The maximum floor area allowed is 3,696.43 square feet. Cliff Residence South measures approximately 2,380.78 square feet, including an attached parking and Cliff Residence North measures approximately 1,313.05 square feet, including a detached parking area for a total floor area of approximately 3,693.83 square feet. Therefore, the subject project would not exceed the FAR maximum allowance specified in this section of the Mount Washington/Glassell Park Specific Plan.

b. **Building Height and Stepback Distances**. The proposed height of Cliff Residence South will be 35 feet 9 inches, and the proposed height of Cliff Residence North will be 29 feet 2 inches, which meet the 45-foot limitation imposed by the Specific Plan. The buildings are setback in accordance with the building stepback height limitations and are in compliance with the requirements of the Specific Plan. As proposed, Cliff Residence South and Cliff Residence North meet 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 does not apply because there are not at least two remaining lots for the calculation and so the proposed project's minimum front yard setback will be required as in the applicable LAMC Sections. Pursuant to LAMC Section 12.21 C.10(a) of Chapter 1, the required front yard setback is five (5) feet, and the proposed dwellings propose a zero (0) foot front yard setback through the request for relief via a Class 1 Conditional Use.

d. **Off-street Automobile Parking Requirements**. The property currently fronts a Substandard Hillside Limited Street that is not fully improved. The project includes a covered parking area for each proposed dwelling, which provides one (1) covered space for each dwelling and one (1) additional uncovered space for Cliff Residence South. Pursuant to LAMC Section 12.21 C.10. of Chapter 1 a third (uncovered) parking space is required if the floor area exceeds 2,400 square feet, (floor area for parking is calculated per definition of floor area pursuant to Section 12.03 of the LAMC). The project does exceed 2,400 square feet, as calculated by 12.03 of LAMC.

However, per Senate Bill 9, the project shall be required to provide one (1) covered parking space per new unit. The project has been conditioned to comply with applicable sections of the LAMC and requirements of the Department of Building and Safety.

e. **Public Health and Safety**. Haul routes are required only when the removal of earth from on-site exceeds 1,000 cubic yards. The proposed project will export zero (0) cubic yards of soil from the subject site, and therefore, the project is compliant with Section 6.E of the Mount Washington/Glassell Park Specific Plan and the LAMC.

f. **Landscaping and preservation, relocation, and removal of native and significant trees**. Julio Matos, consulting Arborist (#WE-9101A) indicated there are three (3) Protected Trees and three (3) Significant Trees on site. No on-site Protected Trees and one (1) Significant Tree are proposed for removal as part of the project. There is one (1) Protected Street Tree. The one (1) Protected Street Tree is proposed for removal. The project shall provide Replacement Trees per the Code for the one (1) Protected Street Tree being removed. One (1) Replacement Tree will be planted on a 1:1 ratio for the one (1) Significant Tree being removed. This Tree Report was reviewed by the Urban Forestry Division on September 16, 2025.

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 location of windows, doors, columns, and balconies, 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 it from homes on either side. The architectural plans attached to the subject file indicate that the architectural design elements will vary from the adjacent buildings based on the requirements of Section 8 for single-family design variation outlined in the Specific Plan.

The proposed designs of Cliff Residence South and Cliff Residence North are modern in style. Both residences incorporate a light-colored stucco or similar exterior finish with metal roofing. Cliff Residence South, the larger of the two proposed residences, includes an inset primary entrance, varied roof pitches, and multiple facade projections that create architectural variation. The design also incorporates balconies with glazing, which contributes to visual transparency along elevations. Cliff Residence North still modern in style maintains a more symmetrical and rectangular massing with a flatter roof. The proposed design incorporates select architectural projections and large-scale windows, particularly along the east elevation which provides modulation and greater transparency.

The property directly south at 3578 Tacoma Avenue is located on a down-sloping lot. The primary dwelling is not visible from the right-of-way, but the

garage is. The garage features a contemporary style with a traditional gabled roof, dark colored stucco finish, and black garage door and trim.

As proposed, the architectural elevations and sections are in conformance with the Design Variation standards contained in Section 8-C of the Mount Washington/Glassell Park Specific Plan.

11. **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**.

It is 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.

ADDITIONAL MANDATORY FINDINGS

12. **Flood Hazard**. 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 in Zone X, areas determined to be outside the 0.2% annual chance flood plain.

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 North 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

South Los Angeles DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only)
8475 S. Vermont Avenue, 1st Floor
Los Angeles, CA 90044
planning.southla@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 Andrea Magaña Withers, Planning staff, at andrea.maganawithers@lacity.org or (213) 978-1285.

JONATHAN A. HERSHEY, AICP
Associate Zoning Administrator

JAH:NS:AMW:mc

cc: Councilmember Eunisses Hernandez
First District
Arroyo Seco Neighborhood Council
Adjoining Property Owners

TWO-UNIT DEVELOPMENT

A-SERIES DRAWINGS: CLIFF RESIDENCE SOUTH



B-SERIES DRAWINGS: CLIFF RESIDENCE NORTH



DRAWING INDEX

G	GENERAL		
G	[illegible]	NA	07/02/25
G-000.0	COVER SHEET	NA	07/02/25
G-001.0	GENERAL NOTES	NA	07/02/25
G-002.0	GENERAL NOTES	NA	07/02/25
G-003.0	SITE ANALYSIS	NA	07/02/25
G-004.0	SITE ANALYSIS	NA	07/02/25
G-005.0	SITE ANALYSIS	NA	07/02/25
G-006.0	SITE ANALYSIS	NA	07/02/25
G-010.0	TOPOGRAPHIC SITE SURVEY	1" = 10'-0"	07/02/25
G-100.0	EXISTING SITE PLAN	1/8" = 1'-0"	07/02/25
G-100.1	[illegible] EXIST. EXISTING SITE PLAN	1/8" = 1'-0"	07/02/25
G-100.2	[illegible] EXIST. EXISTING SITE PLAN + TOC	1/8" = 1'-0"	07/02/25
G-101.0	[illegible] SITE PLAN	3/32" = 1'-0"	07/02/25
G-101.1	[illegible] PROPOSED SITE PLAN	3/32" = 1'-0"	07/02/25
G-101.2	[illegible] SITE PLAN, DIRECT/INDIRECT	3/32" = 1'-0"	07/02/25
G-101.3	[illegible] PROPOSED SITE PLAN ETBE/LADBS/PEVELT	1/8" = 1'-0"	07/02/25
G-102.0	[illegible] LANDSCAPE PLAN	1/8" = 1'-0"	07/02/25
A	ARCHITECTURAL		
A	CLIFF RESIDENCE SOUTH		
A-001.0	[illegible]	RTS	07/02/25
A-101.0	[illegible] PLAN - FIRST FLOOR	1/4" = 1'-0"	07/02/25
A-102.0	[illegible] PLAN - SECOND FLOOR	1/4" = 1'-0"	07/02/25
A-103.0	[illegible] PLAN - ROOF	1/4" = 1'-0"	07/02/25
A-200.0	ELEVATION - EAST, WEST	3/4" = 1'-0"	07/02/25
A-201.0	ELEVATION - SOUTH, NORTH	3/4" = 1'-0"	07/02/25
B	CLIFF RESIDENCE NORTH		
B-001.0	RENDERINGS	NTS	07/02/25
B-101.0	FLOOR PLAN - 01	1/4" = 1'-0"	07/02/25
B-102.0	FLOOR PLAN - FIRST FLOOR	1/4" = 1'-0"	07/02/25
B-103.0	FLOOR PLAN - ROOF	1/4" = 1'-0"	07/02/25
B-200.0	ELEVATION - EAST, NORTH	1/4" = 1'-0"	07/02/25
B-201.0	ELEVATION - WEST, NORTH	1/4" = 1'-0"	07/02/25

PROJECT INFORMATION SUMMARY

[NAME]
CLIFF RESIDENCES PROJECT
HALLIE BLACK - APPLICANT, OWNER (AS THE CROW, LLC)

[SCOPE OF WORK]
TWO-UNIT SINGLE-FAMILY DEVELOPMENT

[PROPOSED OCCUPANCY]
R-3

[PROPOSED CONSTRUCTION]
TYPE VB

[APPLICABLE ZONING CODES]
HILLSIDE AREA ORDINANCE
VERY HIGH FIRE HAZARD SEVERITY ZONE
MOUNT WASHINGTON-GLASSELL PARK (MWGP) SPECIFIC PLAN

[APPLICABLE BUILDING CODES]
LABC 2023
LARC 2023
TITLE 24 CCR 2022

[NOTE ON SB-9 AND RELIEF REQUEST]

OBJECTIVE ZONING, SUBDIVISION OR DESIGN REVIEW STANDARDS THAT WOULD HAVE THE EFFECT OF PHYSICALLY PRECLUDING AN URBAN LOT SPLIT, THE CONSTRUCTION OF UP TO TWO UNITS, OR PHYSICALLY PRECLUDING EITHER OF THE TWO UNITS FROM BEING 800 SQUARE FEET IN FLOOR AREA, MAY NOT BE IMPOSED. ADDITIONALLY, THE DEPUTY ADVISORY AGENCY WILL NOTE WAIVERS TO ALLOW DEVIATIONS FROM LOT OR DEVELOPMENT STANDARDS IN THE URBAN LOT SPLIT DECISION LETTER. REQUESTED WAIVERS TO ALLOW DEVIATIONS ASSOCIATED WITH BUILDING PERMIT APPLICATIONS WITH LADBS FOR TWO UNIT DEVELOPMENTS SHALL BE REVIEWED BY CITY PLANNING CASE MANAGEMENT AS PART OF THE PLAN CHECK REVIEW PROCESS.

THIS PROJECT DOES NOT IMMEDIATELY QUALIFY FOR RELIEF FROM THE OBJECTIVE DESIGN STANDARDS SB-9. HOWEVER, GIVEN THE SITE'S CONSTRAINTS, FAILURE TO OBTAIN THIS RELIEF WOULD PHYSICALLY PRECLUDE FUTURE DEVELOPMENT OF AN ADDITIONAL UNIT OF AT LEAST 800SQFT, THUS, TO ALIGN WITH SB-9'S PURPOSE TO INCREASE HOUSING DENSITY, RELIEF FROM THIS REQUIREMENT IS NECESSARY. SEE ACTIONS REQUEST NARRATIVE ON WHY THIS RELIEF REQUEST IS CRUCIAL TO PRESERVE THE FEASIBILITY OF A TWO-UNIT/URBAN LOT SPLIT DEVELOPMENT.

THIS PROPOSAL INCLUDES CLIFF RESIDENCE NORTH AND PROPOSED SUBDIVISION, REFERRED TO HEREIN AS "UNDER FUTURE FINALIZED SB-9", IN THE CUP ADMINISTRATIVE REVIEW APPLICATION DUE TO THE PHYSICAL PRECLUSION OF DEVELOPMENT STANDARDS.

PROJECT NARRATIVE SUMMARY

TWO-UNIT DEVELOPMENT

[RELIEF REQUEST FOR CLIFF RESIDENCES]

THE PROPOSAL REQUESTS A CLASS 1 CONDITIONAL USE PERMIT FOR RELIEF FROM THE FOLLOWING BASELINE HILLSIDE ORDINANCE ZONING REQUIREMENTS.

1. AUTHORIZING CODE SECTION: LAMC § 12.21.1 A)(1)(A)(ii), CODE SECTION FROM WHICH RELIEF IS REQUESTED: LAMC § 12.21 C.10(a)(2). ACTION REQUESTED: ENHANCE 8FT FRONT YARD SETBACK REQUIREMENT FOR SUBSTANDARD HILLSIDE LIMITED STREET TO 6FT ALONG TWO PORTIONS TOTALING 0.9FT OF THE TOTAL 219FT.-8IN FRONTAGE.

2. AUTHORIZING CODE SECTION: LAMC § 12.24 .X.26(A)(2)(I), CODE SECTION FROM WHICH RELIEF IS REQUESTED: LAMC § 12.21 C.10(e)(2). ACTION REQUESTED: ENCROACH THE 30FT STREET IMPROVEMENT TO OUTSIDE HILLSIDE AREA BOUNDARY REQUIREMENT.

ADDITIONALLY, THE FOLLOWING MAY BE SUBJECT TO A CUS

3. AUTHORIZING CODE SECTION: LAMC 12.22 C. CODE SECTION FROM WHICH RELIEF IS REQUESTED: LAMC 12.21 C.10(i). ACTION REQUESTED: WAIVE 10FT CLEAR PATH TO NORTH UNIT DUE TO EXTENDING THE ABUTTING RETAINING WALL TO THE SIDE LOT LINE TO PERMIT AN 8-FOOT-WIDE PASSAGEWAY FOR LESS FOR CLIFF RESIDENCE NORTH IN LIEU OF 18-FOOT PASSAGEWAY AS REQUIRED

SEE ACTION REQUEST NARRATIVE FOR ALL ABOVE RELIEF REQUESTS

PROJECT DATA SUMMARY

TWO-UNIT DEVELOPMENT

[CLIFF RESIDENCES]

[FLOOR AREA]
7,974 SF SQFT / 8,395.36 SQFT LOT

SEE SHS-001.0 AND -005.0 MWGP SPECIFIC PLAN ZONING CALCULATION FOR FLOOR AREAS

[MAXIMUM BUILDING HEIGHT]
2 STORIES
30FT-3IN

ELEVATION WITHIN STEPBACK ENVELOPES PER MWGP SPECIFIC PLAN]
BETWEEN B' AND 6': 16'-6" (SEE NORTH UNIT STEPBACK DIAGRAM)
BETWEEN 6' AND 15': 29'-8" (SEE SOUTH UNIT STEPBACK DIAGRAM)

SEE SHS-001.0 GENERAL NOTES FOR STEPBACK DIMENSION ENVELOPE DIAGRAM

ALL COMMENTS IN GREEN MUST BE ADDRESSED OR NEW APPLICATION IS REQUIRED.
ITEMS IN RED ARE STILL PENDING
ITEMS IN BLUE ARE NOT REQUIRED TO BE ADDRESSED FOR NOW BUT WILL BE REQUIRED FOR PERMIT ISSUANCE
ITEMS IN MAGENTA ARE CANCELLED

PLEASE PROVIDE WRITTEN RESPONSE TO COMMENTS ON PLANS AND THE CORRECTION SHEETS

PROVIDE A COPY ON PLAN SIGNED BY OWNER DECLARATION RELATED TO TENANT OCCUPANCY. FORM CAN BE OBTAINED FROM LADBS WEBSITE

OBTAIN CLEARANCE FROM ALL DEPARTMENTS LISTED ON THE CLEARANCE SUMMARY WORKSHEET PRIOR TO REQUESTING CLEARANCE AND FINAL APPROVAL FROM ZONING DEPARTMENT.

APPLICANT TO REVIEW SECTION 8.B OF THE SSB CHECKLIST TO DETERMINE WHETHER HABITAT FOR PROTECTED SPECIES EXISTS ON THE PARCEL IN ORDER AS REQUIRED PER SECTION 65913.4(A)(6)(J).

IF THE ELIGIBILITY CRITERIA CHECKLIST STATES "NO", SUBMIT THE OWNER'S DECLARATION OF NO HABITAT (CP-3600). IF IT STATES "BIO REVIEW NEEDED", SUBMIT THE BIOLOGIST'S STATEMENT OF HABITAT (CP-3610).

SEE COMMENT ON RETAINING WALL

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREEN
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

EXHIBIT "A"
Page No. 1 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
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TEL: +1 (617) 448-8938
HALLIE.BLACK@ME.COM

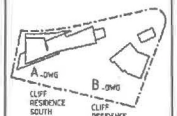
DESIGNER:
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OFFICE@POLON-LEWIS.COM

KEY PLAN:



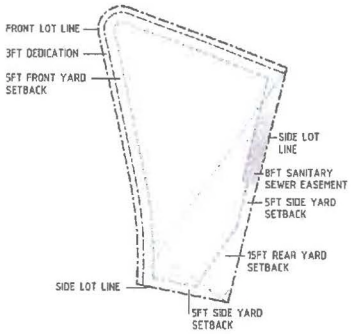
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DATE	SYMBOL	DESCRIPTION
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2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		FILING
2025.05.30		FILING _ REVISION 1

PROJECT NUMBER: 2003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

COVER SHEET
G-000.0

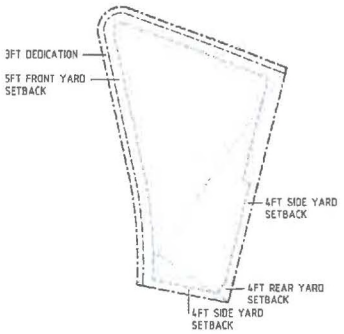
TWO-UNIT DEVELOPMENT
ZONING SETBACK DIAGRAMS

EXISTING SITE ZONING SETBACKS



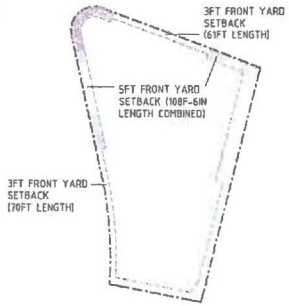
CONDITIONS REGARDLESS OF SB9 DEVELOPMENT

TWO-UNIT DEVELOPMENT PRE-SUBDIVISION ZONING SETBACKS



EXISTING FILING FOR TUD WITH LADBS

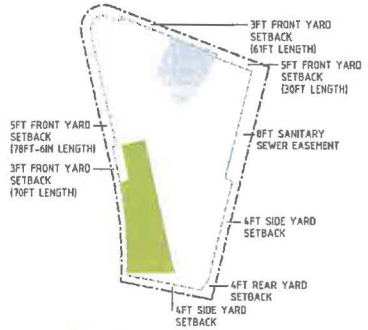
CU1 VARINACE REQUEST PRE-SUBDIVISION ZONING SETBACKS



CURRENT FILING OF CU1 FRONT YARD SET BACK DIMINISHMENT AND WAIVING OF 3FT DEDICATION

TWO-UNIT DEVELOPMENT
ZONING SETBACK DIAGRAM W/ CU1 FRONT YARD SETBACK DIMINISHMENT

SINGLE FAMILY DEVELOPMENTS ZONING SETBACKS



CLIFF RES. S
X2 LEVELS
1,200 SQ.FT FOOTPRINT

CLIFF RES. N
X2 LEVELS
650 SQ.FT FOOTPRINT

NOTE
3FT DEDICATION TO BE WAIVED DURING CU1 PROCESS TO CONVERT 0FT FRONT YARD SETBACK TO 3FT FRONT YARD SETBACK WHERE APPLICABLE

PROJECT:
CLIFF RESIDENCE PROJECT
E[illegible]ONS R

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
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KEY PLAN:



ISSUES / REVISIONS:

DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		PLNG
2025-05-30		PLNG _ REVISION 1

LADBS APPROVAL STAMP:

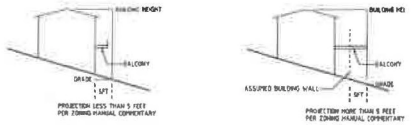
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

EXHIBIT "A"
Page No. 2 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

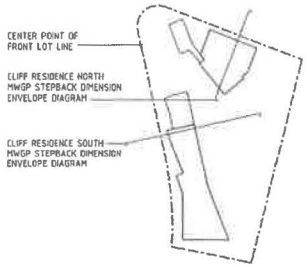
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PHASE: ZONING/PERMITTING REVIEW
DATE: 07/07/2025
SCALE: NA

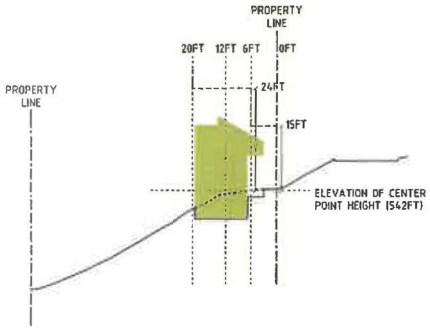
SITE ANALYSIS
G-005.0

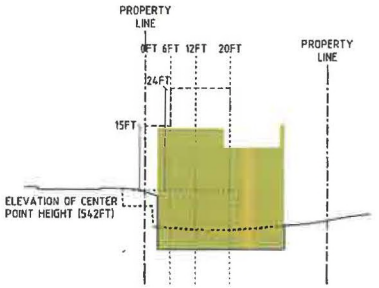
TWO-UNIT DEVELOPMENT
STEPBACK DIAGRAMS



MAP KEY







TWO-UNIT DEVELOPMENT
TREE TABLES

TREE TABLE

TREES	EXISTING	REPLACING	REMOVED	REPLACED	TOTAL	NOTE
PROTECTED, ON PROPERTY	2	4 to 1 RPR	0	0	2	ALL TO REMAIN
SIGNIFICANT >12" TRUNK, ON PROPERTY	3	1 to 1	1	1	3	ONE TO BE REMOVED (CITING POOR HEALTH), ALL OTHERS TO REMAIN
PROTECTED, OFF PROPERTY	2	4 to 1 RPR	1	4	5	ONE TO BE REMOVED (CITING STREET WIDENING), ALL OTHERS TO REMAIN

TREE LEGEND

NAME	QUANTITY	SIZE	NOTE
OLEA EUROPAEA (OLIVE)	1	24"-BOX SIZE, 8FT TALL	TO BE PLANTED ON PROPERTY, FOR 1:1 REPLANTING REQUIREMENT
HETEROMELES ARBUTIFOLIA (TOYON)	4	15-GALLON SIZE	TO BE PLANTED ON PROPERTY, FOR 4:1 PROTECTED SPECIES REPLANTING REQUIREMENT ON SLOPE
AGAVE AMERICANA (AGAVE, MIXED VARIETALS)	7	1-GALLON	TO BE PLANTED ON PROPERTY
AGAVE XYLONACANTHA (SAW LEAF AGAVE)	3	1-GALLON	TO BE PLANTED ON PROPERTY

GRADING TABLE

GRADING*

	TOTAL GRADING CU.YDS	ALLOWABLE** CUT/FILL CU.YDS	PROPOSED CUT CU.YDS	PROPOSED FILL CU.YDS	EXEMPTION
AREA	348.560		194.210	154.350	
ENGINEERED SLOPE			50.400	48.150	EXEMPT (REMEDIAL GRADING)
SOUTH LOT, GROUND LEVEL/BASEMENT			37.430	58.030	EXEMPT (FOUNDATION)
NORTH LOT, BASEMENT			106.380	28.169	EXEMPT (FOUNDATION)
EXCAVATION					
CUT (BUILDING PAD)			19.717		
FILL (SHORING 5%)				7.718	
TOTAL	389.489	965.250	333.342	163.868	
BALANCE GRADING			61.274		
IMPORT		375.809			NON-EXEMPT
EXPORT		750.809			NON-EXEMPT

* BASED ON GRADING AND DRAINAGE PLAN DATED 09-16-2024 PREPARED BY WCTC INC. YARDAGE INCLUDES THICKNESS OF WALLS AND FOOTINGS AS SHOWN IN SECTIONS CONTOUR METHOD
** 500 (CY/SQ PLUS THE NUMERIC VALUE EQUAL TO 5% OF THE TOTAL LOT SIZE IN CB.YRD

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Case No. ZA-2025-2856-CU-SPPC-HCA

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL	TOTAL	MAXIMUM HEIGHT	NOTE
EXISTING	2	5FT	TO BE BACKFILLED OVER AND DEEMED NO LONGER IN USE PER LADBS GRADING
ABUTTING/ATTACHED	1	15FT	ALONG NORTH LOT LINE TO SUPPORT PUBLIC WAY
FREESTANDING*	1	4FT	ALONG THE EAST LOT LINE FOR SLOPE TRIMMING
TOTAL PER ZONING CODE	1		

PER LAMC 91.21 C.8 . RETAINING WALLS IN HILLSIDE AREAS RETAINING WALLS IN HILLSIDE AREAS, A "RETAINING WALL" SHALL BE DEFINED AS A FREESTANDING CONTINUOUS STRUCTURE, AS VIEWED FROM THE TOP, INTENDED TO SUPPORT EARTH, WHICH IS NOT ATTACHED TO A BUILDING

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 03002

PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
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HALLIE.BLACK@ME.COM

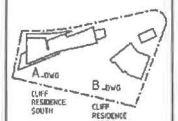
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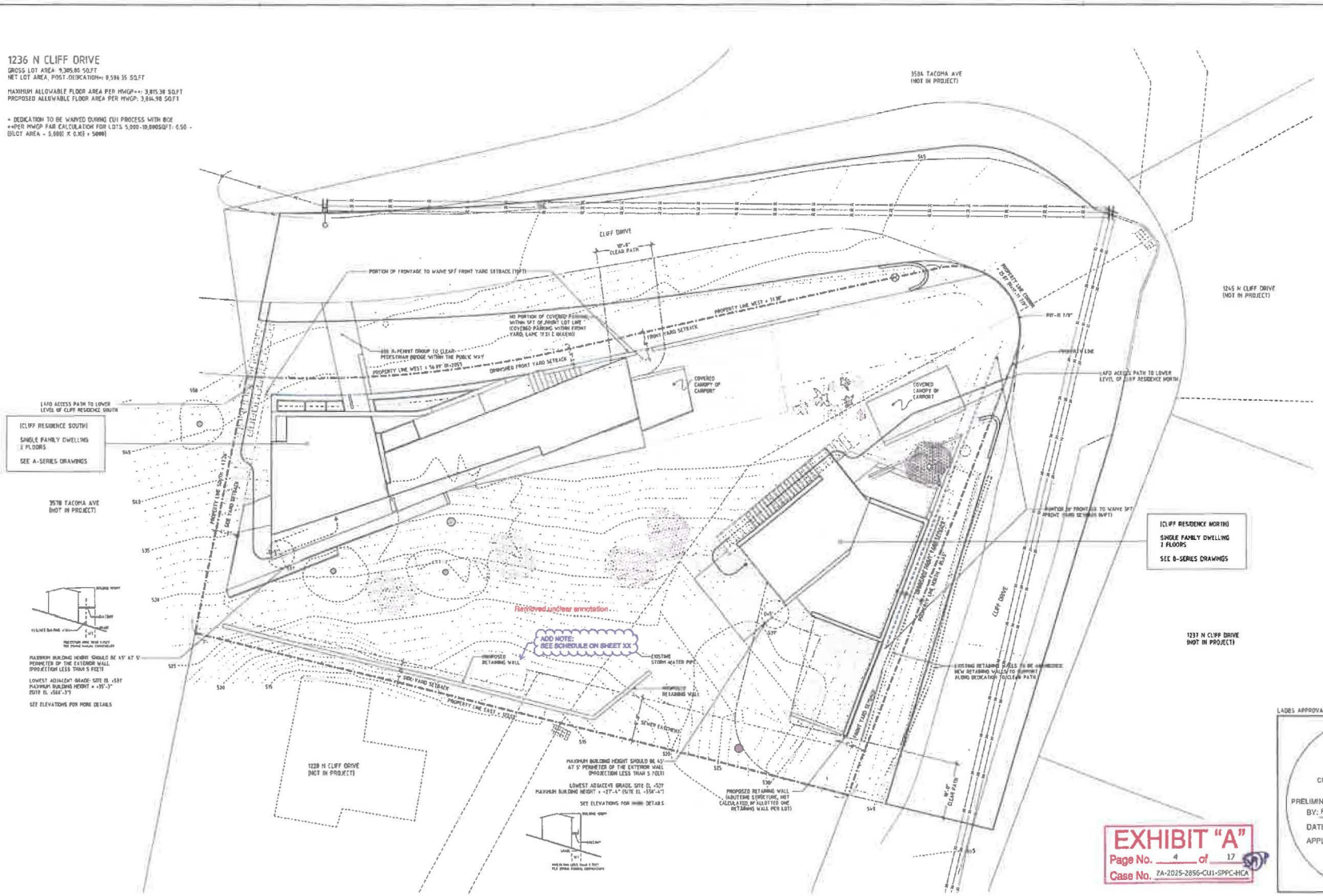
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ISSUES / REVISIONS:		
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2025-03-21		REVISION 2
2025-06-18		REVISION 6
2025-05-09		FILING
2025-05-30		FILING REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

SITE ANALYSIS
G-006.0



PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
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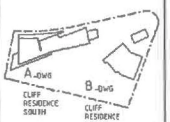
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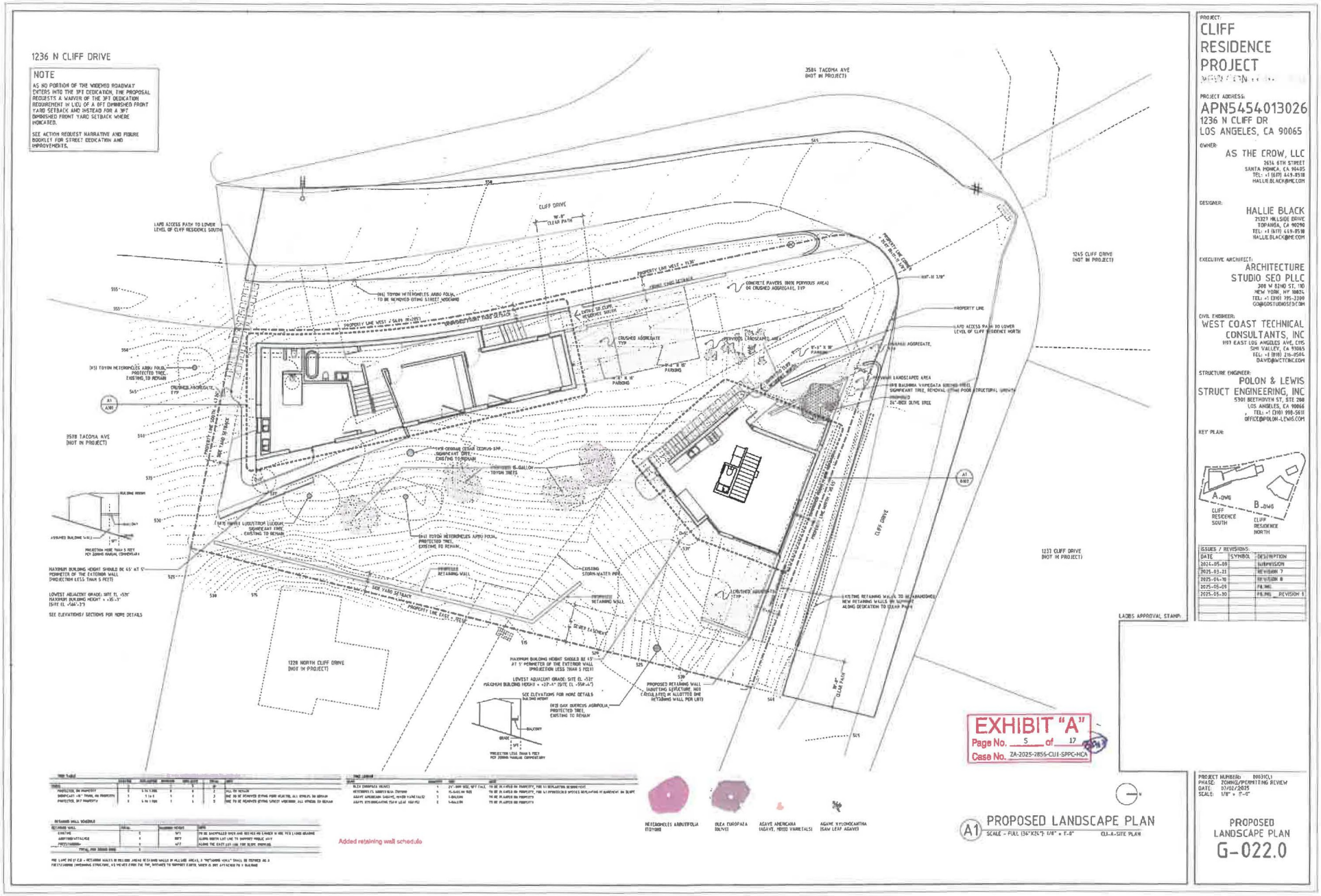
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2025-03-21		REVISION 2
2025-04-19		REVISION 6
2025-05-09		FILING
2025-05-30		FILING REVISION 1

PROJECT NUMBER: 0003(CL)
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/07/2025
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN
G-021.0



PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
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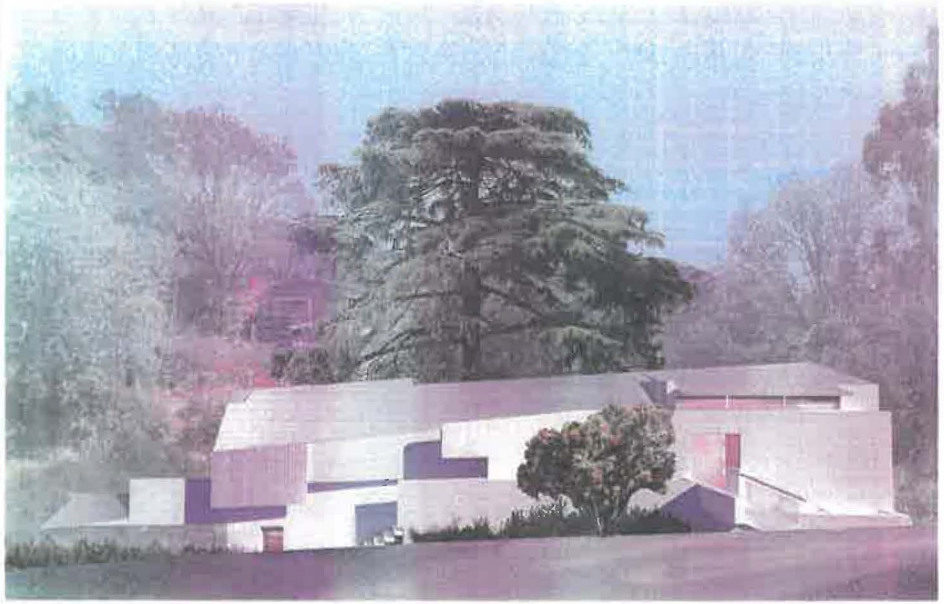
KEY PLAN:

ISSUES / REVISIONS:		
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2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		PB_MC
2025-05-30		PB_MC REVISION 9

PROJECT NUMBER: 0003HCL1
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/8" = 1'-0"

PROPOSED LANDSCAPE PLAN
G-022.0

CLIFF RESIDENCE SOUTH



A1 - WEST ELEVATION WITH FRONT ENTRY LOOKING EAST FROM CLIFF DR



A2 - SOUTH AND EAST ELEVATION LOOKING NORTH WEST FROM DOWNSLOPE



A3 - NORTH ELEVATION WITH SIDE ENTRANCE LOOKING SOUTH FROM DRIVEWAY ENTRY

EXHIBIT "A"
Page No. 6 of 17
Case No. ZA-2025-2856-CUI-SPPC-HCA

LADBS APPROVAL STAMP:

PROJECT
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
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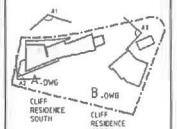
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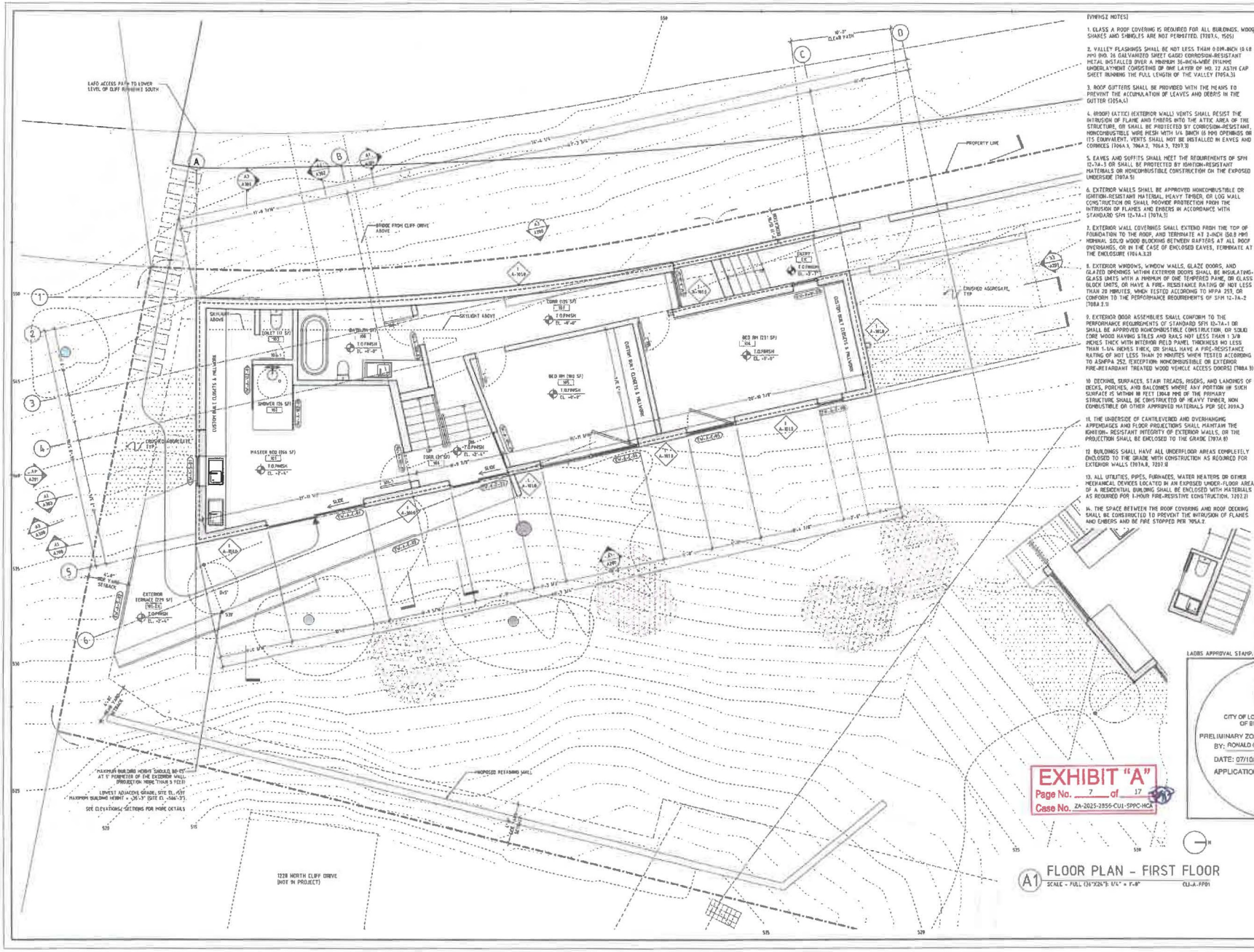


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2025-03-27		REVISION 1
2025-04-10		REVISION 2
2025-05-09		FILING
2025-05-30		FILING REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

RENDERING

A-001.0



A1 FLOOR PLAN - FIRST FLOOR
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLIFF_FP01

[WMRHSZ NOTES]

1. GLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. [707.1.1, 1505]

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 mm) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY [705A.3]

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER [1015A.1]

4. ROOF/ ATTIC/ EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES [706A.1, 706A.2, 706A.3, 7207.3]

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE [707A.5]

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 [707A.3]

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE [704A.3.2]

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 [708A.2.1]

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 152. EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS] [708A.3]

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC 709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE [707A.8]

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS [707A.8, 7207.1]

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2]

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREEN
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

EXHIBIT "A"
Page No. 7 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
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1236 N CLIFF DR
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OWNER:
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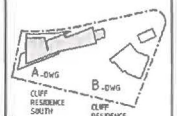
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KEY PLAN:

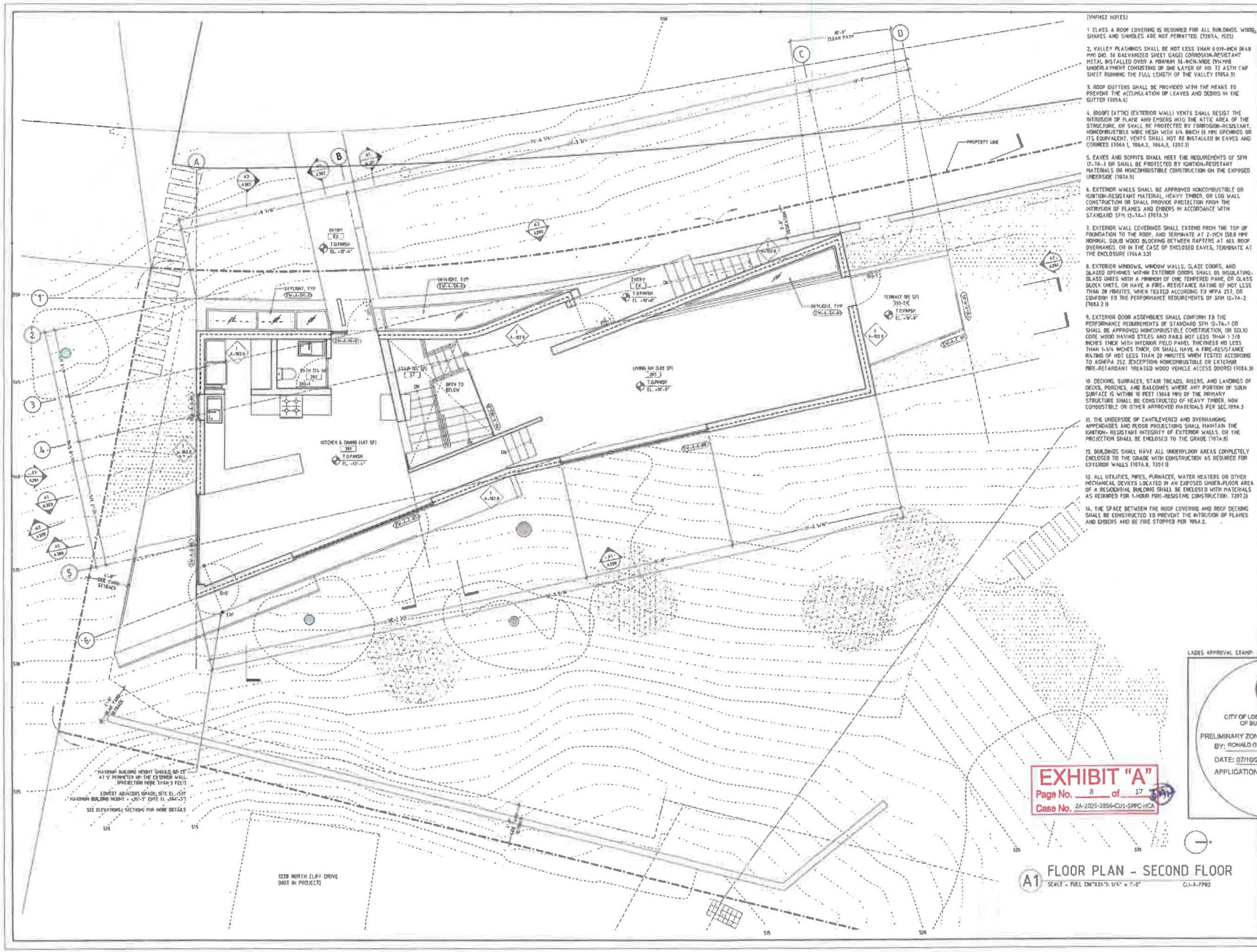


ISSUES / REVISIONS:

DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-21		REVISION 3
2025-04-10		REVISION 8
2025-05-09		FILING
2025-05-30		FILING - REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/07/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
FIRST FLOOR
A-101.0



A1 FLOOR PLAN - SECOND FLOOR
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-FP02

EXHIBIT "A"
Page No. 8 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

[VHMSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207A, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (1105A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (1105A.6)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (1704A.1, 1704A.2, 1705A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-1 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.9)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASHFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24019 - 10001 - 02089

PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
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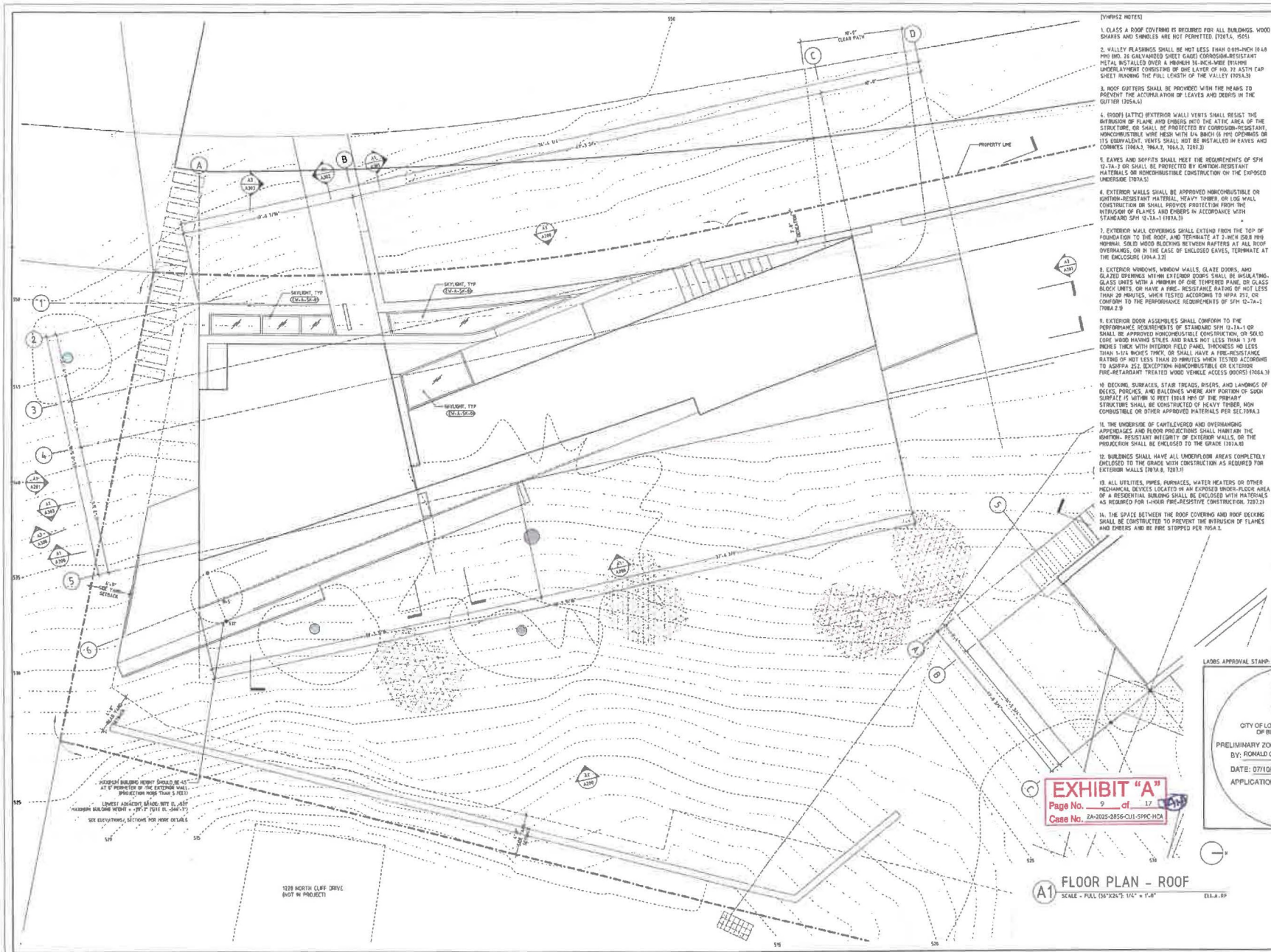
KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-02-21		REVISION 1
2025-06-10		REVISION 2
2025-05-09		FILING
2025-05-30		FILING REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/07/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
SECOND FLOOR
A-102.0



[VHFHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505).

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (508 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.2.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASHFPA 252. EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS (DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTABLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)

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13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

EXHIBIT "A"
Page No. 9 of 17
Case No. ZA-2025-2856-CUI-SPPC-HCA

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02002

PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
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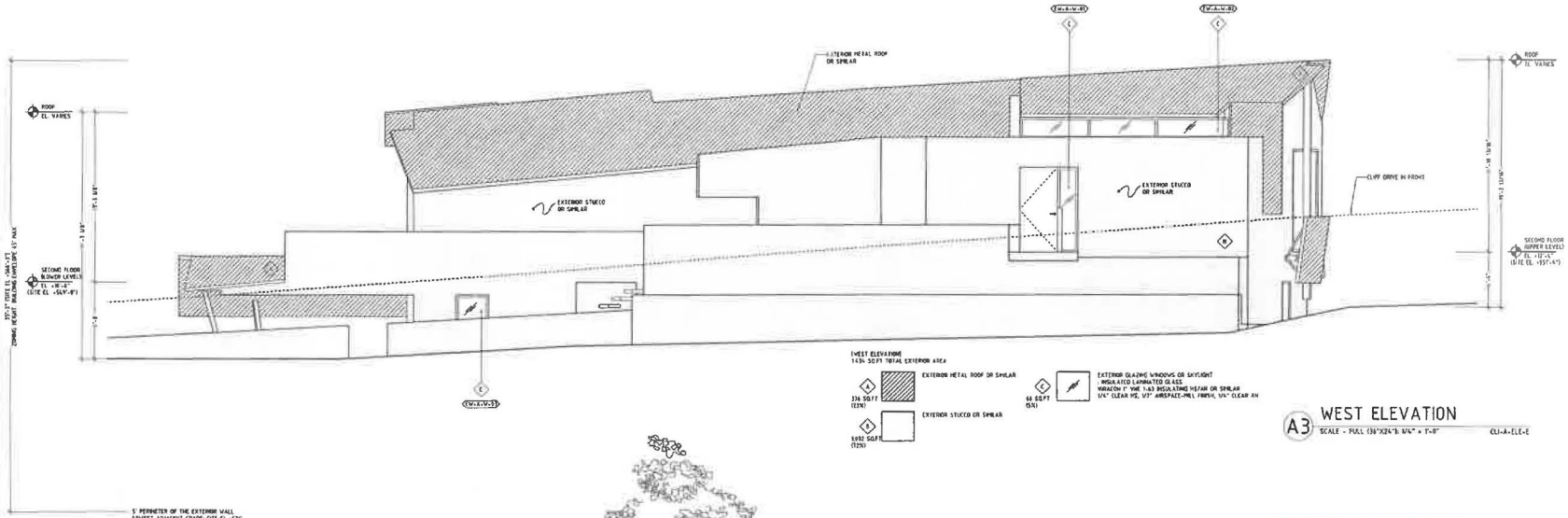
KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		PLNG
2025-05-30		PLNG REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/08/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
ROOF
A-103.0


EXTERIOR METAL ROOF OR SIMILAR
EXTERIOR STUCCO OR SIMILAR
CLIFF DRIVE IN FRONT
ROOF EL VARIES
SECOND FLOOR (UPPER LEVEL) EL +10'-6" (SITE EL +547'-8")
SECOND FLOOR (LOWER LEVEL) EL +10'-6" (SITE EL +537'-4")
35'-0" (SITE EL +546'-3") ZONING HEIGHT BUILDING ENVELOPE 45' MAX
5' PERIMETER OF THE EXTERIOR WALL LOWEST ADJACENT GRADE SITE EL +537'
(W-A-W-01)
(W-A-W-02)
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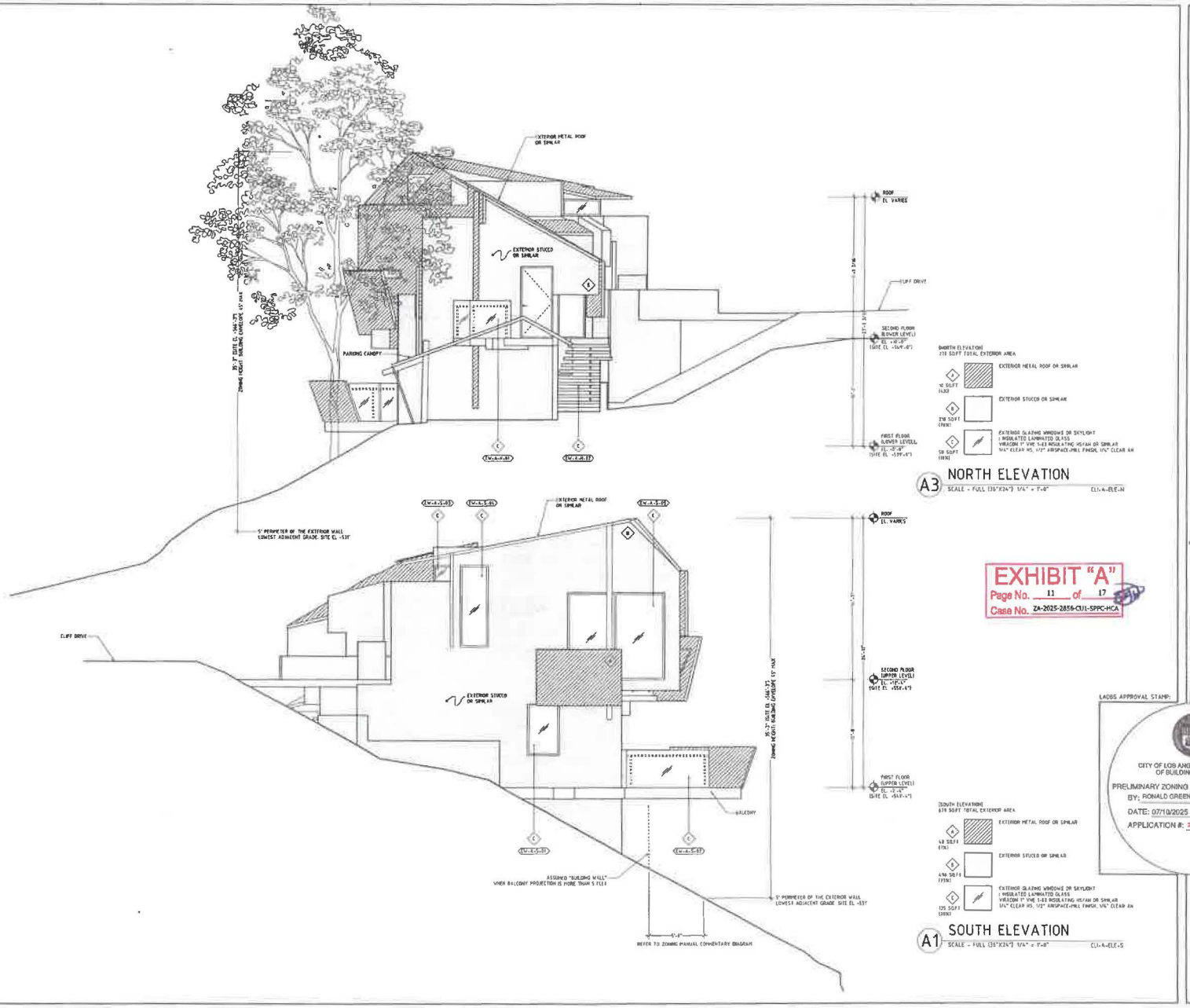


EXHIBIT "A"
Page No. 11 of 17
Case No. ZA-2025-2856-CUI-SPPC-HCA

PROJECT
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

PROJECT ADDRESS:
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SANTA MONICA, CA 90405
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HALLIE.BLACK@ME.COM

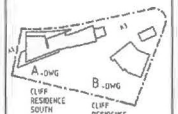
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KEY PLAN:



ISSUES / REVISIONS		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-26		REVISION 2
2025-04-16		REVISION 3
2025-05-09		FILING
2025-05-30		FILING REVISION 1

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREEN
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 01032

PROJECT NUMBER: 0003KLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/01/2025
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
NORTH ELEVATION
A-201.0

CLIFF RESIDENCE NORTH



02 - NORTH AND EAST ELEVATION LOOKING SOUTH WEST FROM CLIFF DR



01 - WEST ELEVATION WITH FRONT ENTRY LOOKING EAST FROM CLIFF DR



03 - WEST AND EAST ELEVATIONS LOOKING NORTH FROM CLIFF RESIDENCE SOUTH

EXHIBIT "A"
Page No. 12 of 17
Case No. ZA-2025-2856-CLII-SPPC-HCA

LADBS APPROVAL STAMP

PROJECT:
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

PROJECT ADDRESS
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

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KEY PLAN:

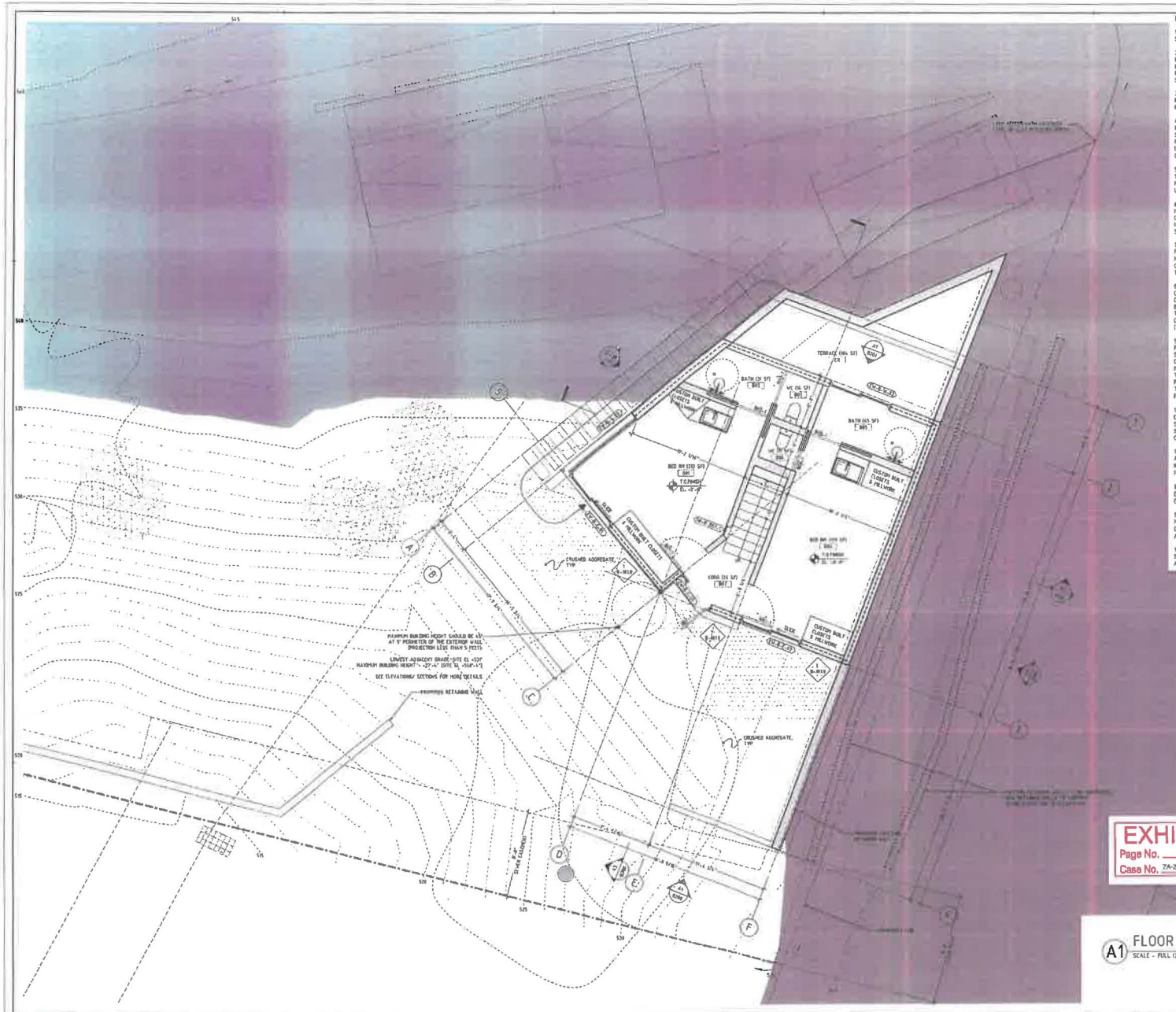


ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-21		REVISION 2
2025-04-08		REVISION 3
2025-05-05		PLNNG
2025-05-30		PLNNG REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

RENDERING

B-001.0



[VHPHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7801A, 1565)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8 INCH (3 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (508 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (706A.2.3)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074 (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC709A.2

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2

LADBS APPROVAL STAMP:

EXHIBIT "A"
Page No. 13 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

A1 FLOOR PLAN - BASEMENT
SCALE - FULL (36"X24"): 1/4" = 1'-0"

PROJECT:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
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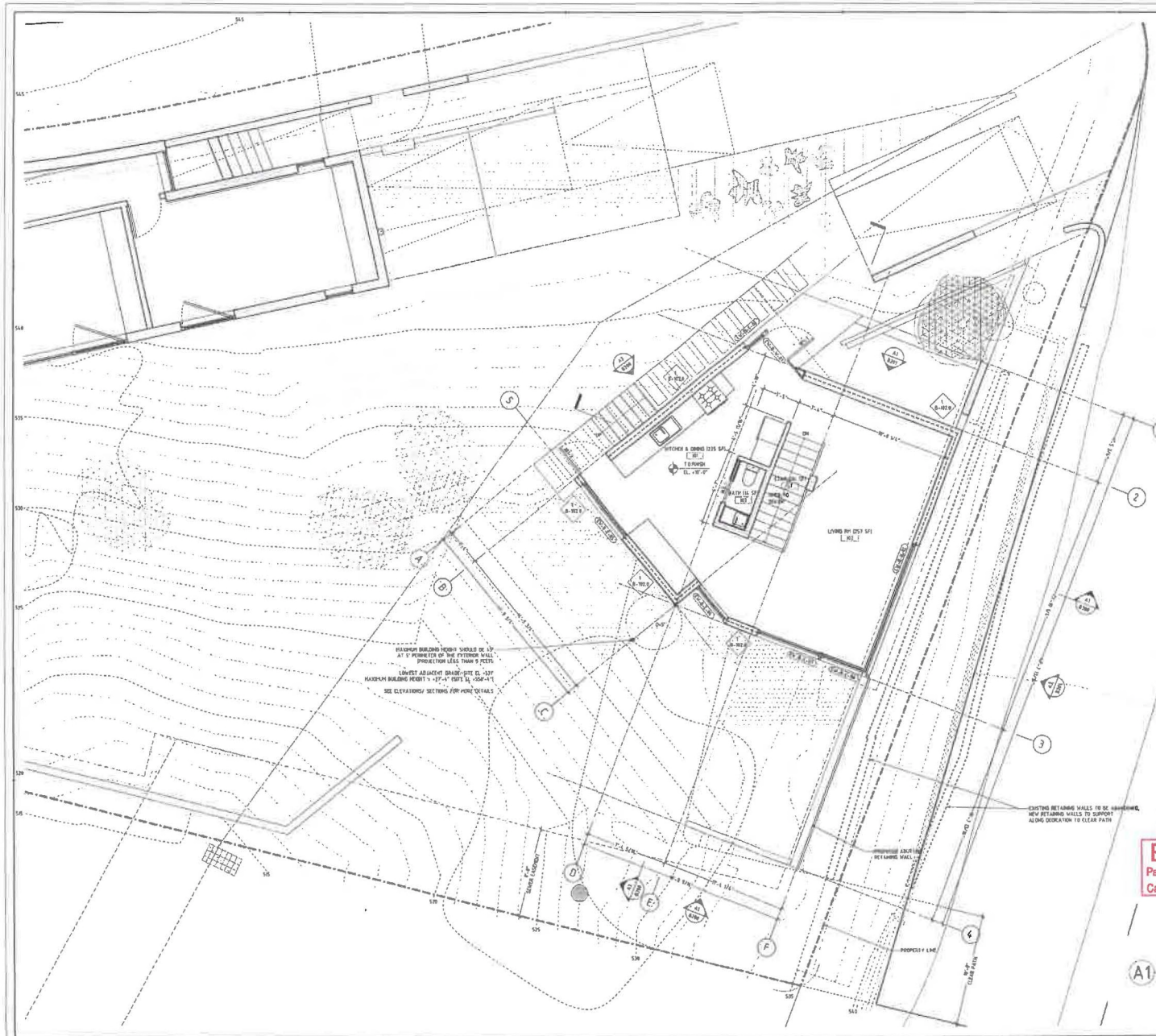
KEY PLAN:



ISSUES / REVISIONS		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		FILING
2025-05-30		FILING REVISION 1

PROJECT NUMBER: 0001CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/01/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
BASEMENT
B-101.0



(WHMC) NOTES:

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7201.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GAL) GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (704A.1, 706A.2, 704A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (508 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257. OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH BETWEEN FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 152. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE, SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (701A.8)

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (707.3)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

EXHIBIT "A"
Page No. 14 of 17
Case No. ZA-2025-2856-CUI-SPPC-HCA

PROJECT:
CLIFF RESIDENCE PROJECT
N [redacted]

PROJECT ADDRESS:
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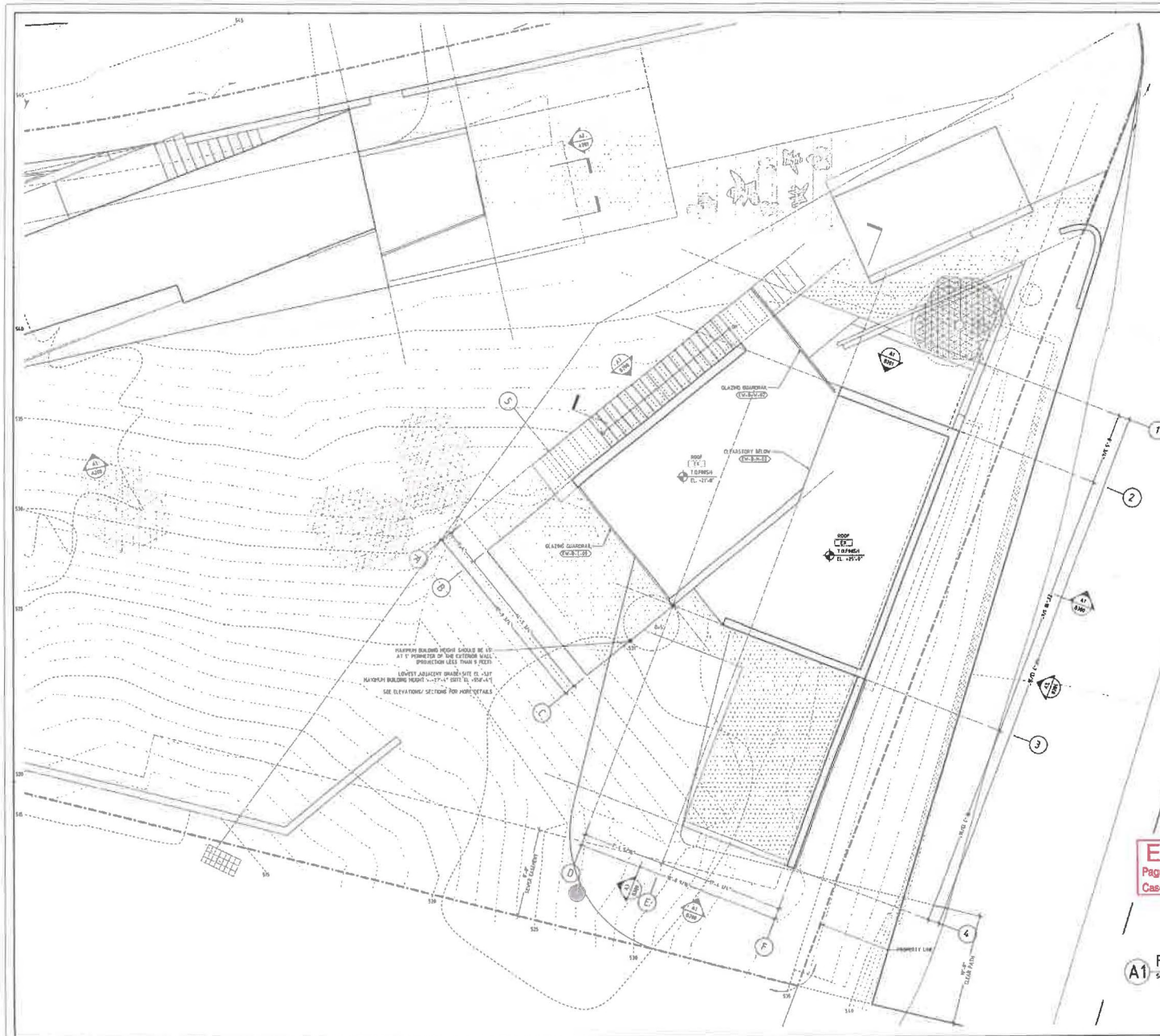
KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-03-21		REVISION 1
2025-04-10		REVISION 2
2025-05-09		FILING
2025-05-30		FILING - REVISION 1

PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
FIRST FLOOR
B-102.0



EVNFHSZ NOTES:

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7307.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914.4MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

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5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

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14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 709A.2.

LADBS APPROVAL STAMP:

EXHIBIT "A"
Page No. 15 of 17
Case No. ZA-2025-2856-CUI-SPPC-HCA

A1 FLOOR PLAN - ROOF
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-RP

PROJECT
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

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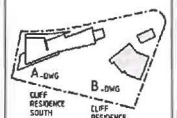
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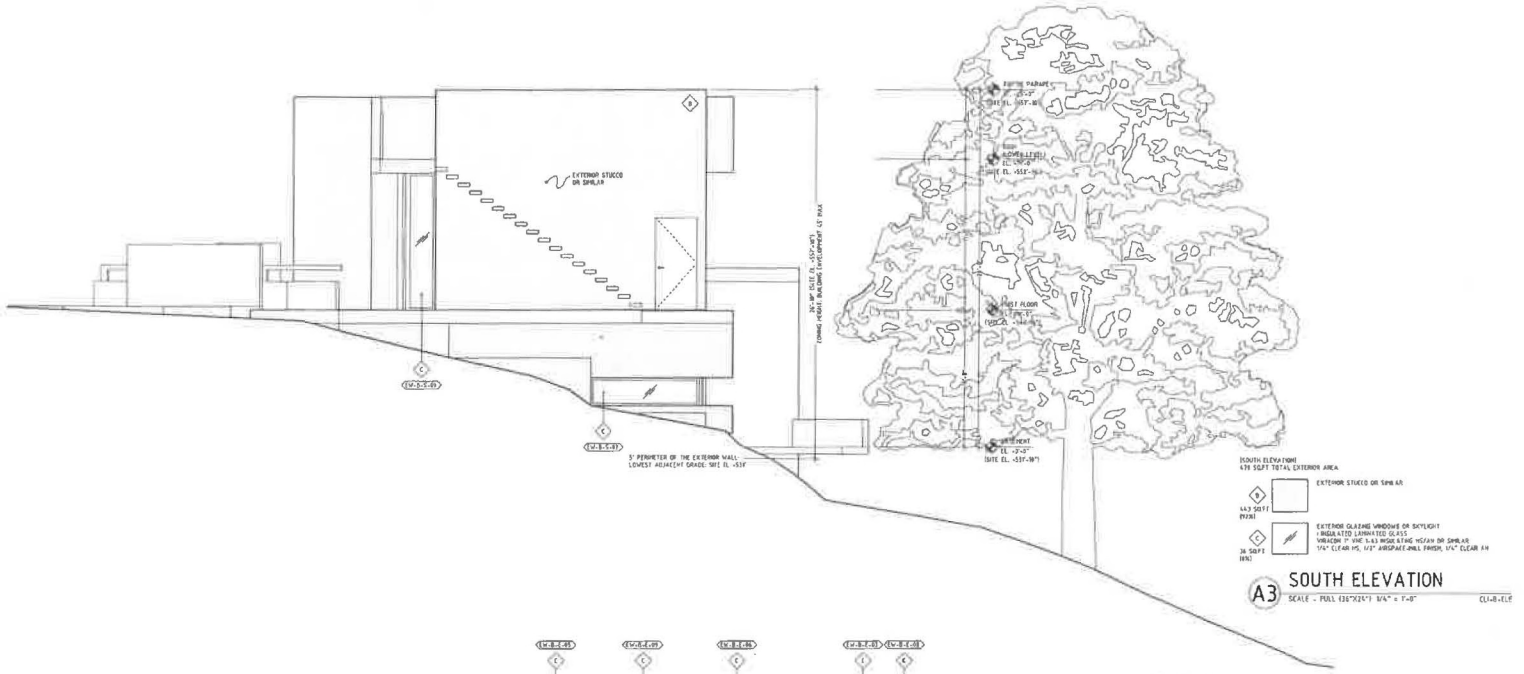
KEY PLAN:



ISSUES / REVISIONS		
DATE	SYMBOL	DESCRIPTION
2024.09.09		SUBMISSION
2025.03.21		REVISION 1
2025.06.18		REVISION 2
2025.09.09		PLANS
2025.09.29		PLANS REVISION 1

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/07/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
ROOF
B-103.0



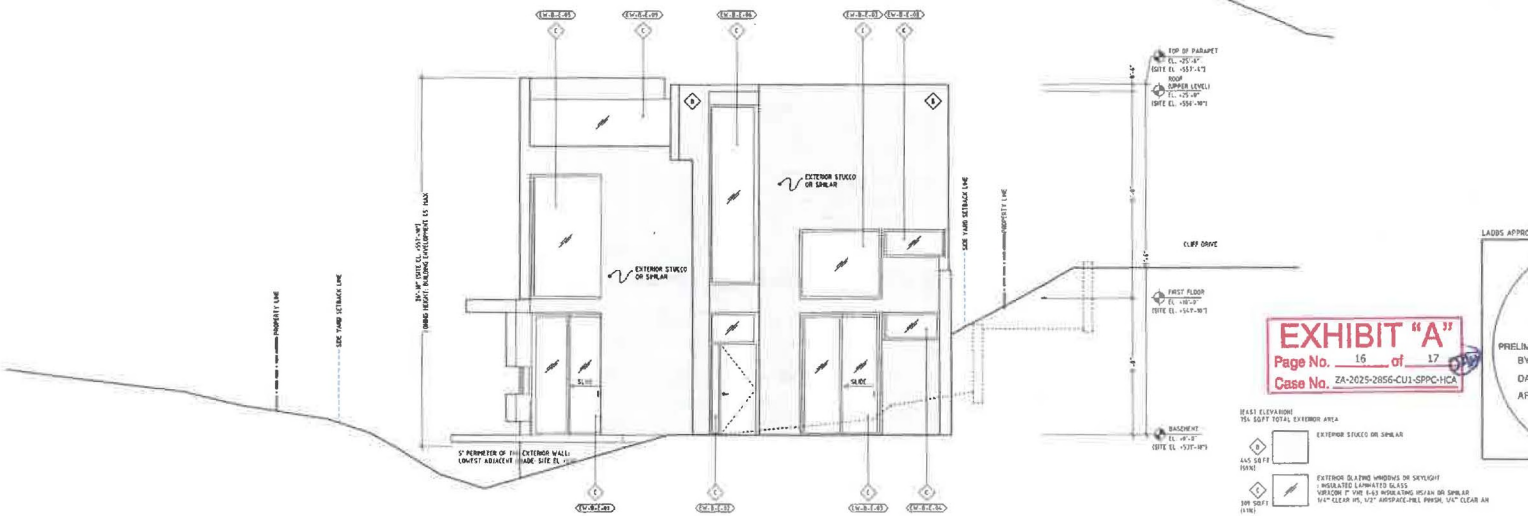


EXHIBIT "A"
Page No. 16 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

PROJECT
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

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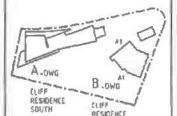
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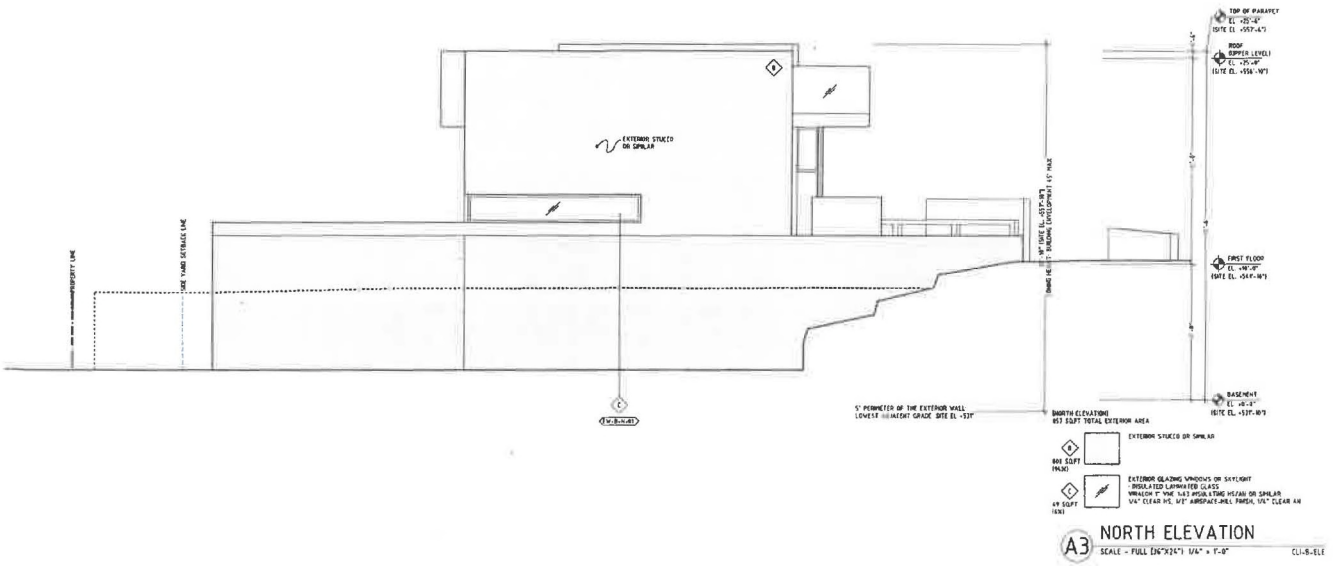
KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024.05.09		SUBMISSION
2025.02.21		REVISION 7
2025.04.10		REVISION 8
2025.05.09		PZ/HCB
2025.05.10		PZ/HCB REVISION 1

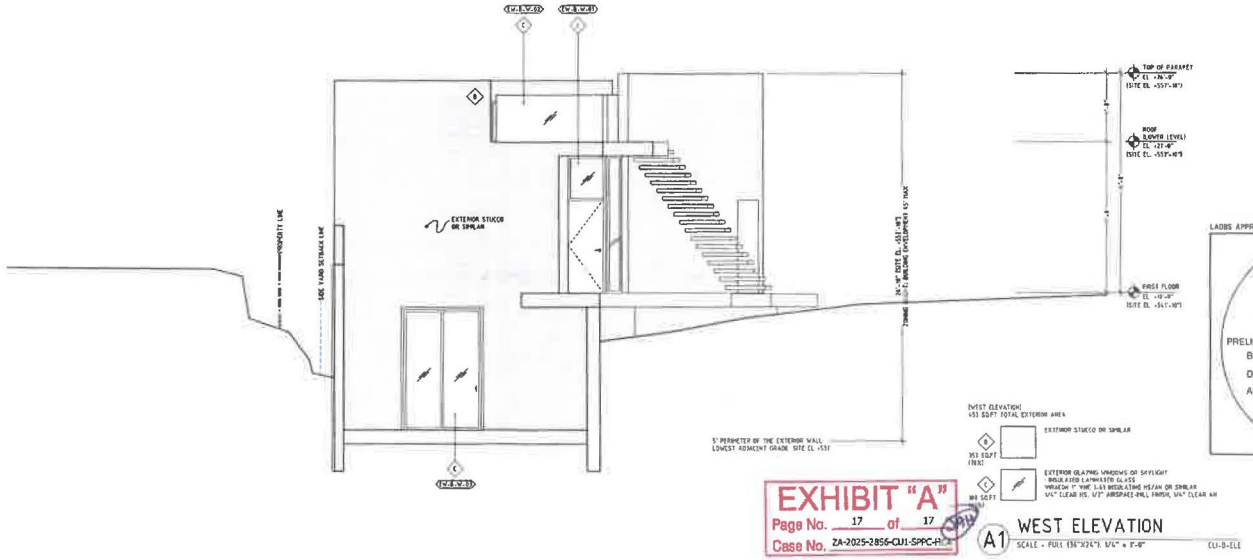
PROJECT NUMBER: 0003CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SOUTH ELEVATION
B-200.0



A3 NORTH ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-B-ELE



A1 WEST ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-B-ELE

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02032

EXHIBIT "A"
Page No. 17 of 17
Case No. ZA-2025-2856-CUJ-SPPC-H...

PROJECT
CLIFF RESIDENCE
PROJECT
NEW CONSTRUCTION

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (617) 449-8518
HALLIE.BLACK@ME.COM

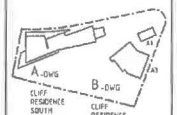
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OFFICE@POLON-LEWIS.COM

KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-03		SUBMISSION
2025-03-11		REVISION 2
2025-04-18		REVISION 8
2025-05-05		FILING
2025-05-30		FILING - REVISION 1

PROJECT NUMBER: 0003ICLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/07/2025
SCALE: 1/4" = 1'-0"

WEST ELEVATION
NORTH ELEVATION

B-201.0

PLOT PLANS

CLIFF RESIDENCE PROJECT

TWO-UNIT DEVELOPMENT

A-SERIES DRAWINGS: CLIFF RESIDENCE SOUTH



B-SERIES DRAWINGS: CLIFF RESIDENCE NORTH



DRAWING INDEX

G	GENERAL		
G	**GENERAL NOTES**		
G-000.0	COVER SHEET	NA	07/02/25
G-001.0	GENERAL NOTES	NA	07/02/25
G-002.0	GENERAL NOTES	NA	07/02/25
G-003.0	SITE ANALYSIS	NA	07/02/25
G-004.0	SITE ANALYSIS	NA	07/02/25
G-005.0	SITE ANALYSIS	NA	07/02/25
G-006.0	SITE ANALYSIS	NA	07/02/25
G-010.0	TOPOGRAPHIC SITE SURVEY	1" = 10'-0"	07/02/25
G-020.0	EXISTING SITE PLAN	1/8" = 1'-0"	07/02/25
G-020.1	SIMPL. EXISTING SITE PLAN	1/8" = 1'-0"	07/02/25
G-020.2	SIMPL. EXISTING SITE PLAN - TUD	1/8" = 1'-0"	07/02/25
G-021.0	PROPOSED SITE PLAN	1/8" = 1'-0"	07/02/25
G-021.1	SIMPL. PROPOSED SITE PLAN	1/8" = 1'-0"	07/02/25
G-021.2	PROPOSED SITE PLAN, STREET/DRIVEWAY	1/8" = 1'-0"	07/02/25
G-021.3	SIMPL. PROPOSED SITE PLAN, STREET/DRIVEWAY	1/8" = 1'-0"	07/02/25
G-022.0	PROPOSED LANDSCAPE PLAN	1/8" = 1'-0"	07/02/25

A	ARCHITECTURAL		
A	**CLIFF RESIDENCE SOUTH**		
A-001.0	RENDERINGS	NTS	07/02/25
A-101.0	FLOOR PLAN - FIRST FLOOR	1/4" = 1'-0"	07/02/25
A-102.0	FLOOR PLAN - SECOND FLOOR	1/4" = 1'-0"	07/02/25
A-103.0	FLOOR PLAN - ROOF	1/4" = 1'-0"	07/02/25
A-200.0	ELEVATION - EAST, WEST	1/4" = 1'-0"	07/02/25
A-201.0	ELEVATION - SOUTH, NORTH	1/4" = 1'-0"	07/02/25
B	**CLIFF RESIDENCE NORTH**		
B-001.0	RENDERINGS	NTS	07/02/25
B-101.0	FLOOR PLAN - B1	1/4" = 1'-0"	07/02/25
B-102.0	FLOOR PLAN - FIRST FLOOR	1/4" = 1'-0"	07/02/25
B-103.0	FLOOR PLAN - ROOF	1/4" = 1'-0"	07/02/25
B-200.0	ELEVATION - EAST, SOUTH	1/4" = 1'-0"	07/02/25
B-201.0	ELEVATION - WEST, NORTH	1/4" = 1'-0"	07/02/25

PROJECT INFORMATION SUMMARY

[NAME]
CLIFF RESIDENCES PROJECT
HALLIE BLACK - APPLICANT, OWNER (AS THE CROW, LLC)

[SCOPE OF WORK]
TWO-UNIT SINGLE-FAMILY DEVELOPMENT

[PROPOSED OCCUPANCY]
R1-1

[PROPOSED CONSTRUCTION]
TYPE VB

[APPLICABLE ZONING CODES]
HILLSIDE AREA ORDINANCE
VERY HIGH FIRE HAZARD SEVERITY ZONE
MOUNT WASHINGTON GLASSELL PARK (MWGP) SPECIFIC PLAN

[APPLICABLE BUILDING CODES]
LABC 2023
LARC 2023
TITLE 24 CCR 2022

[NOTE ON SB-9 AND RELIEF REQUEST]

OBJECTIVE ZONING, SUBDIVISION OR DESIGN REVIEW STANDARDS THAT WOULD HAVE THE EFFECT OF PHYSICALLY PRECLUDING AN URBAN LOT SPLIT, THE CONSTRUCTION OF UP TO TWO UNITS, OR PHYSICALLY PRECLUDING EITHER OF THE TWO UNITS FROM BEING 800 SQUARE FEET IN FLOOR AREA, MAY NOT BE IMPOSED. ADDITIONALLY, THE DEPUTY ADVISORY AGENCY WILL NOTE WAIVERS TO ALLOW DEVIATIONS FROM LOT OR DEVELOPMENT STANDARDS IN THE URBAN LOT SPLIT DECISION LETTER. REQUESTED WAIVERS TO ALLOW DEVIATIONS ASSOCIATED WITH BUILDING PERMIT APPLICATIONS WITH LADBS FOR TWO UNIT DEVELOPMENTS SHALL BE REVIEWED BY CITY PLANNING, CASE MANAGEMENT AS PART OF THE PLAN CHECK REVIEW PROCESS.

THIS PROJECT DOES NOT IMMEDIATELY QUALIFY FOR RELIEF FROM THE OBJECTIVE DESIGN STANDARDS SB-9. HOWEVER, GIVEN THE SITE'S CONSTRAINTS, FAILURE TO OBTAIN THIS RELIEF WOULD PHYSICALLY PRECLUDE FUTURE DEVELOPMENT OF AN ADDITIONAL UNIT OF AT LEAST 800SQFT. THUS, TO ALIGN WITH SB-9'S PURPOSE TO INCREASE HOUSING DENSITY, RELIEF FROM THIS REQUIREMENT IS NECESSARY. SEE ACTIONS REQUEST NARRATIVE ON WHY THIS RELIEF REQUEST IS CRUCIAL TO PRESERVE THE FEASIBILITY OF A TWO-UNIT/URBAN LOT SPLIT DEVELOPMENT.

THIS PROPOSAL INCLUDES CLIFF RESIDENCE NORTH AND PROPOSED SUBDIVISION, REFERRED TO HEREIN AS "UNDER FUTURE FINALIZED SB-9", IN THE CU1 ADMINISTRATIVE REVIEW APPLICATION DUE TO THE PHYSICAL PRECLUSION OF DEVELOPMENT STANDARDS.

PROJECT NARRATIVE SUMMARY

TWO-UNIT DEVELOPMENT

[RELIEF REQUEST FOR CLIFF RESIDENCES]

THE PROPOSAL REQUESTS A CLASS 1 CONDITIONAL USE PERMIT FOR RELIEF FROM THE FOLLOWING BASELINE HILLSIDE ORDINANCE ZONING REQUIREMENTS:

1. AUTHORIZING CODE SECTION: LAMC § 12.24. X.28(A)(1), CODE SECTION FROM WHICH RELIEF IF REQUESTED: LAMC § 12.21 C.10(A)(2); ACTION REQUESTED: DIMINISH 5FT FRONT YARD SETBACK REQUIREMENT FOR SUBSTANDARD HILLSIDE LIMITED STREET TO 0FT ALONG TWO PORTIONS TOTALING 131FT OF THE TOTAL 239FT-6IN FRONTAGE.

2. AUTHORIZING CODE SECTION: LAMC § 12.24. X.28(A)(7); CODE SECTION FROM WHICH RELIEF IF REQUESTED: LAMC § 12.21 C.10(I)(3); ACTION REQUESTED: DISCARD THE 20FT STREET IMPROVEMENT TO OUTSIDE HILLSIDE AREA BOUNDARY REQUIREMENT.

ADDITIONALLY, THE FOLLOWING MAY BE SUBJECT TO A CU1:

3. AUTHORIZING CODE SECTION: LAMC 12.22 C, CODE SECTION FROM WHICH RELIEF IF REQUESTED: LAMC 12.21 C.2(B); ACTION REQUESTED: WAIVE 10FT CLEAR PATH TO NORTH UNIT DUE TO EXTENDING THE ABUTTING RETAINING WALL TO THE SIDE LOT LINE TO PERMIT AN 8-FOOT-WIDE PASSAGEWAY (OR LESS) FOR CLIFF RESIDENCE NORTH IN LIEU OF 10-FOOT PASSAGEWAY AS REQUIRED.

SEE ACTION REQUEST NARRATIVE FOR ALL ABOVE RELIEF REQUESTS

PROJECT DATA SUMMARY

TWO-UNIT DEVELOPMENT

[CLIFF RESIDENCES]

[FLOOR AREA]
3,814.98 SQFT / 9,305.80 SQFT LOT

SEE SKG-004.0 AND -005.0 MWGP SPECIFIC PLAN ZONING CALCULATION FOR FLOOR AREAS

[MAXIMUM BUILDING HEIGHT]
2 STORIES
36FT-3IN

[ELEVATION WITHIN STEPBACK ENVELOPES PER MWGP SPECIFIC PLAN]
BETWEEN 0' AND 6': 14'-6" [SEE NORTH UNIT STEPBACK DIAGRAM]
BETWEEN 6' AND 12': 20'-8" [SEE SOUTH UNIT STEPBACK DIAGRAM]

SEE SKG-009.0 GENERAL NOTES FOR STEPBACK DIMENSION ENVELOPE DIAGRAM

ALL COMMENTS IN GREEN HAVE BEEN RESOLVED OR NOT APPLICABLE.
ITEMS IN RED ARE STILL PENDING.
ITEMS IN BLUE ARE NOT REQUIRED TO BE ADDRESSED FOR PZAF SIGN OFF. WILL BE REQUIRED FOR PERMIT ISSUANCE.
ITEMS IN MAGENTA ARE CANCELLED.

PLEASE PROVIDE WRITTEN RESPONSE TO COMMENTS ON PLANS AND THE CORRECTION SHEETS

PROVIDE A COPY ON PLAN SIGNED SB9 OWNER DECLARATION RELATED TO TENANT OCCUPANCY. FORM CAN BE OBTAINED FROM LADBS WEBSITE

OBTAIN CLEARANCE FROM ALL DEPARTMENTS LISTED ON THE CLEARANCE SUMMARY WORKSHEET PRIOR TO REQUESTING CLEARANCE AND FINAL APPROVAL FROM ZONING DEPARTMENT.

APPLICANT TO REVIEW SECTION B.6 OF THE SB9 CHECKLIST TO DETERMINE WHETHER HABITAT FOR PROTECTED SPECIES EXISTS ON THE PARCEL IN ORDER AS REQUIRED PER SECTION 65913.4(A)(6)(J).

IF THE ELIGIBILITY CRITERIA CHECKLIST STATES "NO", SUBMIT THE OWNER'S DECLARATION OF NO HABITAT (CP-3608). IF IT STATES "BIO REVIEW NEEDED", SUBMIT THE BIOLOGIST'S STATEMENT OF HABITAT (CP-3610).

SEE COMMENT ON RETAINING WALL

EXHIBIT "A"
Page No. 1 of 17
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PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

PROJECT:
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
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TEL: +1 (617) 449-8518
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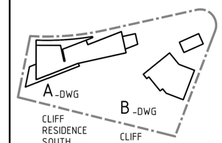
DESIGNER:
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KEY PLAN:



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2025-03-21		REVISION 7
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2025-05-30		FILING _ REVISION 1

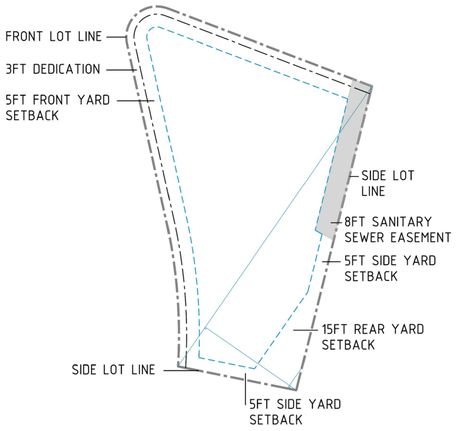
PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

COVER SHEET
G-000.0

1236 N CLIFF DRIVE, LOS ANGELES, CA 90065

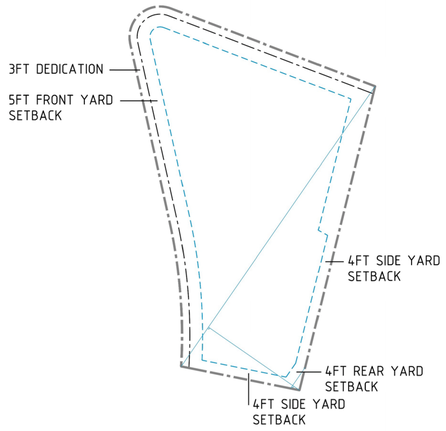
TWO-UNIT DEVELOPMENT
ZONING SETBACK DIAGRAMS

EXISTING SITE ZONING SETBACKS



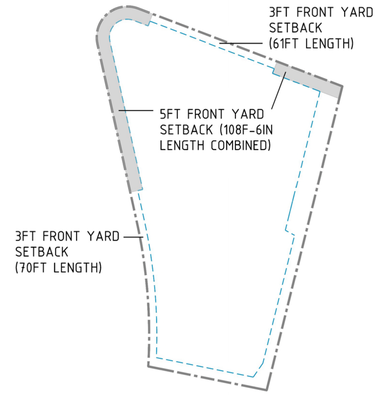
CONDITIONS REGARDLESS OF SB9 DEVELOPMENT

TWO-UNIT DEVELOPMENT PRE-SUBDIVISION ZONING SETBACKS



EXISTING FILING FOR TUD WITH LADBS

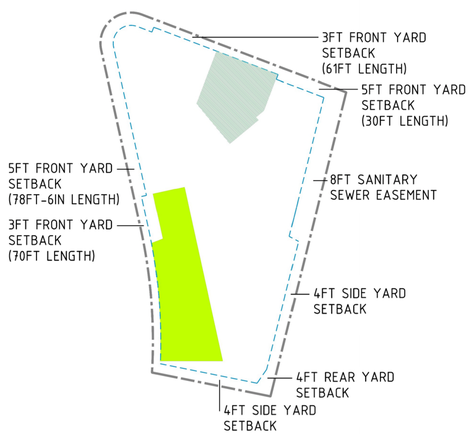
CU1 VARINACE REQUEST PRE-SUBDIVISION ZONING SETBACKS



CURRENT FILING OF CU1 FRONT YARD SET BACK DIMINISHMENT AND WAIVING OF 3FT DEDICATION

TWO-UNIT DEVELOPMENT
ZONING SETBACK DIAGRAM W/ CU1 FRONT YARD SETBACK DIMINISHMENT

SINGLE FAMILY DEVELOPMENTS ZONING SETBACKS



- CLIFF RES. S
  X2 LEVELS
  1,200 SQ.FT FOOTPRINT
- CLIFF RES. N
  X2 LEVELS
  650 SQ.FT FOOTPRINT

NOTE

3FT DEDICATION TO BE WAIVED DURING CU1 PROCESS TO CONVERT 0FT FRONT YARD SETBACK TO 3FT FRONT YARD SETBACK WHERE APPLICABLE

EXHIBIT "A"
Page No. 2 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

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DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

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CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

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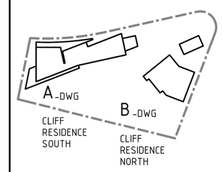
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KEY PLAN:

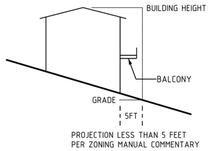


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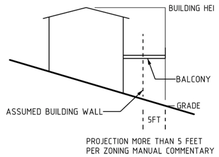
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SITE ANALYSIS
G-005.0

TWO-UNIT DEVELOPMENT
STEPBACK DIAGRAMS

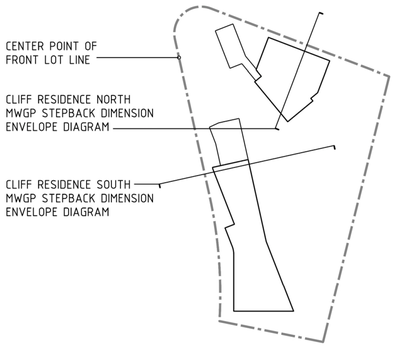


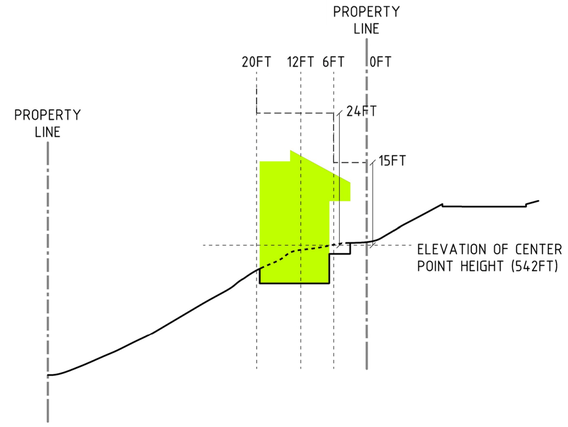
PROJECTION LESS THAN 5 FEET
PER ZONING MANUAL COMMENTARY

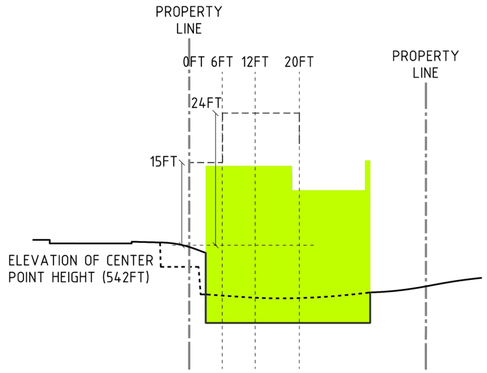


PROJECTION MORE THAN 5 FEET
PER ZONING MANUAL COMMENTARY

MAP KEY







TWO-UNIT DEVELOPMENT
TREE TABLES

TREE TABLE

	EXISTING	REPLANTING	REMOVED	REPLACED	TOTAL	NOTE
TREES	**7**		2	5	**10**	
PROTECTED, ON PROPERTY	2	4 to 1 MIN.	0	0	2	ALL TO REMAIN
SIGNIFICANT >12" TRUNK, ON PROPERTY	3	1 to 1	1	1	3	ONE TO BE REMOVED (CITING POOR HEALTH), ALL OTHERS TO REMAIN
PROTECTED, OFF PROPERTY	2	4 to 1 MIN.	1	4	5	ONE TO BE REMOVED (CITING STREET WIDENING), ALL OTHERS TO REMAIN

TREE LEGEND

NAME	QUANTITY	SIZE	NOTE
OLEA EUROPAEA (OLIVE)	1	24"-BOX SIZE, 8FT TALL	TO BE PLANTED ON PROPERTY, FOR 1:1 REPLANTING REQUIREMENT
HETEROMELES ARBUTIFOLIA (TOYON)	4	15-GALLON SIZE	TO BE PLANTED ON PROPERTY, FOR 4:1 PPROTECTED SPECIES REPLANTING REQUIREMENT ON SLOPE
AGAVE AMERICANA (AGAVE, MIXED VARIETALS)	7	1-GALLON	TO BE PLANTED ON PROPERTY
AGAVE XYLONOCANTHA (SAW LEAF AGAVE)	3	1-GALLON	TO BE PLANTED ON PROPERTY

GRADING TABLE

GRADING*

	TOTAL GRADING CU.YRD	ALLOWABLE** CUT/FILL CU.YRD	PROPOSED CUT CU.YRD	PROPOSED FILL CU.YRD	EXEMPTION
AREA	**340.560**		**194.210**	**154.350**	
ENGINEERED SLOPE			50.400	68.150	EXEMPT (REMEDIAL GRADING)
SOUTH LOT, GROUND LEVEL/BASEMENT			37.430	58.020	EXEMPT (FOUNDATION)
NORTH LOT, BASEMENT			106.380	28.180	EXEMPT (FOUNDATION)
FACTOR					
CUT (BULKING 15%)			29.132		
FILL (SHRINKING 5%)				7.718	
TOTAL	385.409	965.290	**223.342**	**162.068**	
BALANCE GRADING			**61.274**		
IMPORT		375.000			NON-EXEMPT
EXPORT		750.000			NON-EXEMPT

* BASED ON GRADING AND DRAINAGE PLAN DATED 09-16-2024 PREPARED BY WCTC INC. YARDAGE INCLUDES THICKNESS OF WALLS AND FOOTINGS AS SHOWN IN SECTIONS CONTOUR METHOD
** 500 CU.YRD PLUS THE NUMERIC VALUE EQUAL TO 5% OF THE TOTAL LOT SIZE IN CB.YRD

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RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL	TOTAL	MAXIMUM HEIGHT	NOTE
EXISTING	2	5FT	TO BE BACKFILLED OVER AND DEEMED NO LONGER IN USE PER LADBS GRADING
ABUTTING/ATTACHED	1	12FT	ALONG NORTH LOT LINE TO SUPPORT PUBLIC WAY
FREESTANDING*	1	6FT	ALONG THE EAST LOT LINE FOR SLOPE TRIMMING
TOTAL, PER ZONING CODE	**1**		

PRE LAMC §12.21 C.8 - RETAINING WALLS IN HILLSIDE AREAS RETAINING WALLS IN HILLSIDE AREAS, A "RETAINING WALL" SHALL BE DEFINED AS A FREESTANDING CONTINUOUS STRUCTURE, AS VIEWED FROM THE TOP, INTENDED TO SUPPORT EARTH, WHICH IS NOT ATTACHED TO A BUILDING

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NEW CONSTRUCTION

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1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (617) 449-8518
HALLIE.BLACK@ME.COM

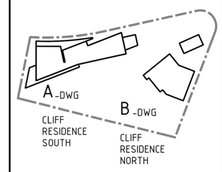
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KEY PLAN:



ISSUES / REVISIONS:

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2024-05-09		SUBMISSION
2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		FILING
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LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

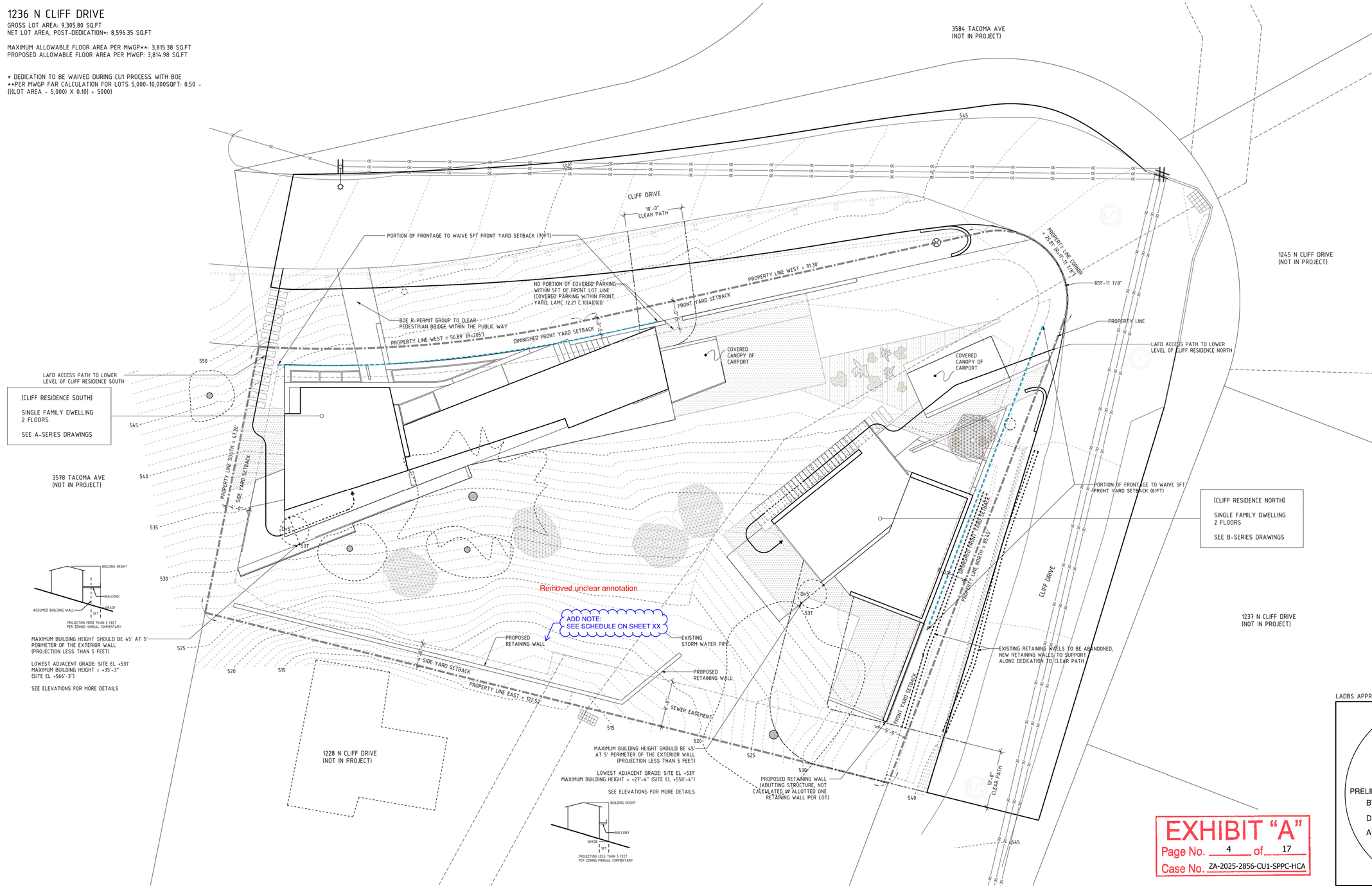
SITE ANALYSIS
G-006.0

1236 N CLIFF DRIVE

GROSS LOT AREA: 9,305.80 SQ.FT
NET LOT AREA, POST-DEDICATION*: 8,596.35 SQ.FT

MAXIMUM ALLOWABLE FLOOR AREA PER MWGP**: 3,815.38 SQ.FT
PROPOSED ALLOWABLE FLOOR AREA PER MWGP: 3,814.98 SQ.FT

* DEDICATION TO BE WAIVED DURING CU1 PROCESS WITH BOE
**PER MWGP FAR CALCULATION FOR LOTS 5,000-10,000SQFT: 0.50 - [[(LOT AREA - 5,000) X 0.10] ÷ 5000)



NOTE

AS NO PORTION OF THE WIDENED ROADWAY ENTERS INTO THE 3FT DEDICATION, THE PROPOSAL REQUESTS A WAIVER OF THE 3FT DEDICATION REQUIREMENT IN LIEU OF A 0FT DIMINISHED FRONT YARD SETBACK AND INSTEAD FOR A 3FT DIMINISHED FRONT YARD SETBACK WHERE INDICATED.

SEE ACTION REQUEST NARRATIVE AND FIGURE BOOKLET FOR STREET DEDICATION AND IMPROVEMENTS.

See landscape plan for retaining wall schedule

EXHIBIT "A"
Page No. 4 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

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N

A1 PROPOSED SITE PLAN
SCALE - FULL (36"X24"): 1/8" = 1'-0" CLI-A-SITE PLAN

PROJECT:
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

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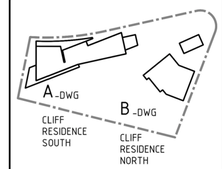
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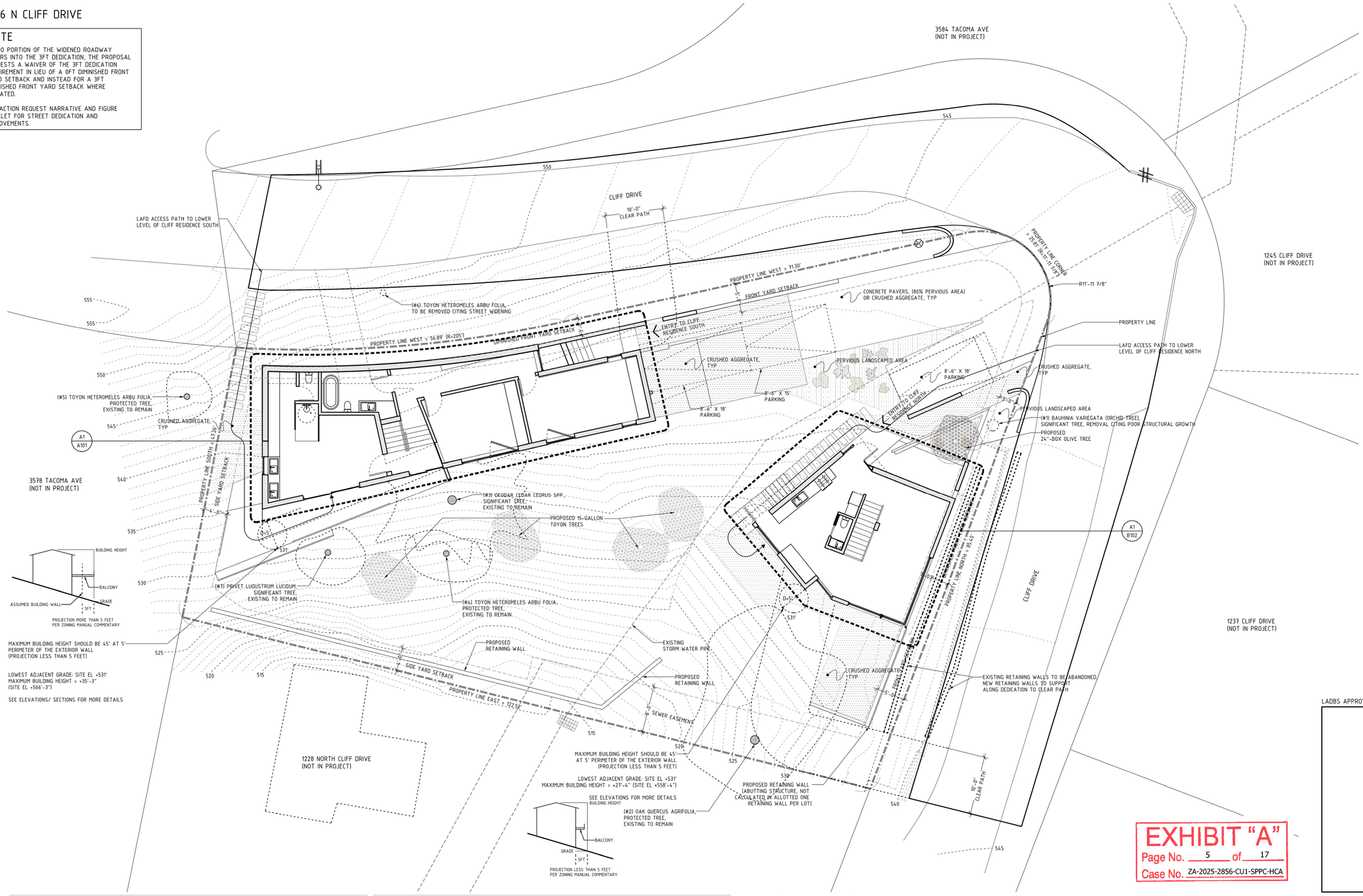
PROPOSED SITE PLAN
G-021.0

1236 N CLIFF DRIVE

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SEE ACTION REQUEST NARRATIVE AND FIGURE BOOKLET FOR STREET DEDICATION AND IMPROVEMENTS.



TREE TABLE

	EXISTING	REPLANTING	REMOVED	REPLACED	TOTAL	NOTE
TREES	**7**		2	5	**10**	
PROTECTED, ON PROPERTY	2	4 to 1 MIN.	0	0	2	ALL TO REMAIN
SIGNIFICANT +12" TRUNK, ON PROPERTY	3	1 to 1	1	1	3	ONE TO BE REMOVED (CITING POOR HEALTH), ALL OTHERS TO REMAIN
PROTECTED, OFF PROPERTY	2	4 to 1 MIN.	1	4	5	ONE TO BE REMOVED (CITING STREET WIDENING), ALL OTHERS TO REMAIN

TREE LEGEND

NAME	QUANTITY	SIZE	NOTE
OLEA EUROPAEA (OLIVE)	1	24"-BOX SIZE, 8FT TALL	TO BE PLANTED ON PROPERTY, FOR 1:1 REPLANTING REQUIREMENT
HETEROMELES ARBUTIFOLIA (TOYON)	4	15-GALLON SIZE	TO BE PLANTED ON PROPERTY, FOR 4:1 PPROTECTED SPECIES REPLANTING REQUIREMENT ON SLOPE
AGAVE AMERICANA (AGAVE, MIXED VARIETALS)	7	1-GALLON	TO BE PLANTED ON PROPERTY
AGAVE XYLONOCANTHA (SAW LEAF AGAVE)	3	1-GALLON	TO BE PLANTED ON PROPERTY

RETAINING WALL SCHEDULE

RETAINING WALL	TOTAL	MAXIMUM HEIGHT	NOTE
EXISTING	2	5FT	TO BE BACKFILLED OVER AND DEEMED NO LONGER IN USE PER LADBS GRADING
ABUTTING/ATTACHED	1	12FT	ALONG NORTH LOT LINE TO SUPPORT PUBLIC WAY
FREESTANDING*	1	6FT	ALONG THE EAST LOT LINE FOR SLOPE TRIMMING
TOTAL, PER ZONING CODE	**1**		

PRE LAMC §12.21 C.8 - RETAINING WALLS IN HILLSIDE AREAS RETAINING WALLS IN HILLSIDE AREAS, A "RETAINING WALL" SHALL BE DEFINED AS A FREESTANDING CONTINUOUS STRUCTURE, AS VIEWED FROM THE TOP, INTENDED TO SUPPORT EARTH, WHICH IS NOT ATTACHED TO A BUILDING

Added retaining wall schedule


HETEROMELES ARBUTIFOLIA (TOYON)


OLEA EUROPAEA (OLIVE)

AGAVE AMERICANA (AGAVE, MIXED VARIETALS)


AGAVE XYLONOCANTHA (SAW LEAF AGAVE)

EXHIBIT "A"
Page No. 5 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

N

A1 PROPOSED LANDSCAPE PLAN
SCALE - FULL (36"X24"): 1/8" = 1'-0" CLI-A-SITE PLAN

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CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

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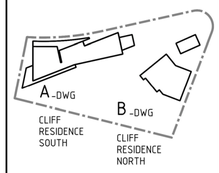
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LADBS APPROVAL STAMP:

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SCALE: 1/8" = 1'-0"

PROPOSED LANDSCAPE PLAN
G-022.0

CLIFF RESIDENCE SOUTH



A1 - WEST ELEVATION WITH FRONT ENTRY LOOKING EAST FROM CLIFF DR



A2 - SOUTH AND EAST ELEVATION LOOKING NORTH WEST FROM DOWNSLOPE



A3 - NORTH ELEVATION WITH SIDE ENTRANCE LOOKING SOUTH FROM DRIVEWAY ENTRY

EXHIBIT "A"
Page No. 6 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

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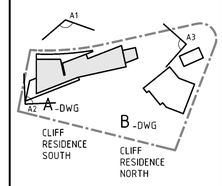
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SCALE: NA

RENDERING

A-001.0

LAFD ACCESS PATH TO LOWER LEVEL OF CLIFF RESIDENCE SOUTH

BRIDGE FROM CLIFF DRIVE ABOVE

PROPERTY LINE

CRUSHED AGGREGATE, TYP.

SKYLIGHT ABOVE

SKYLIGHT ABOVE

CUSTOM BUILT CLOSETS & MILLWORK

CUSTOM BUILT CLOSETS & MILLWORK

CUSTOM BUILT CLOSETS & MILLWORK

(TOILET (17 SF)
103

BATH (91 SF)
108
T.O.FINISH
EL. +0'-0"

SHOWER (26 SF)
102

CORR (135 SF)
107
T.O.FINISH
EL. +0'-0"

BED RM (180 SF)
105
T.O.FINISH
EL. +0'-0"

BED RM (231 SF)
106
T.O.FINISH
EL. +0'-0"

ENTRY
EX
T.O.FINISH
EL. +3'-7"

MASTER BED (266 SF)
101
T.O.FINISH
EL. +2'-4"

UP
CORR (31 SF)
104

DN-
T.O.FINISH
EL. +2'-4"

SLIDE

SLIDE

EXTERIOR TERRACE (229 SF)
101-EX
T.O.FINISH
EL. +2'-4"

4'-0" SIDE YARD SETBACK

4'-0" REAR YARD SETBACK

4'-0" SIDE YARD SETBACK

MAXIMUM BUILDING HEIGHT SHOULD BE 45' AT 5' PERIMETER OF THE EXTERIOR WALL (PROJECTION MORE THAN 5 FEET)

LOWEST ADJACENT GRADE: SITE EL. +531'
MAXIMUM BUILDING HEIGHT = +35'-3" (SITE EL +566'-3")

SEE ELEVATIONS/ SECTIONS FOR MORE DETAILS

PROPOSED RETAINING WALL

1228 NORTH CLIFF DRIVE
(NOT IN PROJECT)

10'-0" CLEAR PATH

74'-4 1/4"

47'-3 3/4"

17'-0 7/16"

21'-11 1/2"

8'-9 5/16"

10'-8"

7'-6 1/16"

20'-10 1/8"

15'-11 1/16"

8'-9 7/8"

7'-6 3/16"

[VHFHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 BINCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

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Page No. 7 of 17
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N

A1 FLOOR PLAN - FIRST FLOOR
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-FP01

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NEW CONSTRUCTION

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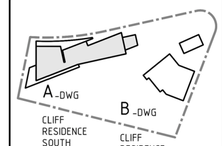
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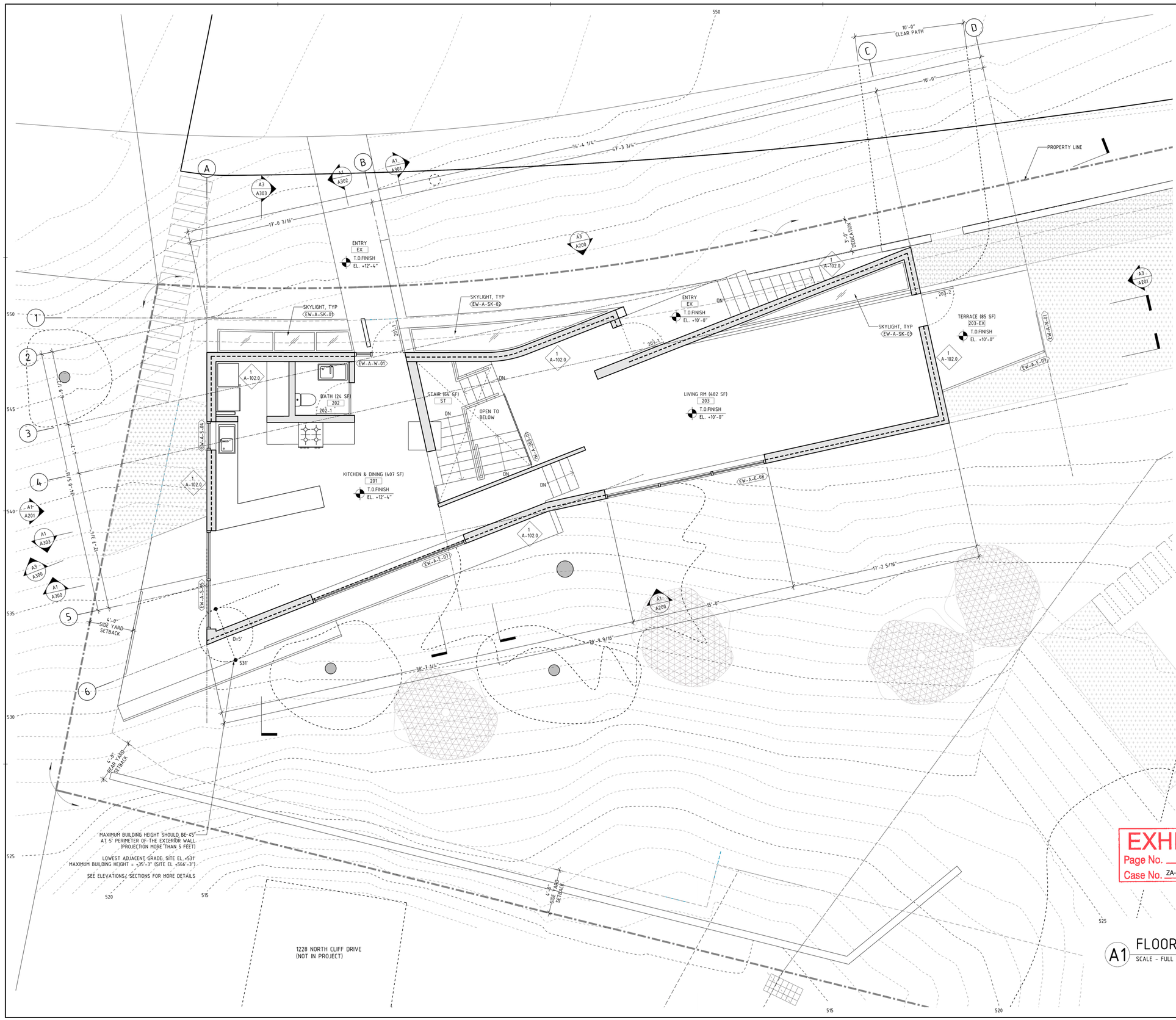
KEY PLAN:

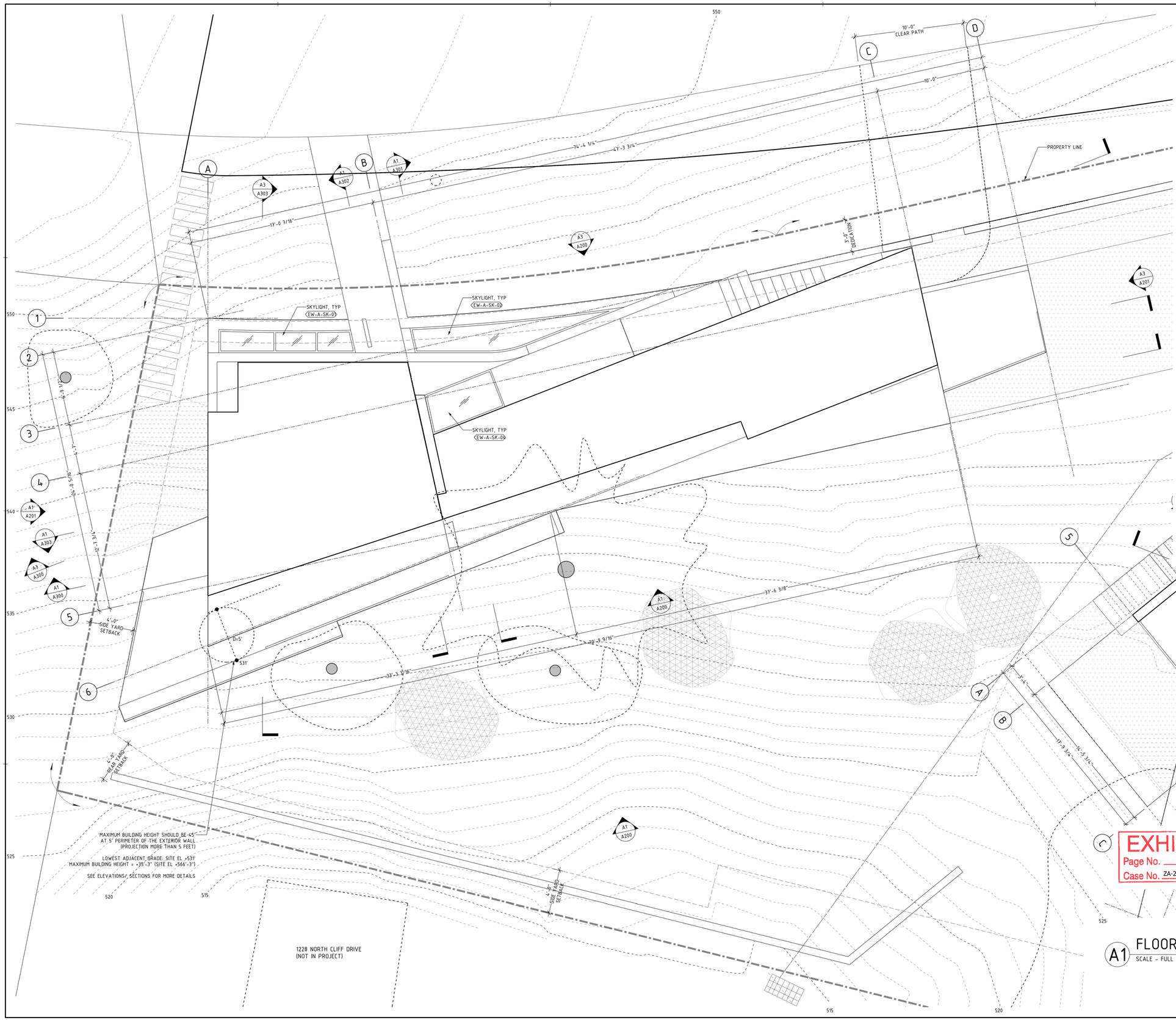


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FLOOR PLAN
FIRST FLOOR
A-101.0


PROPERTY LINE
10'-0" CLEAR PATH
74'-4 1/4"
47'-3 3/4"
17'-0 7/16"
17'-2 5/16"
15'-0"
38'-7 1/4"
18'-9 9/16"
4'-0" SIDE YARD SETBACK
4'-0" REAR YARD SETBACK
ENTRY
EX
T.O.FINISH
EL. +12'-4"
SKYLIGHT, TYP
EW-A-SK-01
SKYLIGHT, TYP
EW-A-SK-02
SKYLIGHT, TYP
EW-A-SK-03
ENTRY
EX
T.O.FINISH
EL. +10'-0"
TERRACE (85 SF)
203-EX
T.O.FINISH
EL. +10'-0"
BATH (24 SF)
202
202-1
STAIR (61 SF)
ST
OPEN TO BELOW
LIVING RM (482 SF)
203
T.O.FINISH
EL. +10'-0"
KITCHEN & DINING (407 SF)
201
T.O.FINISH
EL. +12'-4"
EW-A-W-01
EW-A-E-01
EW-A-E-02
EW-A-E-03
EW-A-E-04
EW-A-E-05
EW-A-E-06
EW-A-E-07
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[VHFHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 BINCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 07/10/2025

APPLICATION #: 24010 - 10001 - 02022

EXHIBIT "A"
Page No. 9 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

A1 FLOOR PLAN - ROOF

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-RF

PROJECT:

CLIFF RESIDENCE PROJECT

NEW CONSTRUCTION

PROJECT ADDRESS:

APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (617) 449-8518
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DESIGNER:
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KEY PLAN:

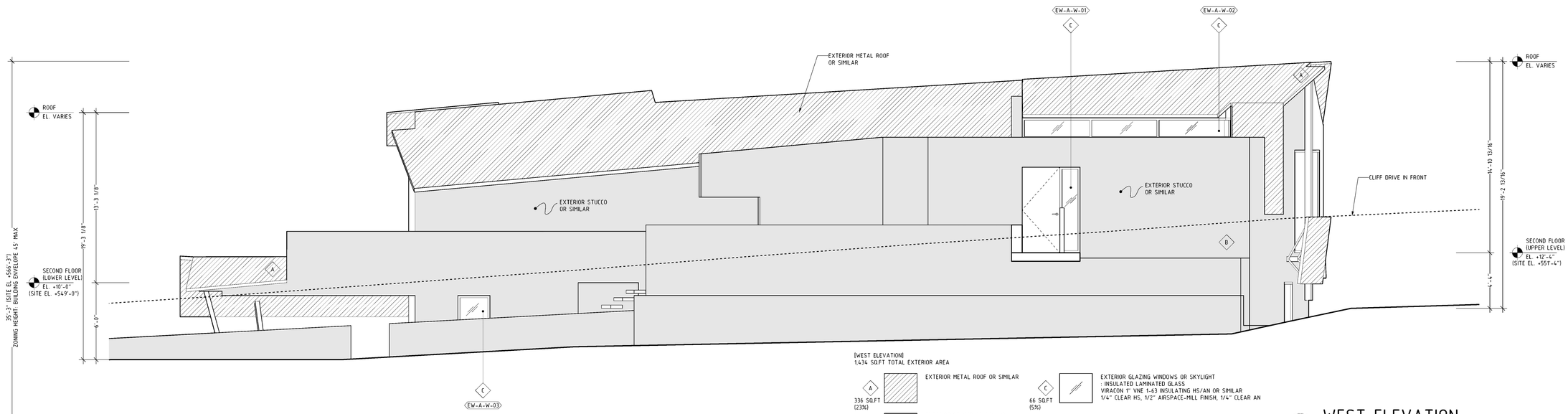


ISSUES / REVISIONS:		
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2024-05-09		SUBMISSION
2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		FILING
2025-05-30		FILING _ REVISION 1

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN ROOF

A-103.0



[WEST ELEVATION]
1,434 SQ.FT TOTAL EXTERIOR AREA

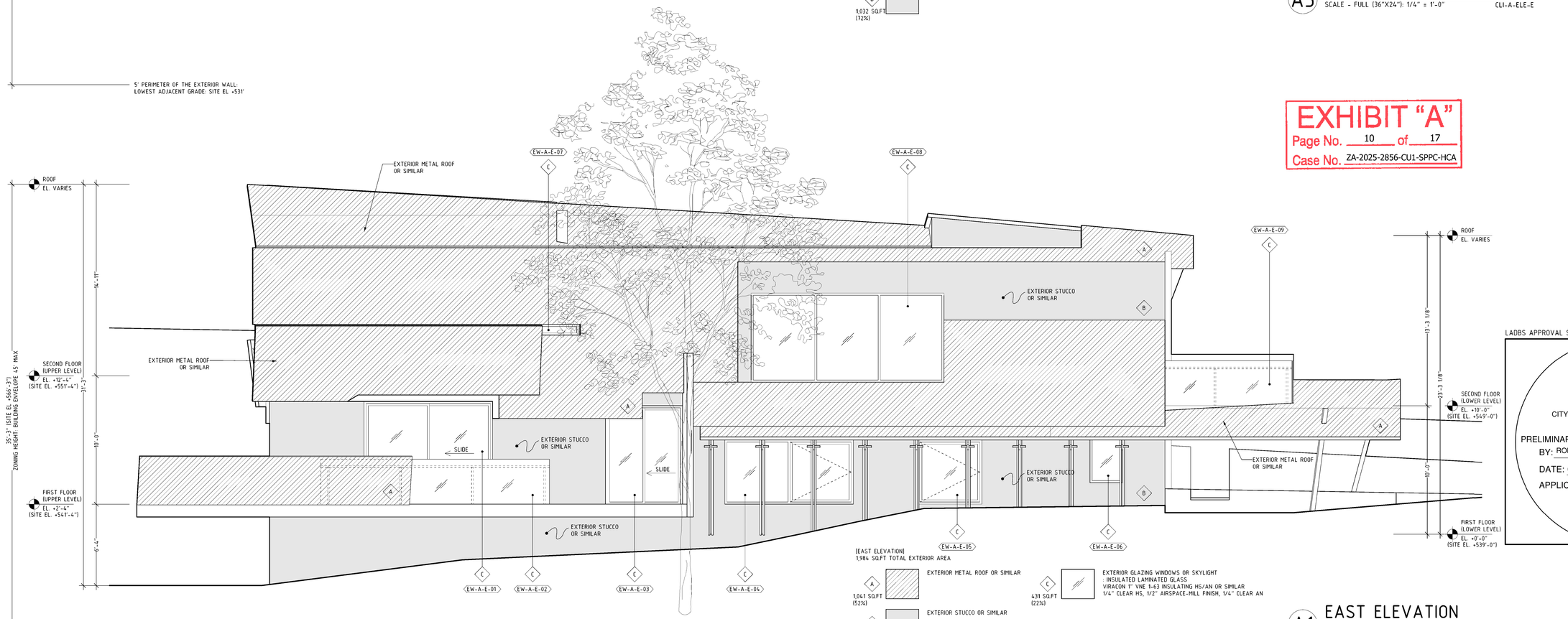
A — 336 SQ.FT (23%) — EXTERIOR METAL ROOF OR SIMILAR

B — 1,032 SQ.FT (72%) — EXTERIOR STUCCO OR SIMILAR

C — 66 SQ.FT (5%) — EXTERIOR GLAZING WINDOWS OR SKYLIGHT : INSULATED LAMINATED GLASS VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR 1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A3 WEST ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-ELE-E



[EAST ELEVATION]
1,984 SQ.FT TOTAL EXTERIOR AREA

A — 1,041 SQ.FT (52%) — EXTERIOR METAL ROOF OR SIMILAR

B — 512 SQ.FT (26%) — EXTERIOR STUCCO OR SIMILAR

C — 431 SQ.FT (22%) — EXTERIOR GLAZING WINDOWS OR SKYLIGHT : INSULATED LAMINATED GLASS VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR 1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A1 EAST ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-ELE-E

EXHIBIT "A"
Page No. 10 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

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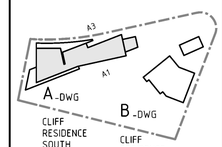
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KEY PLAN:



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LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

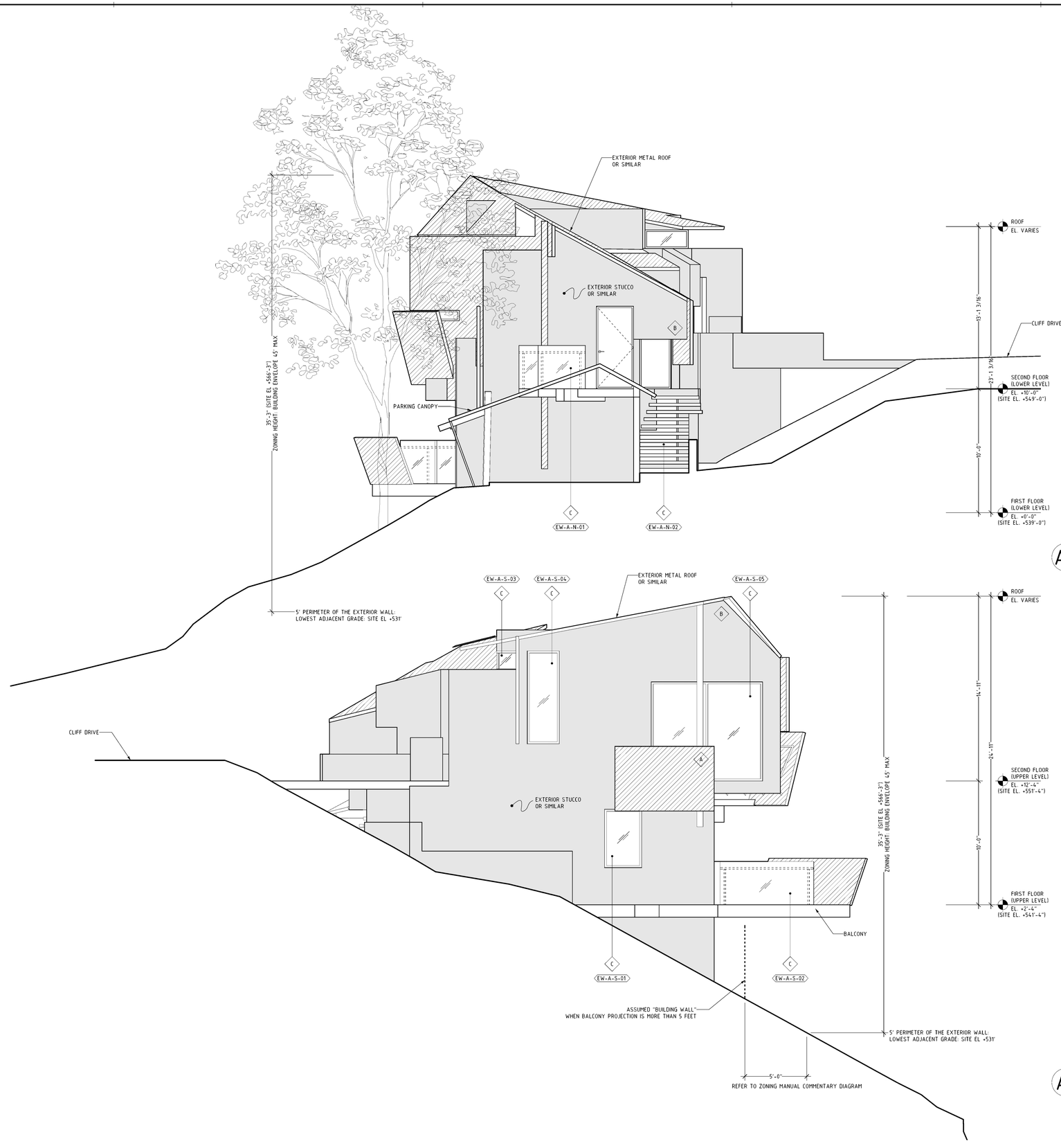
DATE: 07/10/2025

APPLICATION #: 24010 - 10001 - 02022

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/4" = 1'-0"

EAST ELEVATION
WEST ELEVATION

A-200.0



[NORTH ELEVATION]
278 SQ.FT TOTAL EXTERIOR AREA

A	10 SQ.FT (4%)	EXTERIOR METAL ROOF OR SIMILAR
B	218 SQ.FT (78%)	EXTERIOR STUCCO OR SIMILAR
C	50 SQ.FT (18%)	EXTERIOR GLAZING WINDOWS OR SKYLIGHT : INSULATED LAMINATED GLASS VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR 1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A3 NORTH ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-ELE-N

[SOUTH ELEVATION]
679 SQ.FT TOTAL EXTERIOR AREA

A	48 SQ.FT (7%)	EXTERIOR METAL ROOF OR SIMILAR
B	496 SQ.FT (73%)	EXTERIOR STUCCO OR SIMILAR
C	135 SQ.FT (20%)	EXTERIOR GLAZING WINDOWS OR SKYLIGHT : INSULATED LAMINATED GLASS VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR 1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A1 SOUTH ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-ELE-S

EXHIBIT "A"
Page No. 11 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

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CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

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LOS ANGELES, CA 90065

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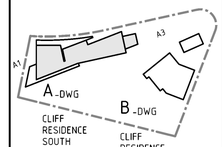
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KEY PLAN:



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PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
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SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
NORTH ELEVATION

A-201.0

CLIFF RESIDENCE NORTH



B2 - NORTH AND EAST ELEVATION LOOKING SOUTH WEST FROM CLIFF DR



B1 - WEST ELEVATION WITH FRONT ENTRY LOOKING EAST FROM CLIFF DR



B3 - WEST AND EAST ELEVATIONS LOOKING NORTH FROM CLIFF RESIDENCE SOUTH

EXHIBIT "A"
Page No. 12 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

PROJECT:
CLIFF RESIDENCE PROJECT
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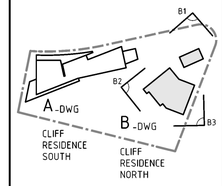
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KEY PLAN:



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LADBS APPROVAL STAMP:

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: NA

RENDERING

B-001.0



[VHFHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 BINCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)

9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

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14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

EXHIBIT "A"
Page No. 13 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

A1 FLOOR PLAN - BASEMENT
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-FPB1

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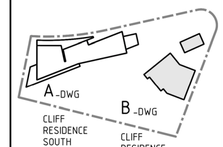
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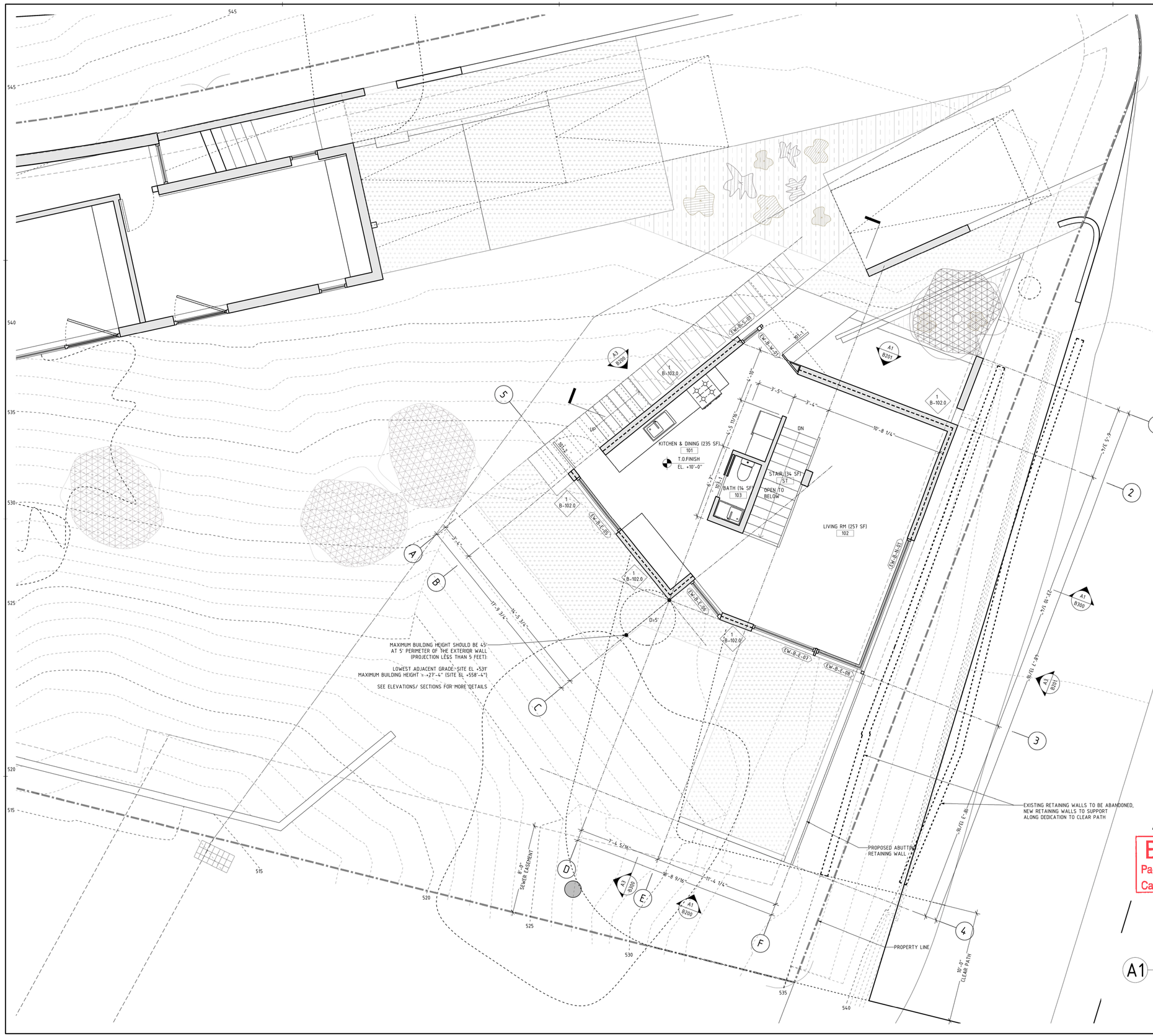
KEY PLAN:



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FLOOR PLAN
BASEMENT
B-101.0



[VHFHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

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9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3

11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)

12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. 7207.2)

14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

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N

A1 FLOOR PLAN - FIRST FLOOR
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-FP01

PROJECT:
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

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1236 N CLIFF DR
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TEL: +1 (617) 449-8518
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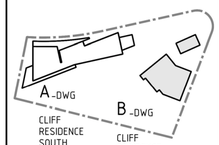
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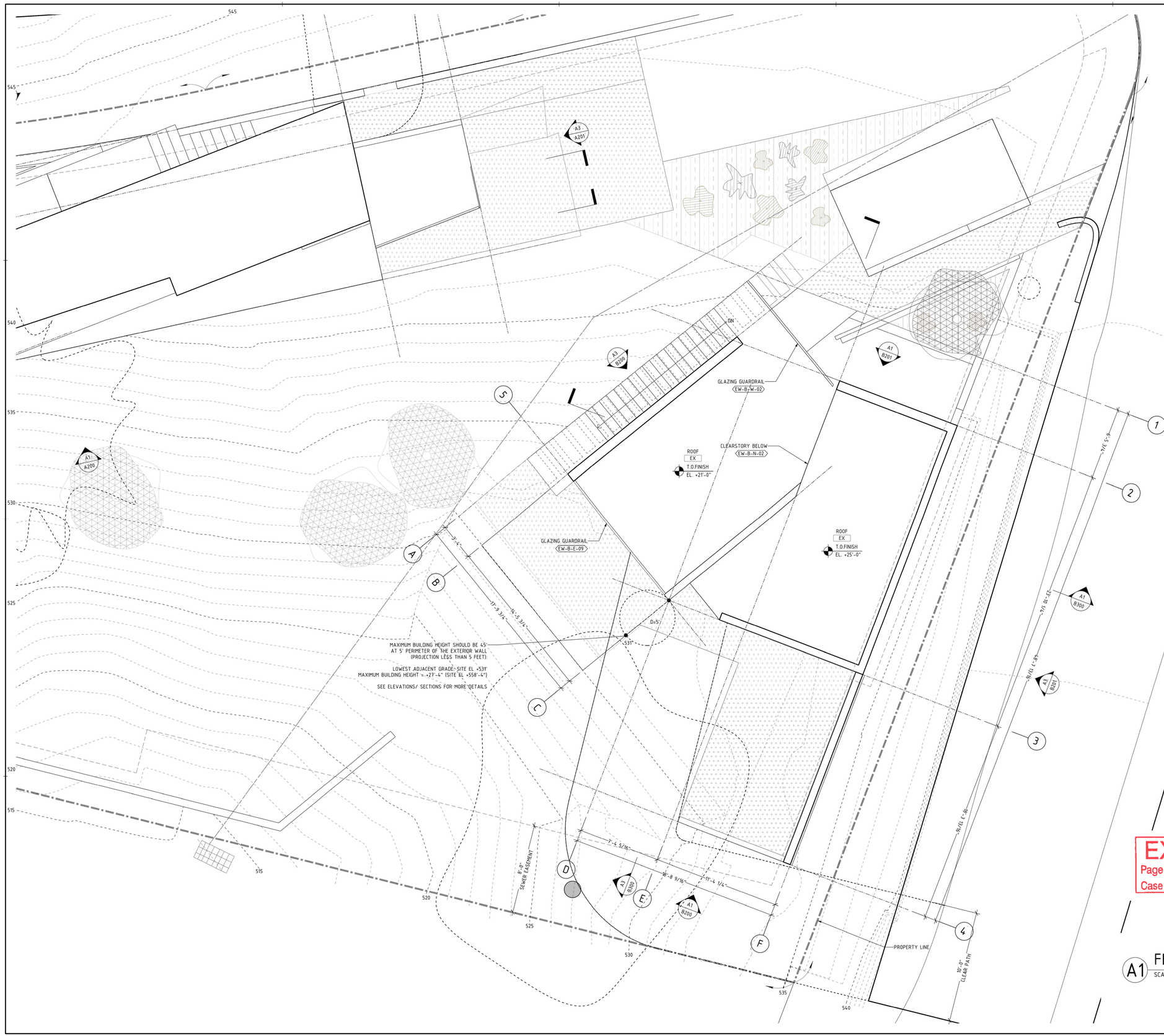
KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
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2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		FILING
2025-05-30		FILING _ REVISION 1

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
FIRST FLOOR
B-102.0



[VHFHSZ NOTES]

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)

4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 BINCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)

5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)

7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

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14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.

LADBS APPROVAL STAMP:

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Page No. 15 of 17
Case No. ZA-2025-2856-CU1-SPPC-HCA

A1 FLOOR PLAN - ROOF
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-A-RP

PROJECT:
CLIFF RESIDENCE PROJECT
NEW CONSTRUCTION

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OWNER:
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TEL: +1 (617) 449-8518
HALLIE.BLACK@ME.COM

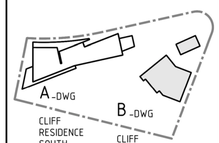
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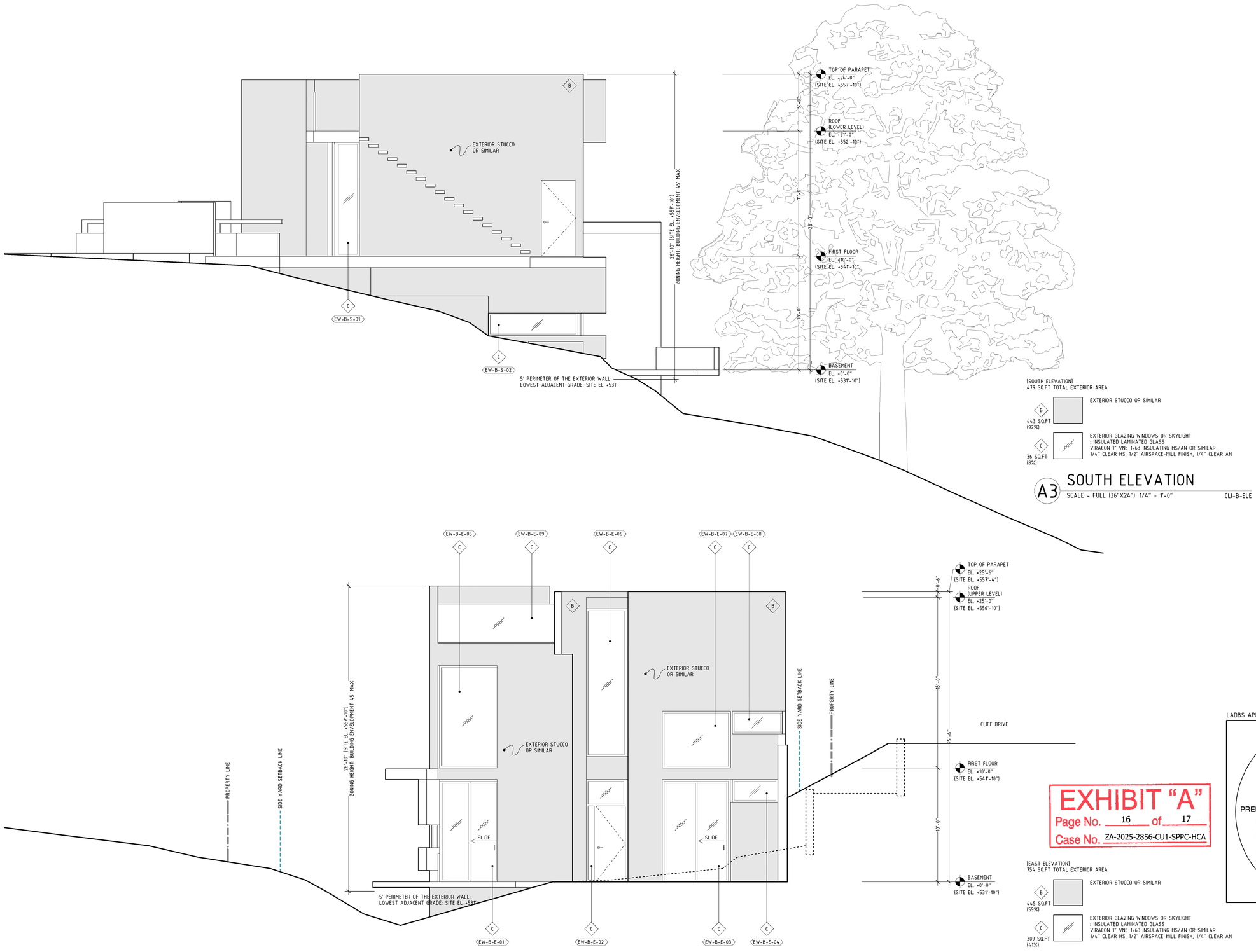
KEY PLAN:



ISSUES / REVISIONS:		
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2025-03-21		REVISION 7
2025-04-10		REVISION 8
2025-05-09		FILING
2025-05-30		FILING _ REVISION 1

PROJECT NUMBER: 00031CLI
PHASE: ZONING/PERMITTING REVIEW
DATE: 07/02/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
ROOF
B-103.0



[SOUTH ELEVATION]
479 SQ.FT TOTAL EXTERIOR AREA

B — 443 SQ.FT (92%) — EXTERIOR STUCCO OR SIMILAR

C — 36 SQ.FT (8%) — EXTERIOR GLAZING WINDOWS OR SKYLIGHT : INSULATED LAMINATED GLASS VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR 1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A3 SOUTH ELEVATION
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-B-ELE

[EAST ELEVATION]
754 SQ.FT TOTAL EXTERIOR AREA

B — 445 SQ.FT (59%) — EXTERIOR STUCCO OR SIMILAR

C — 309 SQ.FT (41%) — EXTERIOR GLAZING WINDOWS OR SKYLIGHT : INSULATED LAMINATED GLASS VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR 1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A1 EAST ELEVATION
SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-B-ELE

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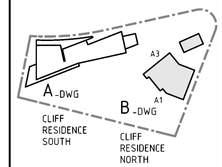
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KEY PLAN:



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DATE	SYMBOL	DESCRIPTION
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2025-03-21		REVISION 7
2025-04-10		REVISION 8
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2025-05-30		FILING _ REVISION 1

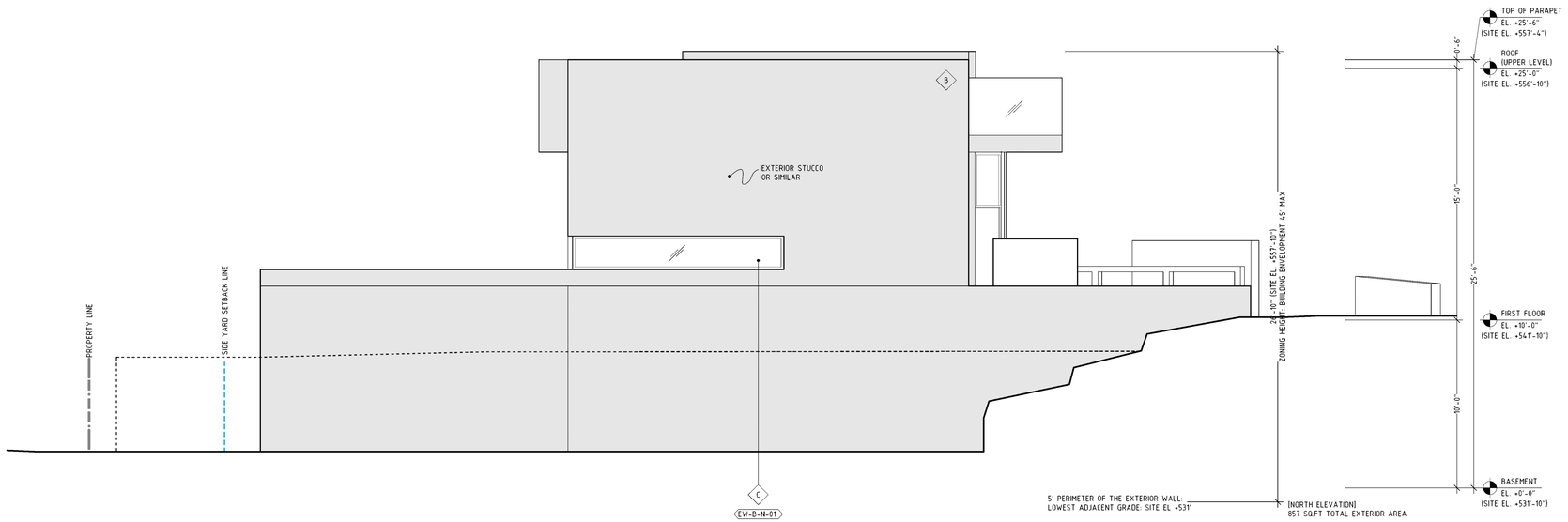
LADBS APPROVAL STAMP:

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 07/10/2025
APPLICATION #: 24010 - 10001 - 02022

EXHIBIT "A"
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Case No. ZA-2025-2856-CU1-SPPC-HCA

PROJECT NUMBER: 00031CLI
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SCALE: 1/4" = 1'-0"

EAST ELEVATION
SOUTH ELEVATION
B-200.0



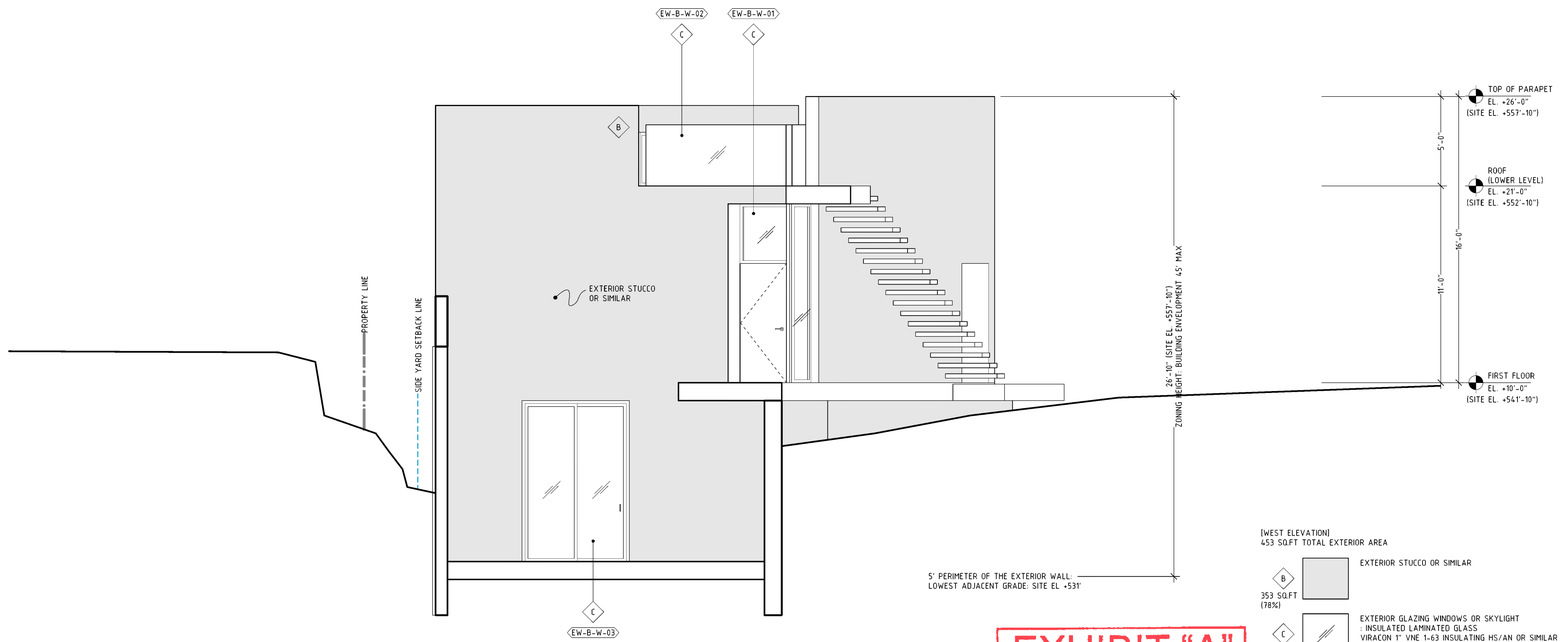
[NORTH ELEVATION]
857 SQ.FT TOTAL EXTERIOR AREA

B — 808 SQ.FT (94%) — EXTERIOR STUCCO OR SIMILAR

C — 49 SQ.FT (6%) — EXTERIOR GLAZING WINDOWS OR SKYLIGHT
: INSULATED LAMINATED GLASS
VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR
1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A3 NORTH ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-B-ELE



[WEST ELEVATION]
453 SQ.FT TOTAL EXTERIOR AREA

B — 353 SQ.FT (78%) — EXTERIOR STUCCO OR SIMILAR

C — 100 SQ.FT (22%) — EXTERIOR GLAZING WINDOWS OR SKYLIGHT
: INSULATED LAMINATED GLASS
VIRACON 1" VNE 1-63 INSULATING HS/AN OR SIMILAR
1/4" CLEAR HS, 1/2" AIRSPACE-MILL FINISH, 1/4" CLEAR AN

A1 WEST ELEVATION

SCALE - FULL (36"X24"): 1/4" = 1'-0" CLI-B-ELE

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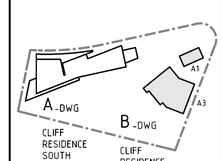
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KEY PLAN:



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WEST ELEVATION
NORTH ELEVATION

B-201.0

MISCELLANEOUS REPORTS

Associate Zoning Administrator
Jonathan Hershey
Los Angeles Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012

February 25, 2026

Neighborhood residents' opposition to actions requested for the proposed development at

1236 North Cliff Drive, Los Angeles, CA 90065

Dear Jonathan Hershey,

We write collectively as the adjacent and directly affected residents of the proposed two-unit development at 1236 N. Cliff Drive, regarding the zoning variances requested by the developer at the February 12, 2026, Zoning Administration's Public Hearing. Our concerns are grounded not in opposition to housing generally, but in the specific **public-safety, pedestrian-access, drainage, neighborhood compatibility, and hillside-stability conditions** present on this constrained segment of N. Cliff Drive. The developer's requested waivers, taken together, would remove multiple objective safeguards that currently function as the only buffers protecting emergency access, pedestrian safety, and downslope properties.

We respectfully object to each of the requested actions, with further details provided below.

Request for a Categorical Exemption from CEQA (Environmental Impact Review)

1. *"An Exemption from CEQA pursuant to the CEQA Guidelines, Section 15303, Class 3 (new construction of up to three single-family homes or 6 multi-family units), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies"*

While the project size may nominally fall within the numerical limits of a Class 3 categorical exemption, the **site conditions are not typical** of flat urban infill and present unusual environmental circumstances that warrant further review. The project involves **steep topography with localized slope gradients** along the eastern rear of the property in the range of approximately **70% to 100% (roughly 35° to 45°) as indicated in the project's geotechnical report data**—substantially **exceeding the 45% slope threshold (≈24°)** that **triggers heightened regulatory scrutiny** under the Hillside Construction Regulations (see photo 0. Slope Gradient). While HCR does not impose a categorical prohibition on development above 45% slope, these gradients represent extremely steep hillside terrain conditions where grading, retaining systems, and drainage modifications are inherently destabilizing and subject to strict engineering constraints. Moreover, the project proposes multiple retaining walls, mid-slope benches, undocumented fill, and construction access from a substandard hillside street located on a blind corner. These conditions substantially increase the potential for runoff concentration, soil displacement, and construction-phase instability beyond what would normally be expected for a small residential project.

In addition, **active and recurring flooding conditions are already present at the street corner directly fronting the proposed development**, creating a significant downslope impact to immediately adjacent and nearby properties, including **1228 Cliff Drive**, **1224 Cliff Drive**, and **1216 Cliff Drive**. Video evidence dated **November 15, 2025,** and **February 16, 2026** (see videos 1. and 2. Flooding), show

substantial rainwater pooling and uncontrolled runoff outside the proposed project frontage. In addition, the drain opposite the developer's driveway apron is channeled through the developer's property at 1236 N. Cliff Drive and empties directly onto 1228 Cliff Drive, **transferring drainage burdens and resulting in damages to this and other downslope neighboring properties** (see video 8. Downslope Drainage_Burden). These incidents occurred within a three-month period and illustrate a pattern of **increasing stormwater damage and drainage vulnerability**, not isolated or historical anomalies.

Under CEQA Guidelines §15300.2, categorical exemptions do not apply where **"unusual circumstances"** create a reasonable possibility of significant environmental impact. The existence of localized 70%–100% slope segments, combined with documented drainage volatility**, large structural retaining systems, substandard roadway access, and documented recurring flooding affecting downhill parcels** precisely constitute the type of unusual circumstances that require, at minimum, focused environmental analysis. Granting a categorical exemption would preclude necessary evaluation of drainage redirection, soil stability, cumulative runoff concentration, and construction-phase impacts on a corridor already demonstrating active hydrological stress and heightened susceptibility to future extreme weather events.

Request to Waive Curb, Gutter, Sidewalk and Full Street Improvements

2. *"Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.24X.28 and Chapter 1A Section 13B.2.1, a Class 1 Conditional Use Permit to allow the construction, use, and maintenance of two (2) new single-family dwellings on a lot fronting a Substandard Hillside Limited Street without providing a minimum 20-foot wide roadway adjacent to the property along Cliff Drive as required by LAMC Chapter 1 Section 12.21 C.10(i)(2)."*
3. *"Pursuant to LAMC Chapter 1 Section 12.24X.28 and Chapter 1A Section 13B.2.1, a Class 1 Conditional Use Permit to allow the construction, use, and maintenance of two (2) new single-family dwellings 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 along Cliff Drive as required by LAMC Chapter 1 Section 12.21 C.10(i)(3)."*

We understand that the developer proposes to widen the paved roadway adjacent to the development to 20 feet, but simultaneously requests **a waiver for full curb, gutter, and pedestrian walkway improvements**. We also recognize that SB 9 projects are processed ministerially and cannot be conditioned on speculative or discretionary "future streetscape" enhancements. However, **SB 9 *does not* exempt a project from compliance with existing, objective public safety and right-of-way standards.** The City retains authority to require frontage improvements necessary to address documented safety hazards and to ensure safe vehicular, pedestrian, drainage, and emergency access conditions. At this location, the proposed construction approach **does not resolve the underlying safety and infrastructure deficiencies** and instead formalizes a substandard condition.

A 20-foot paved roadway without full curb, gutter, and sidewalk improvements does not provide a complete or functional street section on a blind hillside corner that already experiences sightline obstruction (see photo 3. Blind Corner), turning radius limitations for emergency vehicles, major runoff concentration, and significant vehicle and pedestrian safety concerns, including a recent documented crash (see photo 4. Damaged Barrier). These issues stem from:

- The **roadway narrows to under 12 feet** along large segments of Cliff Drive (see photo 5. Roadway Width) –an important clarification which contradicts the 14 feet width stated at the Zoning Administrator's Public Hearing on February 12, 2026.

- Pedestrians are forced to walk directly in the travel lane at a blind corner because **no sidewalk or defined shoulder exists.**
- There is **no on-street parking lane** or shoulder that can serve as informal passing or refuge space.
- Larger delivery and service vehicles already **encroach onto embankments** or must reverse to clear opposing traffic (see photos 6a and 6b. Embankment).
- During rain events, **water runoff pools across the pavement at the blind corner**, reducing tire traction and forcing vehicles to divert to the wrong side of the road (see videos 7a and 7b. Water Pooling).

The request to widen the roadway without providing full sidewalk, curb, and gutter improvements is not a minor technical deviation from LA City codes §62.104 and §62.105; it is the removal of the principal geometric safeguard for vehicle and pedestrian safety and storm water management. **Eliminating curb and gutter infrastructure removes the primary mechanism by which runoff is captured, directed, and maintained** along the frontage of the 1236 N. Cliff Drive development. Without these features, water is allowed to spread laterally across the roadway, increasing hydroplaning risk, accelerating pavement degradation and transferring drainage burdens to downslope neighbors (see video 8. Downslope Drainage Burden).

The **absence of a sidewalk or defined pedestrian path places vulnerable users in direct conflict with moving vehicles on a blind corner** where sight lines are already diminished. Importantly, these requests to waive full street improvements run counter to the **City and County of Los Angeles' stated policy commitments to strengthen pedestrian and roadway safety**, including the City's **Mobility Plan 2035** and County's **Vision Zero initiative**, both of which explicitly prioritize safer street geometry, reduced conflict points, and greater ADA compliance and protection of vulnerable roadway users. Approving multiple safety waivers on this substandard hillside corridor **would also be inconsistent with new neighboring developments,** where multiple single-family homes on Roseview Drive (which turns into Cliff Drive) installed full sidewalk, curb, and gutter improvements as part of their construction projects.

Furthermore, a **20-foot paved roadway width represents only a minimal emergency-access threshold**, not the **28-foot Hillside Standard width appropriate** for introducing two new, single-family homes on a constrained hillside lot and the increased construction, resident, and delivery traffic that will result. In an area with existing documented maneuvering conflicts and drainage volatility, roadway widening that omits pedestrian and storm water infrastructure effectively creates a **bare lane expansion without the protective systems that make that width safe or durable.** These conditions are further exacerbated by the developer's intention to place the driveway apron directly abutting the street's blind corner, increasing the risk of collision at a known conflict point. **The developer additionally requests a zero-foot front yard setback and waiver of the standard 3-foot dedication** for roadway widening, placing significant structural mass directly at the street edge, while **further eliminating critical buffer zones.**

For these reasons, the requested variance should be denied or conditioned upon **complete street frontage improvements**, as well as evaluation of localized curve widening or passing pockets so that a **roadway approaching the City's recognized 28-foot Standard Hillside Street benchmark** can meaningfully support cautious two-way passage, emergency maneuvering, and safe pedestrian tolerance. Anything less perpetuates a substandard, hazardous corridor that functions effectively as a single-lane roadway with no margin for error—conditions inconsistent with City and County's adopted safety objectives.

Request for Zero-Foot Front Yard Setback Request

4. *"Pursuant to LAMC Chapter 1 Section 12.24X.28 and Chapter 1A Section 13B.2.1, a Class 1 Conditional Use Permit to allow a zero (0) foot front yard setback in lieu of the five (5) foot front yard setback otherwise required by LAMC Chapter 1 Section 12.21 C.10(a)."*

The developer's request for a zero-foot front yard setback is **drastically out of alignment with the prevailing front yard setback** of neighboring properties and would **pose significant safety issues if granted.** On constrained hillside corridors such as Cliff Drive, the front yard setback performs several critical safety and infrastructure functions simultaneously:

- It provides a **pedestrian refuge zone** where no sidewalk exists;
- It allows space for **surface drainage swales, trench drains, and subdrain outlets** rather than forcing stormwater infrastructure into the public right-of-way (see video 2. Flooding);
- It creates tolerance for **vehicle swing radius, emergency hose and ladder deployment**, and temporary service stops;
- It offers relief from **continuous street-edge retaining walls** that otherwise intensify blind-curve hazards and visual dominance.

Eliminating this buffer **places structural mass, driveway aprons, and potential retaining wall faces at the roadway edge** on a segment **already experiencing runoff spread, reduced traction during storms, and maneuvering conflicts for larger vehicles as noted above**—an outcome directly contrary to the City's adopted pedestrian-safety and complete-streets principles.

Furthermore, **the developer's conclusion that "no prevailing front yard setback exists"** as stated in the design plans **is both procedurally flawed and based on an artificially narrowed dataset.** It is our understanding that:

- Prevailing front yard setback is calculated by averaging the front setbacks of the nearest legally conforming and legally nonconforming primary buildings on the same side of the same street within 300 feet, measured from the front property line to the front wall of the main dwelling.

The developer's analysis excludes neighboring 3578 Tacoma Avenue on the narrow basis that it's not technically on Cliff Drive, despite this property directly abutting the proposed development at 1236 N. Cliff Drive – Tacoma Avenue transitions into Cliff Drive at the edge of the development's frontage, forming a single continuous right-of-way alignment. The Tacoma Avenue property also fronts the same side of the street and within 300 feet of the proposed development's Cliff Residence South frontage, making it highly relevant to the setback calculations.

The developer also **excludes the other neighboring property located at 1228 Cliff Drive** from setback calculations on the basis that it does not meet current parking requirements (having been built in 1923). However, parking ratios are a separate regulatory issue and do not negate a structure's contribution to the prevailing street alignment. Prevailing setback provisions are intended to preserve established building lines, not to filter out legally existing residences based on contemporary parking ratios. If City Planning allowed that logic, almost every pre-1960 hillside home could be excluded, which would defeat the purpose of the rule. A lawfully constructed dwelling remains part of the prevailing street pattern even if it is *legally nonconforming* – in this instance, due to modern parking requirements.

When the 3578 Tacoma Avenue property (approximately 50 ft setback) and the 1228 Cliff Drive property (72 ft setback) are included alongside the developer's other listed setbacks of 10 feet (1224 Cliff Drive)

and 100 feet (1216 Cliff Drive), the **resulting prevailing setback would be in excess of 50 feet** if averaged, or more than 40 feet if a 'largest-and-smallest elimination method' are applied to the calculations. These calculations greatly exceed even the City's 5-foot fallback minimum when no prevailing setback exists. **The developer's selective exclusions materially distort the data and grossly ignore the established street alignment.** The requested zero-foot front yard setback is not only a significant deviation from the actual neighborhood pattern, but a bad faith argument that conceals important facts for review.

Request for Mt. Washington–Glassell Park Specific Plan Compliance Approval

5. *"Pursuant to LAMC Chapter 1A Section 13B.4.2, a Specific Plan Project Compliance as required by the Mount Washington – Glassel Park Specific Plan, Ordinance No. 168,707, for the construction, use, and maintenance of two (2) new single-family dwellings measuring approximately 3,693.83 square feet total on a 9,305.80 square foot vacant lot."*

While the developer asserts compliance based primarily on numerical floor-area and height calculations, the **Mt. Washington–Glassell Park Specific Plan requires more than arithmetic conformity**. The intent of the Specific Plan is to ensure that new construction is **compatible with existing hillside character, scale, and topographic sensitivity.**

The project's cumulative design elements raise substantial compatibility concerns that are not resolved by floor-area ratios and height limits alone. These include:

- **Downhill Façade Dominance**
  The proposed structures sit atop a steep descending slope, creating a long and visually continuous downhill elevation. The development's larger house, Cliff Residence South, has a proposed height of roughly 35 feet, but given its location above an approximately 30-foot high slope, with a localized slope gradient of 70% to 100% (roughly 35° to 45°), its **effective perceived height above downslope neighbors is significantly greater,** resulting in **excessive bulk and overlook impacts inconsistent with the Specific Plan's massing principles** (see photos 0. Slope Gradient, 9. Slope Grade, 10. Site Location of Cliff Residence South, and 11. Downslope Perspective) Furthermore, Cliff Residence South's east-facing façade (82 ft wide including terrace/ balconies), stacked in close proximity to Cliff Residence North's façade (35 ft wide including balcony), will create the **visual perception of an approximately 117 feet wide continuous façade, across the 122 feet total length of the eastern property line.** Notably, these buildings are to be stacked above a 6-foot tall, 99 feet wide *continuous* retaining wall as indicated in the design plans, creating further overwhelming visual bulk.

- **Retaining Wall Interaction and Vertical Stacking**
  Multiple retaining walls (measuring 8 ft tall x 63 ft wide, 12 ft tall x 29 ft wide, and 6 ft tall x 99 ft wide), combined with mid-slope building pads, will produce a **stacked vertical condition** in which wall height, pad elevation, and building mass operate cumulatively. The Specific Plan's compatibility goals are undermined when structural terraces and walls amplify rather than moderate apparent building scale. Additionally, it is not clear within the design plans provided whether the above ground heights of the retaining walls abutting the structures of Cliff Residence South and Cliff Residence North are calculated in the overall building height allowances as required. This raises **substantial concern that building heights may in fact far exceed code limits.**

- **Zero-Front Yard Setback**
  The developer's conclusion that "no prevailing front yard setback" exists is based on an inaccurate dataset. The analysis excludes neighboring parcels from its calculations as further described above. When accurately calculated, the resulting prevailing setback would be substantially greater than the City's 5-foot fallback minimum, with a conservative estimate being at least 40 feet. The omission of these neighboring properties materially understates the established street alignment and renders the **requested zero-foot setback a substantial deviation from the neighborhood pattern.**

- **Frontage Compression and Street-Edge Massing**
  The requested zero-foot setback, together with 8 and 12-foot tall retaining walls running along significant portions of the property's west and north frontages, would create a **continuous street-edge vertical plane at a blind corner on a substandard roadway**. This would create **a tunnel effect** – removing opportunities for visual relief, plantings, driver and pedestrian sightlines, and step-backs that the Specific Plan seeks to preserve.

- **Topographic Sensitivity, Grading Intensity, and Safe Buildable Area**
  The project introduces substantial grading and benching on a steep hillside lot, altering natural contours that conflict with the Specific Plan's objective of minimizing landform disturbance and preserving hillside character. Furthermore, the developer's floor-area calculations and development envelopes appear to **rely on generalized average slope methodology** that **fails to reflect the actual topographic severity at the eastern rear of the site**. The topographical maps in the developer's geotechnical report indicate localized gradients in the range of approximately **70% to 100% (roughly 35° to 45°) along the eastern rear edge of the property**—far exceeding the 45% slope threshold (≈24°) that **triggers heightened regulatory scrutiny under the Hillside Construction Regulations (HCR).** These gradients constitute extremely steep hillside terrain where grading, retaining systems, and drainage alterations are inherently disruptive and tightly constrained by engineering and safety considerations. By subsuming these near 1:1 grade conditions into an average slope calculation, the developer **materially minimizes the functional limitations imposed by the site's topography** and correspondingly **overstates the practical and safe buildable area.** The presence of such steep localized segments directly downslope of the proposed structures significantly elevates runoff acceleration, structural loading, and construction-phase instability risks. Any claim of compliant floor-area or height limits that does not explicitly reconcile these extreme slope conditions with the intent of HCR and the Mt. Washington-Glassell Park Specific Plan to limit disturbance on very steep terrain is incomplete and warrants careful, independent technical review.

- **Cumulative Neighborhood Context**
  Compatibility must be assessed relative to adjacent parcels and prevailing development patterns. Two new structures of this aggregate size and building footprint, combined with extensive retaining wall infrastructure, risk creating a **disproportionate visual and physical presence** when viewed from downhill residences and from the constrained public right-of-way.

For these reasons, reliance on floor-area and height metrics alone does not satisfy the Specific Plan's broader mandate for contextual compatibility, topographic responsiveness, and visual moderation. We therefore respectfully **request that Specific Plan compliance be more carefully evaluated through consolidated height and massing exhibits, downhill elevation analyses, and retaining-wall**

interaction diagrams. Without further review of all interconnecting elements, compliance cannot be ensured.

Conclusion

Taken individually, each of the developer's zoning variance requests removes a specific public safeguard. Taken together, these variances would:

- Bypass environmental review despite unusual site conditions,
- Eliminate critical roadway improvements that ensure full and effective emergency vehicle access, automobile and pedestrian safety on a hazardous blind corner, and stormwater mitigation at a known flooding zone,
- Remove the only remaining front yard buffer, compromising critical safety and infrastructure protections, and
- Approve increased residential intensity on a corridor already operating below functional safety standards.

We respectfully ask the Zoning Administration to **deny all of the developer's requested waivers and approvals**, and require objective, buildable improvements, including a roadway that gets closer to the 28-foot Standard Hillside width benchmark through **the addition of sidewalk, curb, and gutter improvements**, and **enforcement of the prevailing front yard setback** to ensure continuous, verifiable safety conditions and neighborhood compatibility. Additionally, we respectfully request that the **design plans be revised to meet Mt. Washington—Glassell Park Specific Plan compliance standards** and a **comprehensive Environmental Impact review be initiated** to understand the resulting risks this development poses to other Cliff Drive properties and road users. While we understand the intent of SB 9 development projects is to increase the housing supply, this aim should not supersede the City's primary responsibility to uphold critical safety standards for the residents of the neighborhood and wider public.

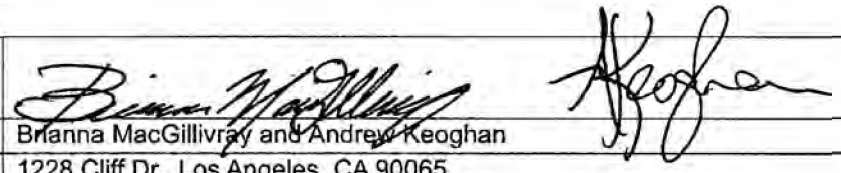
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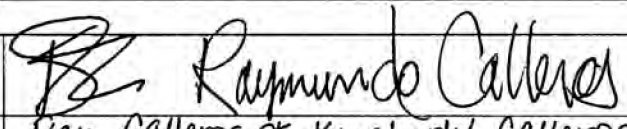
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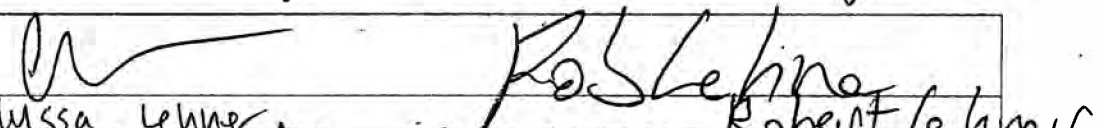
Local Neighborhood Residents

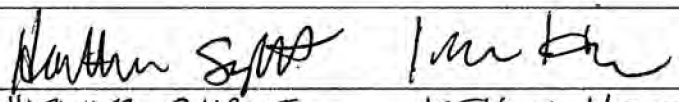
(Signatures listed on following pages)

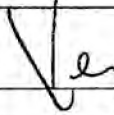
Local Neighborhood Residents' Opposition to Zoning Requests at 1236 N. Cliff Dr. Proposed Development

Signature	
Name	Brianna MacGillivray and Andrew Keoghan
Address	1228 Cliff Dr., Los Angeles, CA 90065
Phone	310-710-2234, 347-527-8973
Email	briannamacg@gmail.com, akeoghan@gmail.com

Signature	
Name	Ray Calleros & Kimberly Calleros
Address	1224 Cliff Drive, Los Angeles CA 90065
Phone	323 670 4286, 323 670 4284
Email	Ktcalleros1224@gmail.com, raycalleros1224@gmail.com

Signature	
Name	Alyssa Lehner Robert Lehner
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Phone	323 899 4949
Email	alyssa.d.lehner@gmail.com

Signature	
Name	HEATHER SEYBOLT KEVIN HUNTER
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Signature	
Name	VERONA GILLESPIE
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Email	MATTLABUGUEN@GMAIL.COM

Signature	
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Signature	
Name	CYNTHIA GOULD
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Signature	
Name	Adrian Pollner OZIAMA AKAGHA
Address	3514 Tacoma Ave
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Email	OAKAGHA@gmail.com / adrianpollner@gmail.com

Signature	
Name	Paul Gregory Moore
Address	1216 Cliff Dr. LA CA 90065 3578 Tacoma LACA 90065
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Email	qsitwere@roadrunner.com

Signature	
Name	GEORGE COSSETTE
Address	3654 ROSEVIEW AVE 90065
Phone	~~323 345-5918~~ 323 304-5865
Email	GCOSSETTE@MAC.COM

Signature	
Name	Jeff Carew
Address	1201 Cliff Drive LA CA 90065
Phone	323-221-8352
Email	jcarew@ucla.edu

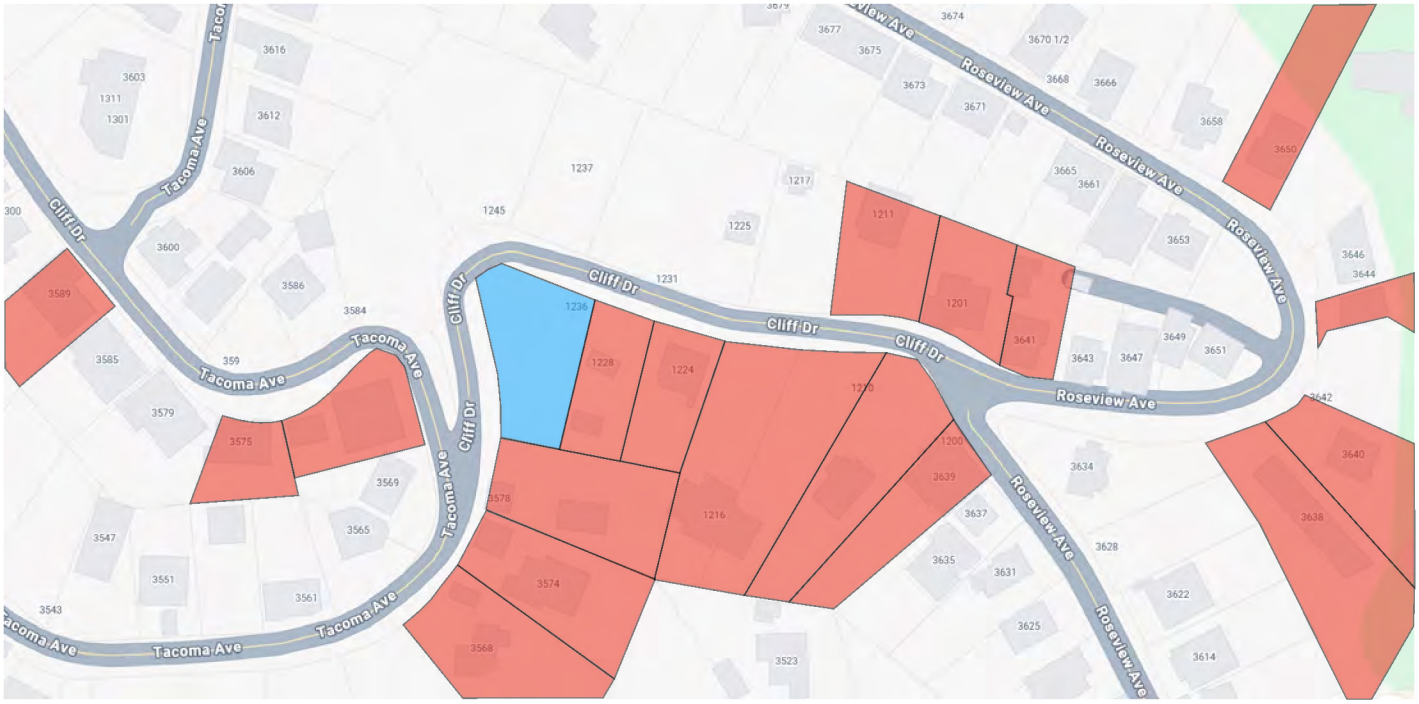
Signature	Norma Hunt-Allen Robert W. Williams
Name	Norma Hunt-Allen
Address	3571 Tacoma Ave, Los Angeles, CA 90065
Phone	310-384-2042
Email	normahunt-allen@msn.com

Signature	Sherrie Gulmahamad
Name .	SHERRIE GULMAHAMAD
Address	3575 TACOMA AVE
Phone	310 383 6801
Email	optionthis@gmail.com

Signature	Robert C Fish	Anthony Logan
Name	Robert C. Fish	Anthony Logan
Address	3589 Tacoma Ave	3589 Tacoma Ave
Phone	323-240-0796	323-240-2710
Email	rfish@loganfish.com	

Signature	[redacted]
Name	TIERRE ETCHEBER
Address	1211 CLIFF DRIVE
Phone	Los Angeles CA 90065
Email	etcheberpp@gmail.com

Signature	
Name	Matthew Pothier
Address	3641 Roseview ave 90065
Phone	
Email	



1236 N. Cliff Dr proposed development

Neighbors opposed to all 1236 N. Cliff Dr proposed development variance requests

NOTE:
URBAN LOT SPLIT SUBDIVISION IN THE R1-1-HCR ZONE IN THE HILLSIDE AREA, PURSUANT TO SB-9; EXISTING RETAINING WALLS TO BE ABANDONED AS ATTESTED IN THE AFFIDAVIT PROVIDED TO THE GRADING DEPARTMENT; NEW RETAINING WALLS TO SUPPORT ALONG DEDICATION TO 10FT FROM SIDE LOT LINE (CLEAR PATH DIMENSION); NO HAZARDOUS CONDITIONS EXIST ON-SITE

1236 N CLIFF DR IS WITHIN A SPECIAL GRADING AREA, THE URBAN AGRICULTURE INCENTIVE ZONE, AND VERY HIGH FIRE HAZARD SEVERITY ZONE.

THIS PRELIMINARY PARCEL MAP REFLECTS INFORMATION COLLECTED BY CHRIS NELSON AND ASSOCIATES, INC., LICENSE NUMBER 6385 (7119 SUNSET BLVD, LOS ANGELES, CA 90046; TEL. (818) 991-1040)). DAVID LAFAILLE OF WEST COAST TECHNICAL CONSULTANTS, INC., LICENSE NUMBER 13128 (1197 E. LOS ANGELES AVE., C115 SIMI VALLEY, CA. 93065; TEL. 818-216-0504), A LICENSED CIVIL ENGINEER, WILL PREPARE THE FINAL PARCEL MAP AS STIPULATED IN CP-3605.

LEGAL DESCRIPTION:
THE REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS: LOT 64 OF TRACT NO. 4085, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGES 9 TO 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5454-013-026

1236 N CLIFF DR:
GROSS LOT AREA 9,305.80SQFT
NET LOT AREA, POST-DEDICATION 8,596.35SQFT
AVERAGE NATURAL SLOPE: 40.04% = (1FT * 3726.50FT / 9,305.80SQFT) * 100%

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ PARCEL MAP
DEC 17 2024
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

EXISTING CLIFF DRIVE OUTLINE
GUARD RAIL TO BE REMOVED
N CLIFF DRIVE
3584 TACOMA AVE (NOT IN PROJECT)
PROPERTY LINE CORNER = 25.81' (R=11'-11 7/8")
PROPERTY LINE WEST = 71'-4"
PROPERTY LINE WEST = 56'-11" (R=205')
PROTECTED TREE TO REMAIN (CO-DOM, 32", TOYON HETEROMELES ARBUTIFOLIA)
PROPERTY LINE SHARED = 65'-1"
DEDICATION
PROPOSED PORTION OF LOT A FOR DIMINISHED FRONT YARD SETBACK (0'-8")
EXISTING FRONT YARD SETBACK
PARCEL A VACANT
CLIFF RESIDENCE SOUTH
1250 N CLIFF DR
GROSS LOT AREA 5,498.39SQFT
NET LOT AREA, POST-DEDICATION 5,057.67SQFT
EXISTING TREE TO REMOVE
PROPOSED SIDE YARD SETBACKS
PROPERTY LINE SOUTH = 47'-3"
PROPERTY LINE SHARED = 52'-3"
PROPERTY LINE SHARED = 22'-5"
PARCEL B VACANT
CLIFF RESIDENCE NORTH
1238 N CLIFF DR
GROSS LOT AREA 3,808.04SQFT
NET LOT AREA, POST-DEDICATION 3,530.68SQFT
PROPERTY LINE NORTH = 85'-5"
N CLIFF DRIVE
3578 TACOMA AVE (NOT IN PROJECT)
SIGNIFICANT TREE TO REMAIN (24", DEODAR CEDAR (CEDRUS SPP.)
PROTECTED TREE TO REMAIN (CO-DOM, 42", TOYON HETEROMELES ARBUTIFOLIA)
PROPOSED PORTION OF LOT A FOR DIMINISHED FRONT YARD SETBACK (0'-0")
EXISTING FRONT YARD SETBACK DEDICATION
EXISTING SIDE YARD SETBACK
PROPOSED SIDE YARD SETBACK
SIGNIFICANT TREE TO REMAIN (CO-DOM, 16", PRIVET LUGUSTRUM LUCIDUM)
PROPOSED REAR YARD SETBACK
PROPOSED SIDE YARD SETBACK (REMAINING SIDE YARD WITHIN SANITARY SEWER EASEMENT)
EXISTING REAR YARD SETBACK
PROPERTY LINE EAST, PARCEL A = 64'-4"
PROPERTY LINE EAST = 122'-5"
PROPERTY LINE EAST, PARCEL B = 58'-1"
PROTECTED TREE TO REMAIN (CO-DOM, 24", QUERCUS AGRIFOLIA)
PROPOSED REAR YARD SETBACK
EXISTING SIDE YARD SETBACK (REMAINING SIDE YARD WITHIN SANITARY SEWER EASEMENT)
1228 NORTH CLIFF DRIVE (NOT IN PROJECT)
SANITARY SEWER EASEMENT (CONT.)
SANITARY SEWER EASEMENT
1245 CLIFF DRIVE (NOT IN PROJECT)
PORTION OF CLIFF DR TO CORRECT: ENCROACHMENT OF ROADWAY WITHIN PROPERTY LINE
EXISTING STORM WATER PIPE TO BE REPLACED IN SITU PER BOE ORDER
PROPERTY LINE
PROPOSED PROPERTY LINE WITH LOT SPLIT
1237 CLIFF DRIVE (NOT IN PROJECT)
EXISTING CLIFF DRIVE OUTLINE
EXISTING RETAINING WALLS TO BE ABANDONED, NEW RETAINING WALLS TO SUPPORT ALONG DEDICATION TO CLEAR PATH

A
ARCHITECTURAL
SKA-DWG CLIFF RESIDENCE SOUTH
SKB-DWG CLIFF RESIDENCE NORTH

NOTE:
SEE TENTATIVE GRADING CALCULATIONS INCLUDED IN ULS CASE FILING. CUT AND FILL AREA DIAGRAMS ARE APPROXIMATIONS BASED ON THE TENTATIVE PROPOSED GRADING PLAN AND REFLECT THE TENTATIVE GRADING CALCULATIONS. THE AREAS OF SLOPE REMEDIATION ARE NOT INCLUDED.

CUT
FILL

PPM
Tentative Map ~~SANITARY SEWER EASEMENT~~ and the accompanying geological and soils engineering reports dated 12/18/2023 are acceptable for the initial filing with the Department of City Planning.
Nader Tavassoli
Geologist, Building & Safety

N

ADM-2024-7983

DESIGNER:
HALLIE BLACK
HALLIE.BLACK@ME.COM / +1 (617) 449-8518

EXECUTIVE ARCHITECT:
ARCHITECTURE STUDIO SEO PLLC
GO@GOSTUDIOSEO.COM / +1 (310) 795-3300

PROJECT NUMBER:
00031CLI

OWNER:
AS THE CROW, LLC 2634 6TH ST, SANTA MONICA, CA 90405
HALLIE.BLACK@ME.COM / +1 (617) 449-8518

PROJECT NAME:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
1236 N CLIFF DR, LOS ANGELES, CA 90065 (APN: 5454013026)

DRAWING TITLE:
PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES (CUT/FILL)

DATE:
12/05/2024

SCALE:
1/16" = 1'-0"

DRAWING NO.:
SKG-023.1

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

MICHAEL R. NEWHOUSE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
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ELIZABETH ZAMORA

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

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200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: February 24, 2025

As the Crow, LLC (A)(O)
Hallie Black
2634 6th Street
Santa Monica, CA 90405

RE: Urban Lot Split-Preliminary Parcel Map No.: ADM-2024-7983-PMUL
Address: 1236 North Cliff Drive
Community Plan: Northeast Los Angeles
Zone: R1-1-HCR
Council District: 1 – Hernandez

LETTER OF COMPLIANCE – Ministerial Review of SB 9 Urban Lot Split

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2024-7983-PMUL, located at 1236 North Cliff Drive, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated December 17, 2024 in the Northeast Los Angeles Community Plan. The Advisory Agency determines based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1). This subdivision is based on the R1-1-HCR Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC 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.) 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.

Note on waivers for development: This approval pertains only to the Urban Lot Split application. No deviations from the Code for the proposed development have been granted herein.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS
Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, or calling (213) 808-8971.

1. That the proposed parcels be labeled as Parcel A and Parcel B, respectively, on the final map.

2. That the final map be labeled as "Urban Lot Split per CA Senate Bill 9" satisfactory to the City Engineer."

3. That the subdivider make a request to BOE Central District Office to determine the capacity of existing sewers in this area.

4. That any natural watercourse within or adjoining the subdivision be delineated on the final map.

5. That any existing public easement(s) within the subdivision be delineated on the final map.

6. This map shall be subject to the following fees:

    a. Final Parcel Map per LAMC 19.02 B3(a).

    b. Final Parcel Map Very High Fire Hazard Severity Zone surcharge per LAMC 19.02 B3(b).

    Note: The amount charged for these fees will be determined by the BOE – Standard Fee List in effect at the time of Final Map filing.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated August 08, 2024, Log No. 129125-02 and attached to the case file for Tract No. 4085, Lot 64.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

8. 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. For any proposed building with a permit issued prior to obtaining a Zoning clearance for this lot split, show that it complies with the current Building (Residential) and Zoning Code requirements within the new lot prior to obtain the Zoning clearance for this map or obtain City Planning approval to waive such Zoning requirements.

    b. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located in Specific Plan Area: Mount Washington – Glassell Park.

This property is located in a Very High Fire Hazard Severity Zone.

The property is located in a Special Grading Area.

The following permits are under plan check: 24010-10000-02451, 24010-10000-02022.

Any proposed structure or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

DEPARTMENT OF TRANSPORTATION
Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213)482-7024.

9. 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 when driveway is serving less than 100 parking spaces or as shall be determined to the satisfaction of the Los Angeles Department of Transportation (LADOT).

   b. Parking spaces shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

   c. Driveway(s) or depressed curbs that are abandoned and no longer in use, shall be removed and replaced with full curb-height.

   d. Driveway(s) and vehicular access for residential component of any development should be limited to the street with the lowest classification or as shall be determined to the satisfaction of the Department of Transportation.

   e. A parking area and driveway plan be submitted to the LADOT Citywide Planning Coordination Section for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 North Figueroa Street, Room 550. For an appointment, contact LADOT's One Stop email at ladot.onestop@lacity.org.

   f. That a fee in the amount of $205 be paid to LADOT as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the

applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. 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 please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

10. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

    c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    e. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

    f. Site plans shall include all overhead utility lines adjacent to the site.

    g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

    h. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

    i. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

    j. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

k. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

11. 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 SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation shall inspect the sewer/storm drain lines serving the subject tract. 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

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS
Please contact RAP at (213) 202-2682 or rap.parkfees@lacity.org for any questions regarding the following:

14. That the Park fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING
Removal of Protected trees and shrubs requires approval from the Board of Public Works. All prcjects must have environmental (CEQA) documents that appropriately address any removal and replacement of native protected trees and shrubs. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

15. Native Protected Trees

a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.

b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

16. Street Trees

c. Project shall preserve all healthy mature street trees wherever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approve by the Board of Public Works and Urban Forestry Division.

d. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

e. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree planting. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: All protected tree or street tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

17. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2024-7983-PMUL shall not be issued until after the final map has been recorded.

b. The subdivision shall be limited to residential uses.

c. Limit the subdivision to two (2) lots.

d. Parking shall be provided in conformance with GCS 66411.7(e)(3). One space shall be required for each unit.

e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.

g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

i. The Applicant shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

j. 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 cost 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. (ii)

v. If the City determines it necessary to protect the City's interests, 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, commission, 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 the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. That the following provisions be accomplished in conformity with the improvements constructed herein:

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 Los Angeles Municipal Code (LAMC).

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 and drainage easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records 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 if necessary, satisfactory 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.

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. Any required bonded sewer fees shall be paid prior to recordation of the final map.

c. Any construction activity within public streets, private streets, alleys and easements shall be constructed under permits in conformity with plans and specifications approved by the Bureau of Engineering.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

a. Construct any necessary mainline and house connection sewers to serve the tract as determined by the City Engineer.

b. Construct any necessary drainage facilities.

c. Close any unused driveways satisfactory to the City Engineer.

d. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

i. Construct the necessary house connection sewers to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

A haul route hearing before the Board of Building and Safety Commissioners ("BBSC") is required for all applications for the import or export of more than 1,000 cubic yards of soil in the "hillside" area, as designated by the current Bureau of Engineering Basic Grid Map No. A-13372, and as referenced in ZIMAS, as a "Special Grading Area."

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 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted.

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

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.

SENATE BILL 9 BACKGROUND

On September 16, 2021, Governor Gavin Newsom approved Senate Bill (SB) 9, effective as of January 1, 2022, which requires a ministerial review process for a parcel map application for the creation of an Urban Lot Split if a project meets the State law provided in California Government Code Section (GCS) 66411.7. The purpose of SB 9 is to provide eligible developments a ministerial approval process that is not subject to the California Environmental Quality Act (CEQA). A local agency shall approve an Urban Lot Split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2) (commencing with Section 66410), except as otherwise expressly provided in SB 9.

PROJECT BACKGROUND

Subject Property

The project site is located in the Northeast Los Angeles Community Plan. The site is composed of one (1) irregular lot with a lot area of approximately 9,306 square feet. The lot has approximately 240 feet of frontage along Cliff Drive.

Zoning and Land Use Designation

The project site is located in the Northeast Los Angeles Community Plan and is designated for Low Residential land uses with corresponding zones of RS, R1, RU, RD6 and RD5. The site is zoned R1-1-HCR and is consistent with the land use designation.

Surrounding Uses

The properties adjacent to the site and within the surrounding area are zoned R1-1-HCR and RE20-1-HCR and are either developed with single-family dwellings or are vacant.

Project Description

The project is proposing to subdivide one vacant lot consisting of approximately 9,306 square feet into two smaller lots consisting of approximately 5,498 square feet of gross lot area (Parcel A) and 3,808 square feet of gross lot area (Parcel B).

SB 9 ELIGIBILITY CRITERIA

Pursuant to GCS 66411.7(a), a local agency shall ministerially approve a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements, outlined below. Based on the administrative record, the project meets the

requirements of GCS 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7.

(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.	☒ **Complies** ☐ Does Not Comply
The existing unsubdivided lot has an area of 9,306 square feet. The proposed lot split results in Parcel A with a gross lot area of 5,498 square feet (59.1 percent of the existing lot area) and Parcel B with a gross lot area of 3,808 square feet (40.9 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.	

(3) The parcel being subdivided meets all the following requirements:	
(A) The parcel is located within a single-family residential zone. *Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.*	☒ **Complies** ☐ Does Not Comply
The subject lot is zoned R1-1-HCR.	
(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.	☒ **Complies** ☐ Does Not Comply
The site is composed of a legal parcel located within the boundaries of the City of Los Angeles.	
(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4: *(6) The development is not located on a site that is any of the following:* *B. Either prime farmland or farmland of statewide importance.* *C. Wetlands.* *D. Within a very high fire hazard severity zone.* *E. A hazardous waste site.*	☒ **Complies** ☐ Does Not Comply

F. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards. *G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).* *H. Within a floodway.* *I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan.* *J. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).* *K. Lands under conservation easement.*	
As shown in the ZIMAS parcel report and the administrative record, the property is not zoned or designated for agricultural use and is not located within a wetland. The property is not identified as a hazardous waste site that is listed pursuant to GCS 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. Furthermore, the property is not located within an earthquake fault zone, special flood hazard area, floodway, a conservation or natural resource protection plan, nor lands under conservation easement. As provided in a Biologist's Statement of Habitat dated April 2, 2024, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J). The property is located within a high fire hazard severity zone; however, the project is subject to fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development and complies with the requirements of Section 65913.4.	
(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing: (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.	☒ **Complies** ☐ Does Not Comply

(iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application. (iv) Housing that has been occupied by a tenant in the last three years.	
The project site is vacant and therefore, does not include the demolition or alteration to any housing units.	
(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.	☒ **Complies** ☐ Does Not Comply
As shown in ZIMAS, the property is not located within a Historic District identified by the State or a Historic Preservation Overlay Zone (HPOZ) designated by the City.	
(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.	☒ **Complies** ☐ Does Not Comply
A review of the subject site parcel data shows no previous approval of an urban lot split.	
(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.	☒ **Complies** ☐ Does Not Comply
A review of the adjacent parcels shows no applications or approvals for an urban lot split.	

Pursuant to GCS 66411.7(g)(1) a local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

(1),(2),(3) The applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This requirement does not apply to an applicant that is a "community land trust" or is a "qualified nonprofit corporation". See the last page for the Applicant Declaration Related to Owner Occupancy.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
As shown in the Los Angeles Department of City Planning Attachment to SB9 Urban Lot Split Parcel Map Application Applicant Declaration Related to Owner Occupancy signed, dated May	

29, 2024, the applicant intends to occupy one (1) of the housing units as their principal residence for a minimum of three years.

Pursuant to GCS 66411.7(j) a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section. For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units created pursuant to GCS 65852.21, a primary dwelling, an accessory dwelling unit as defined in GCS 65852.2, or a junior accessory dwelling unit as defined in GCS 65852.22.

(1),(2) Notwithstanding any provision of Section 65852.2, 65852.21, 65852.22, 65915, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The project is conditioned to a maximum of two units per parcel. The applicant is proposing one (1) unit for each of the created lots, under separate building permits.	

Note: This approval pertains only to the Urban Lot Split application. No deviations from the Code for proposed development have been granted herein.

The Urban Lot Split Parcel Map meets the requirements outlined in Government Code Section 66411.7. The Advisory Agency approves Preliminary Parcel Map No. ADM-2024-7983-PMUL.

Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

VINCENT P. BERTONI, AICP
Advisory Agency

Linda Lou, AICP
Deputy Advisory Agency

LL:AMW

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MOUNT WASHINGTON ALLIANCE

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RE: ZA-2025-2856-CU1-SPPC-HCA-1A
1236 Cliff Drive, Los Angeles, CA 90065
Hearing Date: July 8, 2026 after 4:30pm
Opposed to Appeal

The Mt. Washington Alliance (MWA) opposes the appeal filed April 28, 2026 and supports the builder. MWA is a non-profit 501C 4 corporation of approximately 400 residents living in Mount Washington. We educate both residents and builders on the issues involved in building on our hillside, a very high fire severity hazard zone. We are not opposed to construction; however, we ask that it be done safely and that the laws be enforced to protect the community.

PRECEDENTS

Reaching out to neighboring residents

- From 2023 to the present Builder reached out to neighbors a minimum of 38 times
- Received mostly positive feedback and responded to any expressed concerns
- A neighbor even wanted to keep a Toyon, so the Builder incorporated a request to avoid that area for street widening.
- Physical introductory letters delivered to abutting and nearby neighbors

Reached out to Mt. Washington Alliance (MWA)

- Builder was in communications with MWA starting back in March 2024 before submitting their application May 2025.
- Builder met with MWA on multiple occasions, reviewing plans, impacts and addressed concerns.
- Promptly replied and incorporated solutions before the Application was filed May 2025. Since the filing the owner/builder has kept in contact with MWA in open communication.

1228 Cliff Drive

- Adjacent house to 1236 Cliff Drive located below grade on the downslope
- Builder left a physical introductory letter to the owner, before the property was listed
- House listed in September 2025. Builder informed the realtor of pre-existing drainage issues and building plans
- Various pre-existing issues
    - City watercourse bisects the property
    - Drainage issues due to watercourse including flooding on the front porch and foundation
    - Roof issues (tarp over part of the roof)
    - Mudflows during rains
    - No garage or parking, only parking on Cliff Street above
- House sold October 16, 2025

Builder Communication with New Neighbors 1228 Cliff Drive (Appellant)

Before the sale closed new owners and realtor were repeatedly advised of the new construction and related storm water issues.

- New owners signed the seller's disclosure statement notifying them of pre-existing issues noted above. (Exhibit 1)
- The buyer signed a disclosure the builder sent the realtor agreeing they were aware of the issues. No dispute was made. (Exhibit 2)
- The builder contacted the new owners (Appellant) at least 5 times. The new owners refused to meet with the builder.

Appellants points/grounds for appeal

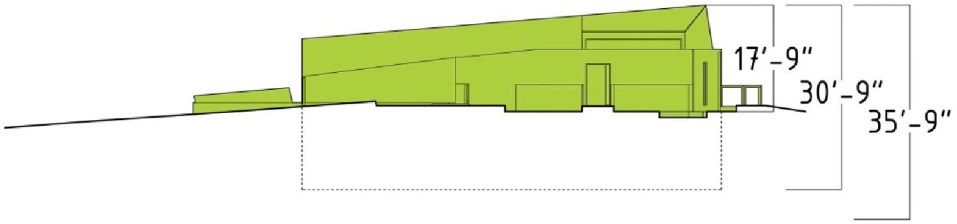
1) CEQA exemption – This is a common exemption and not at all unusual.
    a. Drainage issues are mentioned yet the *appellant signed both a disclosure from the realtor and disclosure from the Builder stating this issue.(Exhibits 1 and 2)*
    b. Builder is doing an extra step by installing catch basins to help contain runoff

2) Curb, Gutter, Sidewalk and full Street Improvements
    a. Zoning only determines whether the road should be widened
    b. Sidewalks, Curb, Gutter are beyond the scope of these proceedings.
    c. The proposed buildings do not sit at the edge of the road.

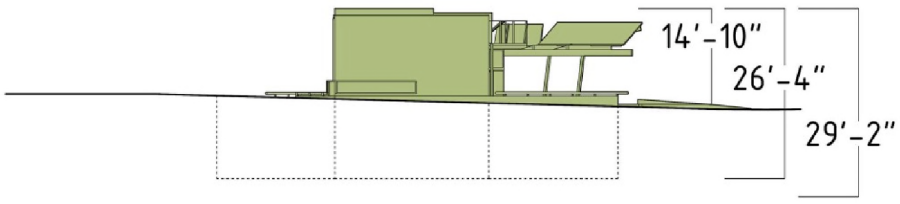
3) Zero Foot front yard setback
    a. Builder is providing a 5 foot setback along part of the boundary
    b. *AZA noted that the five foot setback along the entirety of the frontage would require the builder to move the structures downslope – closer to the appellant's house and away from the flat areas.*
    c. Precedent for zero foot front yard setbacks – 461, 465 and 467 Del Norte granted in 2025.
    d. Many of the buildings in the area are either in the street or have less than a 5 foot set back from the property line.
    e. The builder has gone to great lengths to place buildings and driveway maximizing the sight line along the street curve.
    f. Tacoma argument irrelevant, the project is on Cliff Drive

4) Mt. Washington-Glassel Park Specific Plan Compliance
    a. The house is compliant
    b. The proposed buildings are 35 feet 9 inches and 29 feet and 2 inches respectively, significantly under the 45' height limit.

HEIGHT OF CLIFF RESIDENCE SOUTH



HEIGHT OF CLIFF RESIDENCE NORTH



c. Excavation-
    i. Total grading(which is exempt) is 385 cubic yards, 40% of the total 965 cubic yards allowed. This portion is remedial + foundation and exempt.
    ii. Total export is 61 cubic yards 8% of the total 750 cubic yards allowed.
    iii. Total import is 0% of the allowed 375 cubic yards.
d. Builder is only required to provide 2 parking spaces and is providing 3 spaces. Builder is sensitive to providing parking.
e. Downhill Façade Dominance is irrelevant, the project is compliant. Note the builder is placing the project on the flat areas which means less excavation, and reduces distance from the downslope house. Also, the previous house was built on that area.
f. Retaining walls – The current old retaining wall is unstable. The builder proposes to construct a retaining walls to handle traffic. The size of conforms to code.





g. The retaining walls do not extend 8-12 feet above the ground/roadway. The tops of the walls will extend 0 feet above the roadway, no tunnel

is created. Again the builder has gone to lengths to place the buildings, parking to maximize the sight line.

CLOSING COMMENTS/CONCLUSION

In this case the builder has gone beyond what is required in reaching out to neighbors and neighborhood organization MWA. The builder has taken many items into consideration, sight lines, scale, drainage. The Appellant was well aware of drainage issues, and prospective construction upon purchasing the property. It is unreasonable to reinterpret existing codes and laws. We feel AZA Mr. Jonathan A. Hershey was fair and detailed in his extensive 50 page Letter of Determination.

Respectfully,

Juanita Martinez
VP Land Use
Mt. Washington Alliance

TIMELINE

Builder meets with Mount Washington Alliance	start March 31, 2024 and ongoing
Builder outreach to neighbors	October 23,2023 and ongoing
ASNC presentation	April 14, 2025
1236 Cliff Drive application filed	May 2025
1228 Cliff Drive listed	September 2, 2025
1228 Cliff Drive sold	October 16, 2025
ZA Hearing	February 12, 2026
LOD issued	April 10, 2026
Appeal filed	April 28, 2026
East Los Angeles Commission hearing	July 8, 2026

EXHIBIT 1

COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 12/19)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF *Los Angeles* **, COUNTY OF** *Los Angeles* **, STATE OF CALIFORNIA, DESCRIBED AS** *1228 Cliff Dr, Los Angeles, CA 90065-1706* **. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) _____. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☒ Additional inspection reports or disclosures: Mold, Foundation, Kitchen

☐ *No substituted disclosures for this transfer.*

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☒ is not occupying the property.

A. The subject property has the items checked below: *

☒ Range	☒ Wall/Window Air Conditioning	☐ Pool:
☒ Oven	☐ Sprinklers	☐ Child Resistant Barrier
☐ Microwave	☒ Public Sewer System	☐ Pool/Spa Heater:
☒ Dishwasher	☐ Septic Tank	☐ Gas ☐ Solar ☐ Electric
☐ Trash Compactor	☐ Sump Pump	☒ Water Heater:
☐ Garbage Disposal	☐ Water Softener	☒ Gas ☐ Solar ☐ Electric
☒ Washer/Dryer Hookups	☒ Patio/Decking	☒ Water Supply:
☐ Rain Gutters	☐ Built-in Barbecue	☒ City ☐ Well
☐ Burglar Alarms	☐ Gazebo	☐ Private Utility or
☒ Carbon Monoxide Device(s)	☐ Security Gate(s)	Other _____
☒ Smoke Detector(s)	☐ Garage:	☒ Gas Supply:
☐ Fire Alarm	☐ Attached ☐ Not Attached	☒ Utility ☐ Bottled (Tank)
☐ TV Antenna	☐ Carport	☒ Window Screens
☐ Satellite Dish	☐ Automatic Garage Door Opener(s)	☐ Window Security Bars
☐ Intercom	☐ Number Remote Controls ____	☐ Quick Release Mechanism on Bedroom Windows
☐ Central Heating	☐ Sauna	
☐ Central Air Conditioning	☐ Hot Tub/Spa:	☐ Water-Conserving Plumbing Fixtures
☐ Evaporator Cooler(s)	☐ Locking Safety Cover	

Exhaust Fan(s) in Kitchen, Bathroom 220 Volt Wiring in _____ Fireplace(s) in Living Room
☐ Gas Starter _____ ☒ Roof(s): Type: Don't Know Age: Don't Know (approx.)
☐ Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☒ Yes ☐ No. If yes, then describe. (Attach additional sheets if necessary): Some windows have screens, some don't. Fireplace has no chimney. Don't know much about condition of the roof.

(*see note on page 2)

Buyer's Initials (AS) (_____) Seller's Initials (LT) (_____)

©2014, California Association of REALTORS®, Inc.

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? [X] Yes [ ] No. If yes, check appropriate space(s) below.

[ ] Interior Walls [ ] Ceilings [ ] Floors [ ] Exterior Walls [ ] Insulation [ ] Roof(s) [ ] Windows [ ] Doors [ ] Foundation [ ] Slab(s)
[ ] Driveways [ ] Sidewalks [ ] Walls/Fences [ ] Electrical Systems [ ] Plumbing/Sewers/Septics [X] Other Structural Components

(Describe: Exterior stairs have moved a bit during my ownership and are uneven and cracked.)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property . . . [ ] Yes [X] No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property . . . [X] Yes [ ] No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . . [X] Yes [ ] No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . . . [X] Yes [ ] No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . . [X] Yes [ ] No
6. Fill (compacted or otherwise) on the property or any portion thereof . . . [ ] Yes [X] No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . . [X] Yes [ ] No
8. Flooding, drainage or grading problems . . . [X] Yes [ ] No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides . . . [X] Yes [ ] No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements . . . [ ] Yes [X] No
11. Neighborhood noise problems or other nuisances . . . [ ] Yes [X] No
12. CC&R's or other deed restrictions or obligations . . . [ ] Yes [X] No
13. Homeowners' Association which has any authority over the subject property . . . [ ] Yes [X] No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . [ ] Yes [X] No
15. Any notices of abatement or citations against the property . . . [ ] Yes [X] No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . [ ] Yes [X] No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): See attached list

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials (AS) ( ) Seller's Initials (CT) ( )

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller DocuSigned by: Cybelle Tondu A9CF77AB7BAC492... Date 5/8/2020

Cybelle Tondu

Seller _____ Date _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☒ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Representing Seller) *Compass* By DocuSigned by: Lauren Reichenberg 263217EB2EPB437... Date 5/8/2020

(Please Print) (Associate Licensee or Broker Signature)

Lauren Reichenberg

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

☒ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Obtaining the Offer) Maisonre By DocuSigned by: Sara Lov 9FAA912AAC4FE... Date 5/21/2020

(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller DocuSigned by: Cybelle Tondu A9CF77AB7BAC492... Date 5/8/2020 Buyer DocuSigned by: Alex K. Somers 9B83B2CA6F534E4... Date 5/21/2020

Cybelle Tondu

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) *Compass* By DocuSigned by: Lauren Reichenberg 263217EB2E1437... Date 5/8/2020

(Please Print) (Associate Licensee or Broker Signature)

Lauren Reichenberg

Agent (Broker Obtaining the Offer) Maisonre By DocuSigned by: Sara Lov 9FAA912AAC4FE... Date 5/21/2020

(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as ***1228 Cliff Dr***, Assessor's Parcel No. ***5454-013-027***, situated in ***Los Angeles***, County of ***Los Angeles*** California ("Property").

II. The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: **ARE YOU (SELLER) AWARE OF...**

1.	Within the last 3 years, the death of an occupant of the Property upon the Property	☐ Yes	☒ No
2.	An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)	☐ Yes	☒ No
3.	The release of an illegal controlled substance on or beneath the Property	☐ Yes	☒ No
4.	Whether the Property is located in or adjacent to an "industrial use" zone (In general, a zone or district allowing manufacturing, commercial or airport uses.)	☐ Yes	☒ No
5.	Whether the Property is affected by a nuisance created by an "industrial use" zone.	☐ Yes	☒ No
6.	Whether the Property is located within 1 mile of a former federal or state ordnance location. (In general, an area once used for military training purposes that may contain potentially explosive munitions.)	☐ Yes	☒ No
7.	Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.	☐ Yes	☒ No
8.	Insurance claims affecting the Property within the past 5 years	☐ Yes	☒ No
9.	Matters affecting title of the Property	☐ Yes	☒ No
10.	Material facts or defects affecting the Property not otherwise disclosed to Buyer	☒ Yes	☐ No
11.	Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3	☐ Yes	☒ No

Explanation, or ☒ (if checked) see attached; See attached letter

Buyer's Initials (AS DS) (_____) Seller's Initials (_____ DS) (_____)

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EQUAL HOUSING OPPORTUNITY

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

B. REPAIRS AND ALTERATIONS: **ARE YOU (SELLER) AWARE OF...**

1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) . . . . . [X] Yes [ ] No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? . . . . . [ ] Yes [X] No
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) . . . . . [X] Yes [ ] No
4. Any part of the Property being painted within the past 12 months. . . . . [X] Yes [ ] No
5. Whether the Property was built before 1978. . . . . [X] Yes [ ] No
   (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. . . . . [ ] Yes [X] No
   (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? . . . . . [ ] Yes [X] No

Explanation: #1 & #3 See attached list; #4 Interior of property was painted in last 3 months

C. STRUCTURAL, SYSTEMS AND APPLIANCES: **ARE YOU (SELLER) AWARE OF...**

1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances . . . . . [X] Yes [ ] No
2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) . . . . . [ ] Yes [X] No
3. An alternative septic system on or serving the Property. . . . . [ ] Yes [X] No

Explanation: See attached list

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: **ARE YOU (SELLER) AWARE OF...**

1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs . . . . . [ ] Yes [X] No

Explanation: _____

E. WATER-RELATED AND MOLD ISSUES: **ARE YOU (SELLER) AWARE OF...**

1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property . . . . . [X] Yes [ ] No
2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property . . . . . [ ] Yes [X] No
3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood . . . . . [X] Yes [ ] No

Explanation: See attached letter

F. PETS, ANIMALS AND PESTS: **ARE YOU (SELLER) AWARE OF...**

1. Pets on or in the Property . . . . . [X] Yes [ ] No
2. Problems with livestock, wildlife, insects or pests on or in the Property . . . . . [X] Yes [ ] No
3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above . . . . . [ ] Yes [X] No
4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. . . . . [ ] Yes [X] No
   If so, when and by whom _____

Explanation: #1 Cats, #2 Wildlife and insects are all around the property,

Buyer's Initials (AS DS) (_____) Seller's Initials (CT DS) (_____)

EQUAL HOUSING OPPORTUNITY

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: **ARE YOU (SELLER) AWARE OF...**

1. Surveys, easements, encroachments or boundary disputes . . . . . [X] Yes [ ] No
2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage . . . . . [X] Yes [ ] No
3. Use of any neighboring property by you . . . . . [X] Yes [ ] No

Explanation: See attached letter, #3 Neighbor has always allowed us and tenant to park on her property across the street, but there is no formal agreement.

H. LANDSCAPING, POOL AND SPA: **ARE YOU (SELLER) AWARE OF...**

1. Diseases or infestations affecting trees, plants or vegetation on or near the Property . . . . . [X] Yes [ ] No
2. Operational sprinklers on the Property . . . . . [ ] Yes [X] No
   (a) If yes, are they [ ] automatic or [ ] manually operated.
   (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system . . . [ ] Yes [ ] No
3. A pool heater on the Property . . . . . [ ] Yes [X] No
   If yes, is it operational? . . . . . [ ] Yes [ ] No
4. A spa heater on the Property . . . . . [ ] Yes [X] No
   If yes, is it operational? . . . . . [ ] Yes [ ] No
5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired . . . . . [ ] Yes [X] No

Explanation: #1 In the past a large elm tree fell due to bee infestation.

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)
ARE YOU (SELLER) AWARE OF...

1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property. . . . . [ ] Yes [X] No
2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property . . . . . [ ] Yes [X] No
3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Commitee requirement. . . . . [ ] Yes [X] No

Explanation: _____

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

1. Any other person or entity on title other than Seller(s) signing this form . . . . . [X] Yes [ ] No
2. Leases, options or claims affecting or relating to title or use of the Property . . . . . [ ] Yes [X] No
3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood . . . . . [ ] Yes [X] No
4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity . . . . . [ ] Yes [X] No
5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? [ ] Yes [X] No
6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? . . . . . [ ] Yes [X] No

Explanation: #1 Mother, Ruby Tondu, is on Title

K. NEIGHBORHOOD: **ARE YOU (SELLER) AWARE OF...**

1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife . . . . . ☒ Yes ☐ No

Explanation: Have not lived at Property for 4 years, but when last there, occasional homeless Person walking up hill. A lot of wildlife, red flag no parking days, occasional fireworks

L. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property . . . . . ☐ Yes ☒ No
2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. . . . . ☐ Yes ☒ No
3. Existing or contemplated building or use moratoria that apply to or could affect the Property . . . . . ☐ Yes ☒ No
4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property . . . . . ☐ Yes ☒ No
5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals . . . . . ☐ Yes ☒ No
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed . . . . . ☐ Yes ☒ No
7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property . . . . . ☐ Yes ☒ No
8. Whether the Property is historically designated or falls within an existing or proposed Historic District . . . . . ☐ Yes ☒ No
9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies . . . . . ☐ Yes ☒ No

Explanation: _____

M. OTHER: **ARE YOU (SELLER) AWARE OF...**

1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. . . . . ☒ Yes ☐ No

(If yes, provide any such documents in your possession to Buyer.)

2. Any occupant of the Property smoking on or in the Property. . . . . ☐ Yes ☒ No
3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer . . . . . ☐ Yes ☒ No

Explanation: _____

VI. ☐ **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

DocuSigned by: Cybelle Tondu A5CF77AB7BAC492...

Seller Cybelle Tondu Date 5/8/2020

Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

DocuSigned by: 9B83B2CA6F554E4...

Buyer Alex K. Somers Date 5/21/2020

Buyer _____ Date _____

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525 South Virgil Avenue, Los Angeles, California 90020

The watercourse is a city designated naturally occurring watercourse that maintains an open path for drainage for the hillside.

In 2011 Water came down to the property from a large pipe beginning on the road across from the vacant lot and terminating at the western edge of the property. It continued until 2015 until I installed a drain, underground pipe, and rip-rap area to redirect the water. I spoke with the city off and on from 2011 to 2015 to try to come up with a resolution that could be done with a permit and none was given to me by the city. I spoke with a watercourse engineer with the city and he suggested that I design the pipe as implemented even though I would not be able to get a permit for it. In 2015, the system was installed and water has not affected property. The pipe ends a few feet behind the sewer manhole on the eastern edge of the property. In 2015, the neighbor was upset about the water flow and so built up a dirt wall to try to slow the flow of water onto their property.

Notice of violation of work done without a permit was received in 2015 and no further action has been taken by the city or myself since then. Online the notice appears as closed.

Seller Property Questionnaire

A10. Material facts or defects affecting the Property not otherwise disclosed to buyer

Bathroom window and needs to be opened or exhaust fan used frequently for proper ventilation. I have noticed that mildew tends to build on tile if not. A mold and fungal inspection was done in 2017 but no further action recommended. See documentation attached.

In 2019, it was recommended that the large eucalyptus tree in rear be removed to protect from any possible future falling. The tree appears to be on rear neighbor's property so it needs to be worked out with him as to who is responsible.

B1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the property

Ceilings in living room and bedroom were vaulted and crawl space removed without permit in 2011. Bathroom was remodeled and windows were installed without a permit in 2011. Kitchen was completely replaced, including window, cabinetry, recessed lighting, appliances, drywall, and countertops (see attached bid for details). This work was done WITH a permit in 2014. Handrail was installed in stairwell in 2016. Did electrical repairs for exterior stair lights in 2016. Water heater was replaced in approximately 2013.

B3. Ongoing or recurring maintenance on the Property

DS AS

Fire season brush clearance is done every spring in accordance with city guidelines. Yard cleanup of leaves and debris is done twice monthly. Large trees regularly inspected and pruned. Watercourse pipe should be regularly inspected.

C1. Defects in any of the following: heating, air con, electrical, plumbing, water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances

New electrical was installed in the bathroom (2011), kitchen (2014), and living room ceiling (2011). Sewer main was replaced and drain clean out installed in approximately 2011, and I'm unsure if work was done with a permit. See attached documentation of repaired water and gas leaks. Roof is of unknown age and condition. There are no rain gutters installed on property. Chimney has been missing for many years and must be replaced in order to use the fireplace. Fireplace has not been sealed. Foundation was replaced in 2015 by Alpha Structural, see documentation attached.

E1. Water intrusion into any part of any physical structure on the property; leaks from or in any appliance, pipe, slab or roof, standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property

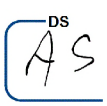
See below (E3) for answer

E3. River, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood

Official city watercourse bisects the property. Channel must be kept clear and undisturbed in order to maintain the proper grade to allow the water to drain to lower ground. Before drainage was put in, water would pool on property and larger rains would bring water to the front porch and parts of the raised foundation. City watercourse engineers advised on a solution but I was unable to obtain a permit for work needed. Unpermitted drain, pipe, and rip-rap system were installed to divert water underground and away from property. Pipe requires periodic maintenance to ensure proper water flow. Neighbor has built up land in order to block or slow water flow onto their property. Received city notice of violation after neighbor reported work. Foundation and porch were since repaired. No current problem remains.

In 2015, storm drain inlet opposite the vacant lot was damaged and standing water caused mudflow onto my property. There was no property damage and city assumed responsibility and repaired a portion of the watercourse pipe that runs under the street.

G1. Surveys, easements, encroachments or boundary disputes



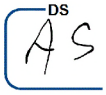
Watercourse and city sewer. There are no fences well placed on property and I have never done a survey to delineate precise property lines. There is a vacant lot to the west of the property.

G2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage

City and utilities have access to easement for watercourse and sewer maintenance.

Seller Disclosure Statement

(C2 & C3) See G1 above
(C4, C5) Work done without permits: Living room and bedroom ceilings, bathroom remodel, exterior drainage pipe.
(C7) I have seen movement of exterior staircase in the past 9 years and steps are uneven and cracked in places
(C8 & C9) See E1 & E3 above



COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)
For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 6/19)

This inspection disclosure concerns the residential property situated in the City of Los Angeles, County of Los Angeles, State of California, described as 1228 Cliff Dr ("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Compass

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:
- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials (DS AS) (_____) Seller's Initials (DS CT) (_____)

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EQUAL HOUSING OPPORTUNITY

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Inspection Performed By (Real Estate Broker Firm Name) *Compass*

Inspection Date/Time: *05/06/2020* Weather conditions: *Sunny*

Other persons present: *none*

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): *Paint imperfections on door*

Living Room: *Fireplace hearth bricks worn, floor imperfections. Fireplace is not working. No Chimney.*

Dining Room: *marks on window, floor imperfections*

Kitchen: *floor imperfections, paint imperfections on cabinets and walls*

Other Room: *Laundry area - paint imperfections*

Hall/Stairs (excluding common areas): *floor imperfections, hardwood on stairs worn*

Bedroom # *1* : *spotting on windows, staining on window frame, scratches on floor*

Bedroom # ___ :

Bedroom # ___ :

Bath # *1* : *chipping in enamel on sink, chip in window frame, grout and tile imperfections*

Bath # _____ :

Bath # _____ :

Other Room: *Office - scratches on hardwood, paint on windows, paint imperfections*

Buyer's Initials (AS DS) (____) Seller's Initials (CT DS) (____)

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Other Room: *Stairs have cracks and are uneven. No handrails on exterior stairs.*

Other: *Property is street parking only.*

Other: *Tax records show smaller square footage than what is on the MLS.*

Other:

☐ **See Addendum for additional rooms/structures:**

Garage/Parking (excluding common areas): *None, Street parking only*

Exterior Building and Yard - Front/Sides/Back: *Stairs to yard uneven, have gaps and cracking in cement, debris on stairs, exterior paint imperfections, water heater cabinet door bent, uneven bricks on patio and pathway, window screen bent*

Other Observed or Known Conditions Not Specified Above: *Overgrowth over back patio*

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) *Compass*

By DocuSigned by: Lauren Reichenberg 263217EB2E2E437... *Lauren Reichenberg* Date 5/9/2020

(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER DocuSigned by: Cybelle Tondu A5CF77AB7BAC492... *Cybelle Tondu* Date 5/9/2020

SELLER _____ Date _____

BUYER DocuSigned by: Alex K. Somers 9B83B2CA6F554E4... Alex K. Somers Date 5/21/2020

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) *Compass*

By DocuSigned by: Lauren Reichenberg 263217EB2E2E437... Date 5/9/2020

Lauren Reichenberg (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) Maisonre

By DocuSigned by: Sara Lov 7A7FAE0E2AAC4FE... Date 5/21/2020

(Associate Licensee or Broker Signature)

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DocuSign Envelope ID: 1B3F987C-D272-46DA-ACB0-C6299B335602

Residential Earthquake Hazards Report (2005 Edition)

NAME	ASSESSOR'S PARCEL NO.
Cybelle Tondu	5454-013-027
STREET ADDRESS	YEAR BUILT
1228 Cliff Dr	1923
CITY AND COUNTY	ZIP CODE
Los Angeles Los Angeles	90065-1706

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

		Yes	No	Doesn't Apply	Don't Know	Page
1.	Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	X				12
2.	Is the house anchored or bolted to the foundation?	X				14
3.	If the house has cripple walls:					
	• Are the exterior cripple walls braced?				X	16
	• If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?				X	18
4.	If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?				X	20
5.	If the house is built on a hillside:					
	• Are the exterior tall foundation walls braced?				X	22
	• Were the tall posts or columns either built to resist earthquakes or have they been strengthened?				X	22
6.	If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?				X	24
7.	If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?				X	26
8.	Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	*To be reported on the Natural Hazards Disclosure Report*				36
9.	Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?					36

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY

DocuSigned by:
Cybelle Tondu
(Seller) 9CF77AB7BAC492...

(Seller)

5/8/2020
Date

Cybelle Tondu

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

Keep your copy of this form for future reference

EXHIBIT 2

As The Crow, LLC

Hallie Black
hallie.black@me.com
617.449.8518

Cross-Lot Drainage Condition Disclosure and Acknowledgment

1236 N Cliff Dr
1228 N Cliff Dr

2025-0922

Buyer / Prospective Owner of 1228 N Cliff Dr,
c/o Sara Lov, Maison Real Estate
RE: Storm Water and Drainage Condition Acknowledgment
sent via email

Buyer / Prospective Owner of 1228 N Cliff Dr,

I am the Manager of As The Crow, LLC ("LLC"), the owner of the property 1236 N Cliff Dr, immediately upslope of 1228 N Cliff Dr. I am writing to disclose and confirm the existing storm water and drainage condition at the shared east property line of 1236 and 1228 N Cliff Dr. In advance of the anticipated development of 1236 N Cliff Dr, I am proceeding under Bureau of Engineering (BOE) review pursuant to a mandatory improvement letter (Exhibit 1: "2015-1228_BOE-Compliance-Letter.pdf") requiring that the owner repair and replace in kind the legal, permitted storm water pipe at 1236 N Cliff Dr at the owner's expense.

At the shared property line, this legal storm water pipe discharges into an existing alley grate located on your property at 1228 N Cliff Dr. (Exhibit 2: "2023-1005_Storm-Water-Course-Outlet.pdf") Based on my due diligence taken at the time of this letter, the alley grate itself does not appear to be formally permitted. According to the 2020 seller disclosures provided to you by former owner Cybelle Tondu, 1228 N Cliff Dr lies within a publicly designated and natural watercourse that carries hillside drainage. She reported that from 2011 to 2015, water entered the property from the storm water pipe at 1236 N Cliff Dr until she installed an alley grate, pipe, and rip-rap system to redirect the flow. Tondu stated she consulted with City staff, including a watercourse engineer who suggested the design, though no permit could be issued; a violation notice was recorded in 2015 citing non-permitted work, but no further action was taken, and the matter now appears closed. (Exhibit 3: "2020-0508_1228-N-Cliff_Seller-Disclosure.pdf")

The cross-lot drainage condition has existed for successive owners of both 1236 and 1228 N Cliff Dr since installation of the permitted watercourse pipe within 1236 N Cliff Dr in 1948. (Exhibit 1) It is further presumed that non-permeable grade associated with the single-family residence formerly on 1236 N Cliff Dr—occupied prior to its demolition following an electrical fire in 1974—contributed additional upslope discharge from 1236 to 1228 N Cliff Dr. Exhibit 3 confirms the continuity of this arrangement and its role in conveying both upslope and public street inlet water across the property line. To my knowledge, the alley grate has remained in continuous use since at least 2015.

Docusign Envelope ID: 724CF955-DA6B-4217-A7FB-F6BF98FDE877

As The Crow, LLC

Hallie Black
hallie.black@me.com
617.449.8518

Cross-Lot Drainage Condition Disclosure and Acknowledgment

1236 N Cliff Dr
1228 N Cliff Dr

To ensure clarity for all parties, the following conditions are hereby disclosed:

¬ All necessary watercourse improvements located within 1236 N Cliff Dr shall be completed and maintained by As The Crow, LLC, owner of 1236 N Cliff Dr, at the LLC's sole expense, pursuant to the BOE mandatory improvement letter. (Exhibit 1)
¬ The longstanding drainage condition across the shared east property line into the alley grate at 1228 N Cliff Dr, including: (1) continued controlled discharge of upslope drainage originating from 1236 N Cliff Dr; (2) controlled discharge of storm water from the N Cliff Dr street inlet; and (3) conveyance of that storm water via the existing and future improved pipe within 1236 N Cliff Dr (Exhibit 2).
¬ This condition has been documented in prior disclosures, including the 2020 Seller Disclosures provided by former owner Cybelle Tondu. (Exhibit 3)

By signing below, the Buyer / Prospective Owner of 1228 N Cliff Dr acknowledges and accepts the existence and continuation of this drainage condition. This signed acknowledgment may be included in future disclosure packages for 1236 N Cliff Dr and 1228 N Cliff Dr, and shall serve to avoid uncertainty or dispute in future transactions.

Acknowledged and Agreed:

Brianna Marie MacGillivray 09/22/2025

Brianna Marie MacGillivray

Catherine Marie MacGillivray 09/22/2025

Catherine Marie MacGillivray

____
Buyer / Prospective Owner
1228 N Cliff Dr

Date

DocuSigned by:
EF22CCE0A99C44A...

Hallie Black

____
Manager
As The Crow, LLC
1236 N Cliff Dr

9/24/2025

Date

Planning APC East LA <apceastla@lacity.org>

ZA-2025-2856-CU1-SPPC-HCA-1A

Pat Winters <mwha.pat@gmail.com> Mon, Jun 8, 2026 at 9:01 AM
To: Planning APC East LA <apceastla@lacity.org>, Nicole Sanchez <nicole.sanchez@lacity.org>, Helen Campbell <helen.campbell@lacity.org>, Kyle Hickey <kyle.hickey@lacity.org>

East Los Angeles Area Planning Commission
c/o Bryan Sanchez, Commission Executive Assistant I
apceast@lacity.org

Nicole Sanchez City Planner
nicole.sancez@lacity.org

Council District 1
Helen Campbell
Helen.Campbell@lacity.org
Kyle Hickey
kyle.hickey@lacity.org

RE: ZA-2025-2856-CU1-SPPC-HCA-1A
1236 Cliff Drive, Los Angeles, CA 90065
Hearing Date: July 8, 2026 after 4:30

Please accept the attached letter Opposing the Appeal and in support of the builder.

Thank you
--
Pat Winters

MWHA.Pat@gmail.com
626-487-4468

1236 cliff appeal letter final.pdf
1488K

Law Office of

Patricia Winters

1401 Randall court
Los Angeles, ca 90065
patriciawintersesq@gmail.com
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June 8, 2026

East Los Angeles Area Planning Commission
c/o Bryan Sanchez, Commission Executive Assistant I
apceast@lacity.org

Nicole Sanchez City Planner
nicole.sancez@lacity.org

Council District 1
Helen Campbell
Helen.Campbell@lacity.org
Kyle Hickey
kyle.hickey@lacity.org

RE: ZA-2025-2856-CU1-SPPC-HCA-1A
1236 Cliff Drive, Los Angeles, CA 90065
Hearing Date: July 8, 2026 after 4:30

I oppose this appeal and support the builder.

This is an unusual case—most builders ignore the neighbors and the community. This builder, however, actively sought out the Mt Washington Alliance (MWA--a neighborhood group of about 400 residents) and communicated with the neighbors at least 38 times from 2023 to present.

Sadly, this appeal appears to be based on a new neighbor's unfortunate misunderstanding of the project and the adverse impact of inaccurate AI compounding the problem.

BACKGROUND

1. Community Communications

The builder met with MWA at least 5 times and responded to questions and concerns. The builder adjusted designs to meet those concerns before filling their Application in May 2025 and continues to respond to questions.

The builder properly posted a notice at the project site throughout 2025, advising immediate neighbors and the extended community that construction was planned. The builder met with and otherwise communicated with neighbors at least 38 times. The builder received predominantly positive feedback, and responded to any concerns that were expressed.

2. The New Neighbor/Appellant's Communications With the Builder and Written Agreements with the Builder

And then one neighboring house was sold on October 16, 2025. It is a below grade house downslope from the project. Like most below grade homes, this property suffers from long-standing drainage issues which unfortunately were not properly addressed by their home's prior owner. It also has no vehicle parking.

Before the sale closed, the buyers and their realtor were repeatedly advised of the planned construction and related storm water drainage issues. The seller's disclosure statement[1] revealed that:

- A City watercourse bisects the property
- There are serious drainage issues due to the watercourse, including flooding up to the front porch and foundation
- There have been mudflows onto the property during rains
- There have been unpermitted, inadequate attempts to address drainage problems
- There has been damage to the City drainage system upslope of the property
- There is no parking on the property and no permitted parking on the red flag street adjacent to their property

In addition to the seller's disclosures, the builder sent a letter to the realtor on September 8, 2025, explaining the issues[2]. The buyer/Appellant signed that letter, agreeing that they were aware of the issues and that there was no dispute:

> *By signing below, the Buyer / Prospective Owner of 1228 N Cliff Dr acknowledges and accepts the existence and continuation of this drainage condition. This signed acknowledgment may be included in future disclosure packages for 1236 N Cliff Dr and 1228 N Cliff Dr, and shall serve to avoid uncertainty or dispute in future transactions.*

Despite signing this agreement, and receiving all of these warnings, the buyers closed escrow and completed the purchase in October 2025.

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[1] A copy is attached as Exhibit 1.
[2] A copy is attached as Exhibit 2.

Subsequently, the buyers/Appellants refused at least 5 times to meet with the builder. Even after receiving notice of the February 12, 2026 ZA hearing, the new owners/Appellants continued to refuse to meet with the builder. I offered to mediate a meeting, but regrettably the new owners again refused.

Instead, the new owners opposed the project and have now appealed the decision approving the project.

THE NEW OWNERS' GROUNDS ON APPEAL

After AZA Hershey's detailed 50-page Letter of Determination approved the project on April 10, 2026, the new owners filed this appeal raising numerous issues, most of which are beyond the scope of an appeal.

1. **THE VIEW**

Perhaps the appeal can best be summed up by the Appellants' argument that the project will:

> **"create a disproportionate visual and physical presence when viewed from downhill residences"(ie, the view from their home)**

Unfortunately for Appellants, homeowners have no legal right to maintain their current view or to preclude a neighbor's right to build a home.

As to the remaining points on Appeal, many of those issues, like the right to a view, are also beyond the scope of this review. Other points indicate a misunderstanding of the facts and/or the law.

2. **FRONT YARD SETBACK**

The builder is agreeing to provide the full five foot default setback along part of the boundary but not along all of the lengthy boundary. One reason for requesting the reduced setback along part of the property is to keep the new structures on the more buildable flat land of the property and as far as possible from Appellants' home. Providing a larger set back would move the new houses closer to Appellants' home.

Appellant takes issue with the builder's representation that providing a five foot setback along the entirety of the project would ***reduce the buildable area*** by 14 percent, including a substantial portion of the flat area. (A home was previously located on the flat portions of this site but burned down.) As the AZA explained, ***the five foot setback along the entirety of the frontage would require the builder to move the structures downslope--closer to the Appellant's house and away from the flat areas--***, and would further require the builder to remove endangered/protected trees and increase grading/excavation.

The Appellants mistakenly focus on the size of the buildings, arguing that a 14 percent reduction in the size of the two buildings is not unreasonable. This is not, however, the issue--the issue is the **buildable land and flat area**, not the size of the buildings. The size of the buildings is well within allowable limits.

Appellants then state that the reduced setback is not in compliance with the "prevailing front yard setback" rule. Appellants provide no evidence to support this assertion.

The law requires that when building on a substandard street the setback is either 5 feet from the property line or a "prevailing" setback. Prevailing setback is determined first by calculating whether 40% or more of the minimum developed lots on the block have front yards varying by no more than 10 feet. If so, the minimum front yard is the average depth of those lots. In this case, there is no "prevailing" setback available under this calculation so the default five foot setback was utilized.

Appellants then mistakenly argue that a zero or three foot setback as requested by the builder and approved by the AZA would place the structures and retaining walls on the roadway edge. This is not true. They apparently mistake the edge of the roadway with the property line.

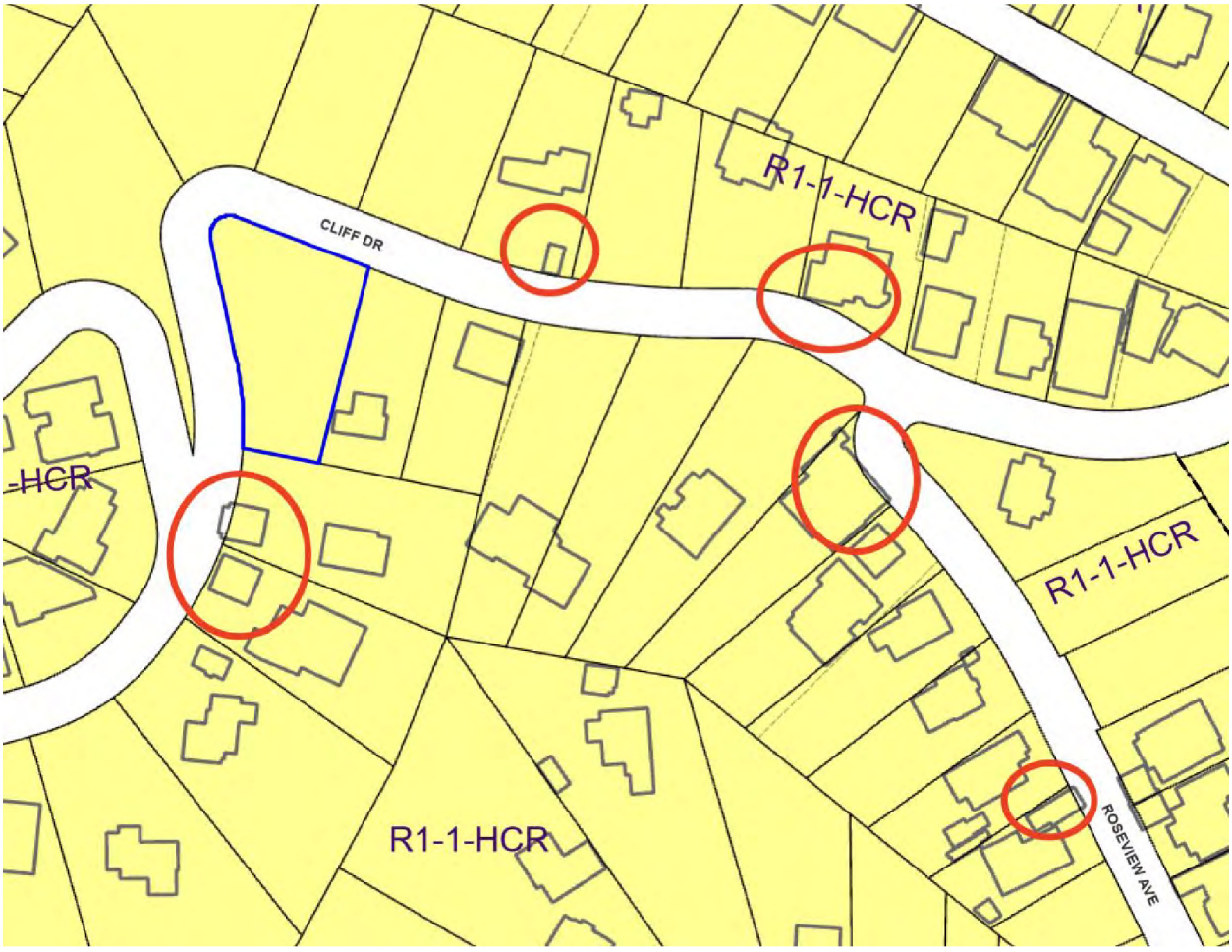
The structures would be placed a minimum of 6 feet and up to 13 feet from the edge of the roadway. Similarly, the retaining walls would be placed a minimum of 6 feet and up to 13 feet from the edge of the roadway.



As shown in the above photo, the property line is southwest of the roadway, and the new retaining wall will be set back from the property line.

It should be noted that there is **precedent for zero setbacks**. For example, 461, 465 and 467 Del Norte were all granted zero setbacks for their projects in 2025.

And, per Zimas maps, which show the mapped roadway, many of the buildings in this area are actually located in the street or set back less than 5 feet from the property line. For example, 3578 Tacoma and 3574 Tacoma are literally over the property line and in the roadway. Others such as 3639 Roseview and 1225 Cliff and 1201 Cliff are either on the property line or over it and into the roadway.



3. **STREET IMPROVEMENTS**

As early as 2023, the builder agreed with MWA to widen the street to 20 feet wide along the frontage of the property. The builder was only concerned that doing so would necessarily remove a protected Toyon bush which a neighbor wanted to keep. The builder also wanted some relief from sidewalks (there are none in this area nor in much of the hillside). They also wanted to make sure that they would be required to provide curb and gutter only adjacent to their property and that the other side of the road would need to be improved by the developers of the upslope lots.

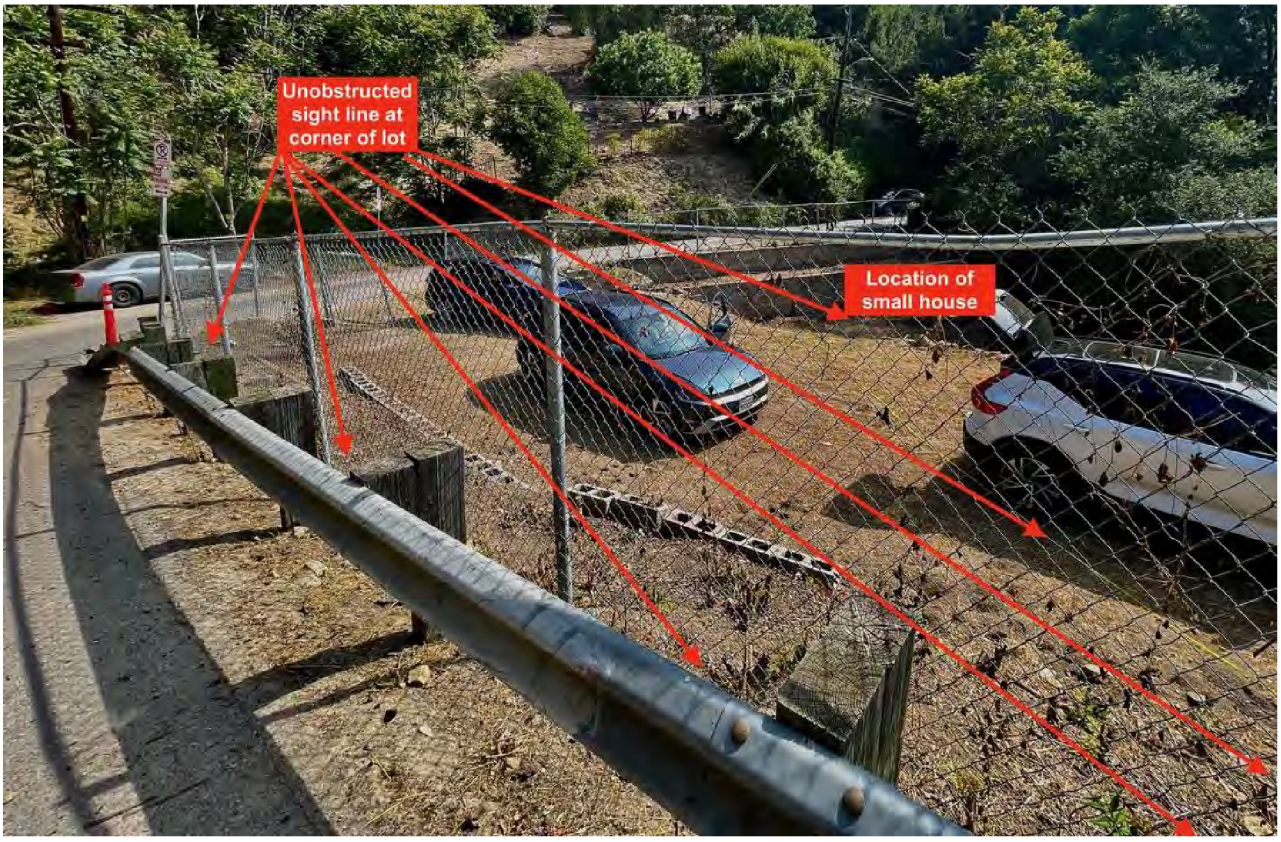
As the AZA pointed out, Zoning only determines whether the road should be widened to 20 feet. The AZA's Letter of Determination found that the road should be widened to 20 feet so Appellants have no issue on that point.

Zoning does not, however, determine whether other road improvements such as a sidewalk should be required—that is up to BOE.

Even though Appellants acknowledge that this issue is beyond the scope of these proceedings, Appellants nonetheless demand that sidewalks and other improvements

be required. The crux of their argument appears to be the mistaken assumption that the buildings will sit at the edge of the road—as previously discussed the structures will not sit at the edge of the road—and that sight lines on the corner of the lot might be impaired by placing a driveway apron near the corner of the lot.

Sightlines at the corner will actually be the same or better after construction. The driveway apron is 30 feet of clear space leading to an open sided car port. Carports (with safety lighting) were designed specifically to eliminate building massing that would otherwise obstruct the sightline. This allows for an unobstructed view as depicted below (there is a yellow tape which is difficult to see that shows the sight line—the red arrows point toward the sight line along the roadway and the yellow tape):





The yellow tape along the ground shows the sightline in the above photograph. The parked cars give an idea of the size of the open area.

4. COMPLIANCE WITH THE MT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

Appellants raise various issues attributed to the Mt Washington/Glassell Park Specific Plan. The arguments misunderstand the Specfic Plan.

A. Compliance with height requirements

The Specific Plan limits the height of buildings to 45 feet. The two houses at issue are 35 feet 9 inches tall and 29 feet 2 inches tall—both well withing the 45 foot limit.

Appellants base their height argument once again on the view from their home. Appellants argue that the:

> **" effective perceived height above downslope neighbors (ie. the appellants' home) is significantly greater".**

The height limit is not, however, based on a *subjective perception*, but rather on the *objective measurement* of 45 feet. The builder is well within the height restriction.

B. Retaining Wall Compliance

At present there is an old, deteriorating retaining wall on the property dating from the previous house that was located there. The builder proposes to construct retaining walls sufficient to handle all traffic (including heavy emergency vehicles) where necessary along the roadway and to support the buildings. The size of the walls are in conformity with the code and are not an unusual size for this hillside community.

The retaining walls will benefit Appellants by stabilizing the hillside and the roadway.

The Appellants argue, without any evidence or citation, that the retaining walls should be included in the height of the respective homes. Again, this appears to be a subjective visual perception from Appellants' property, not a viable legal argument.

C. **Front Yard Setback**

Appellants argue that a "prevailing" setback should have been used and contend that the builder's data was incorrect. Appellants do not say what data was incorrect and there is no evidence to support this argument.

As discussed above, there is precedent for zero setbacks on new building projects in the neighborhood. As previously shown, several existing homes in the area either have buildings over the property line and into the roadway or are setback less than 5 feet from the boundary.

D. **Street Edging**

Appellants argue that the retaining walls would create a "tunnel" impairing sight lines along the roadway. They are mistaken.

Contrary to Appellants' argument, the retaining walls will not extend 8 or 12 feet above the ground/above the roadway. Rather the tops of the retaining walls will extend 0 (zero) feet above ground level/above the roadway. There is no "tunnel" and no merit to this argument.

E. Topographical Sensitivity, Grading Intensity and Safe Building Areas

Appellants argue that there will be "substantial grading" and building on "unsafe" hillside areas. This is mistaken.

The total grading, excavation and export will be approximately 60 cu yd. This is extremely little compared to most other sites on the hill. In part, this is due to building on the existing flat areas rather than further down the hillside.

Appellants cite the Hillside Construction Regulations (HCR) in general, but do not recognize the grading provisions of the HCR which allow the builder to export substantially more *"by right"* than the 60 cu yd planned at this project.

F. Cumulative Neighborhood Context

The Appellant returns to the argument that they do not consider the project aesthetically pleasing and that they do not like the "visual and physical presence when viewed from downhill residences" (ie from their home). Disagreeing with the aesthetics of a project is not grounds for preventing a project from being built. Indeed, the Mt Washington/Glassell Park Specific Plan encourages variety in designs.

G. **Outstanding Downslope Drainage Concerns**

Appellants argue that because the builder is working with BOE to replace and improve a faulty stormwater drainage pipe, the builder should volunteer to do more. Appellants do not acknowledge that the builder is going the extra step in also installing catch basins to help contain any runoff.

Significantly, Appellants do not appear to take responsibility for installing any type of effective, permitted, stormwater system on their own property, but apparently want the builder to do it for them. The prior owner disclosed that the drainage system currently on Appellants' property is not permitted and that there were long-standing drainage issues because of the city watercourse bisecting the property. It is not uncommon for below grade homeowners such as Appellants' to have drainage issues and to install swales or other stormwater systems to address the issues. Those homeowners do so at their own cost or sometimes with contributions by their title or homeowners insurers.

Appellants were fully aware of the drainage issues before they bought the property and *even signed an agreement with the builder regarding these issues to avoid any dispute*. Given the facts, Appellants' recourse appears to be to take responsibility for any remediation or perhaps to make a claim on their insurance.

CONCLUSION

This appeal should be denied. It is unfortunately based on a misunderstanding of both the facts and the applicable laws and regulations.

Sincerely,

Patricia Winters
Mt Washington Resident
MWA Director

EXHIBIT

1

COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 12/19)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Los Angeles **, COUNTY OF** Los Angeles **, STATE OF CALIFORNIA, DESCRIBED AS** 1228 Cliff Dr, Los Angeles, CA 90065-1706 **. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date)** _____ **. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☒ Additional inspection reports or disclosures: Mold, Foundation, Kitchen

☐ *No substituted disclosures for this transfer.*

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☒ is not occupying the property.

A. The subject property has the items checked below: *

☒ Range
☒ Oven
☐ Microwave
☒ Dishwasher
☐ Trash Compactor
☐ Garbage Disposal
☒ Washer/Dryer Hookups
☐ Rain Gutters
☐ Burglar Alarms
☒ Carbon Monoxide Device(s)
☒ Smoke Detector(s)
☐ Fire Alarm
☐ TV Antenna
☐ Satellite Dish
☐ Intercom
☐ Central Heating
☐ Central Air Conditioning
☐ Evaporator Cooler(s)

☒ Wall/Window Air Conditioning
☐ Sprinklers
☒ Public Sewer System
☐ Septic Tank
☐ Sump Pump
☐ Water Softener
☒ Patio/Decking
☐ Built-in Barbecue
☐ Gazebo
☐ Security Gate(s)
☐ Garage:
  ☐ Attached ☐ Not Attached
  ☐ Carport
  ☐ Automatic Garage Door Opener(s)
  ☐ Number Remote Controls ____
☐ Sauna
☐ Hot Tub/Spa:
  ☐ Locking Safety Cover

☐ Pool:
  ☐ Child Resistant Barrier
☐ Pool/Spa Heater:
  ☐ Gas ☐ Solar ☐ Electric
☒ Water Heater:
  ☒ Gas ☐ Solar ☐ Electric
☒ Water Supply:
  ☒ City ☐ Well
  ☐ Private Utility or
  Other _____
☒ Gas Supply:
  ☒ Utility ☐ Bottled (Tank)
☒ Window Screens
☐ Window Security Bars
  ☐ Quick Release Mechanism on Bedroom Windows
☐ Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in Kitchen, Bathroom
220 Volt Wiring in _____
Fireplace(s) in Living Room
☐ Gas Starter _____
☒ Roof(s): Type: Don't Know
Age: Don't Know (approx.)
☐ Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☒ Yes ☐ No. If yes, then describe. (Attach additional sheets if necessary): Some windows have screens, some don't. Fireplace has no chimney. Don't know much about condition of the roof.

(*see note on page 2)

Buyer's Initials (AS) (_____)
Seller's Initials (CT) (_____)

©2014, California Association of REALTORS®, Inc.

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? [X] Yes [ ] No. If yes, check appropriate space(s) below.

[ ] Interior Walls [ ] Ceilings [ ] Floors [ ] Exterior Walls [ ] Insulation [ ] Roof(s) [ ] Windows [ ] Doors [ ] Foundation [ ] Slab(s)
[ ] Driveways [ ] Sidewalks [ ] Walls/Fences [ ] Electrical Systems [ ] Plumbing/Sewers/Septics [X] Other Structural Components

(Describe: Exterior stairs have moved a bit during my ownership and are uneven and cracked.)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property . . . [ ] Yes [X] No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property . . . [X] Yes [ ] No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . . [X] Yes [ ] No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . . . [X] Yes [ ] No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . . [X] Yes [ ] No
6. Fill (compacted or otherwise) on the property or any portion thereof . . . [ ] Yes [X] No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . . [X] Yes [ ] No
8. Flooding, drainage or grading problems . . . [X] Yes [ ] No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides . . . [X] Yes [ ] No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements . . . [ ] Yes [X] No
11. Neighborhood noise problems or other nuisances . . . [ ] Yes [X] No
12. CC&R's or other deed restrictions or obligations . . . [ ] Yes [X] No
13. Homeowners' Association which has any authority over the subject property . . . [ ] Yes [X] No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . [ ] Yes [X] No
15. Any notices of abatement or citations against the property . . . [ ] Yes [X] No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . [ ] Yes [X] No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): See attached list

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials (AS DS) (_____) Seller's Initials (CT) (_____)

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller DocuSigned by: Cybelle Tondu A9CF77AB7BAC492... Date 5/8/2020

Cybelle Tondu

Seller _____ Date _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- [X] See attached Agent Visual Inspection Disclosure (AVID Form)
- [ ] Agent notes no items for disclosure.
- [ ] Agent notes the following items: _____

Agent (Broker Representing Seller) *Compass* (Please Print) By DocuSigned by: Lauren Reichenberg 263217EB2EPB437... (Associate Licensee or Broker Signature) Date 5/8/2020

Lauren Reichenberg

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- [X] See attached Agent Visual Inspection Disclosure (AVID Form)
- [ ] Agent notes no items for disclosure.
- [ ] Agent notes the following items: _____

Agent (Broker Obtaining the Offer) Maisonre (Please Print) By DocuSigned by: sara Lov 9FAA9E2AAC4FE... (Associate Licensee or Broker Signature) Date 5/21/2020

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller DocuSigned by: Cybelle Tondu A9CF77AB7BAC492... Date 5/8/2020 Buyer DocuSigned by: Alex K. Somers 9B83B2CA6F534E4... Date 5/21/2020

Cybelle Tondu

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) *Compass* (Please Print) By DocuSigned by: Lauren Reichenberg 263217EB2E1437... (Associate Licensee or Broker Signature) Date 5/8/2020

Lauren Reichenberg

Agent (Broker Obtaining the Offer) Maisonre (Please Print) By DocuSigned by: sara Lov 9FAA9E2AAC4FE... (Associate Licensee or Broker Signature) Date 5/21/2020

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as 1228 Cliff Dr, Assessor's Parcel No. 5454-013-027, situated in Los Angeles, County of Los Angeles California ("Property").

II. **The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.**

III. **Note to Seller:** PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. **Note to Buyer:** PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. **SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.**

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: **ARE YOU (SELLER) AWARE OF...**

1.	Within the last 3 years, the death of an occupant of the Property upon the Property	☐ Yes	☒ No
2.	An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)	☐ Yes	☒ No
3.	The release of an illegal controlled substance on or beneath the Property	☐ Yes	☒ No
4.	Whether the Property is located in or adjacent to an "industrial use" zone (In general, a zone or district allowing manufacturing, commercial or airport uses.)	☐ Yes	☒ No
5.	Whether the Property is affected by a nuisance created by an "industrial use" zone.	☐ Yes	☒ No
6.	Whether the Property is located within 1 mile of a former federal or state ordnance location. (In general, an area once used for military training purposes that may contain potentially explosive munitions.)	☐ Yes	☒ No
7.	Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.	☐ Yes	☒ No
8.	Insurance claims affecting the Property within the past 5 years	☐ Yes	☒ No
9.	Matters affecting title of the Property	☐ Yes	☒ No
10.	Material facts or defects affecting the Property not otherwise disclosed to Buyer	☒ Yes	☐ No
11.	Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3	☐ Yes	☒ No

Explanation, or ☒ (if checked) see attached; See attached letter

Buyer's Initials (AS DS) (_____) Seller's Initials (CT DS) (_____)

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EQUAL HOUSING OPPORTUNITY

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

B. REPAIRS AND ALTERATIONS: **ARE YOU (SELLER) AWARE OF...**

1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) . . . . . [X] Yes [ ] No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? . . . . . [ ] Yes [X] No
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) . . . . . [X] Yes [ ] No
4. Any part of the Property being painted within the past 12 months. . . . . [X] Yes [ ] No
5. Whether the Property was built before 1978. . . . . [X] Yes [ ] No
   (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. . . . . [ ] Yes [X] No
   (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? . . . . . [ ] Yes [X] No

Explanation: #1 & #3 See attached list; #4 Interior of property was painted in last 3 months

C. STRUCTURAL, SYSTEMS AND APPLIANCES: **ARE YOU (SELLER) AWARE OF...**

1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances . . . . . [X] Yes [ ] No
2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) . . . . . [ ] Yes [X] No
3. An alternative septic system on or serving the Property. . . . . [ ] Yes [X] No

Explanation: See attached list

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: **ARE YOU (SELLER) AWARE OF...**

1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs . . . . . [ ] Yes [X] No

Explanation: _____

E. WATER-RELATED AND MOLD ISSUES: **ARE YOU (SELLER) AWARE OF...**

1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property . . . . . [X] Yes [ ] No
2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property . . . . . [ ] Yes [X] No
3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood . . . . . [X] Yes [ ] No

Explanation: See attached letter

F. PETS, ANIMALS AND PESTS: **ARE YOU (SELLER) AWARE OF...**

1. Pets on or in the Property . . . . . [X] Yes [ ] No
2. Problems with livestock, wildlife, insects or pests on or in the Property . . . . . [X] Yes [ ] No
3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above . . . . . [ ] Yes [X] No
4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. . . . . [ ] Yes [X] No
   If so, when and by whom _____

Explanation: #1 Cats, #2 Wildlife and insects are all around the property,

Buyer's Initials (AS DS) (_____) Seller's Initials (CT DS) (_____)

EQUAL HOUSING OPPORTUNITY

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: **ARE YOU (SELLER) AWARE OF...**

1. Surveys, easements, encroachments or boundary disputes . . . . . [X] Yes [ ] No
2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage . . . . . [X] Yes [ ] No
3. Use of any neighboring property by you . . . . . [X] Yes [ ] No

Explanation: See attached letter, #3 Neighbor has always allowed us and tenant to park on her property across the street, but there is no formal agreement.

H. LANDSCAPING, POOL AND SPA: **ARE YOU (SELLER) AWARE OF...**

1. Diseases or infestations affecting trees, plants or vegetation on or near the Property . . . . . [X] Yes [ ] No
2. Operational sprinklers on the Property . . . . . [ ] Yes [X] No
   (a) If yes, are they [ ] automatic or [ ] manually operated.
   (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system . . . [ ] Yes [ ] No
3. A pool heater on the Property . . . . . [ ] Yes [X] No
   If yes, is it operational? . . . . . [ ] Yes [ ] No
4. A spa heater on the Property . . . . . [ ] Yes [X] No
   If yes, is it operational? . . . . . [ ] Yes [ ] No
5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired . . . . . [ ] Yes [X] No

Explanation: #1 In the past a large elm tree fell due to bee infestation.

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)
ARE YOU (SELLER) AWARE OF...

1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property. . . . . [ ] Yes [X] No
2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property . . . . . [ ] Yes [X] No
3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Commitee requirement. . . . . [ ] Yes [X] No

Explanation: _____

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

1. Any other person or entity on title other than Seller(s) signing this form . . . . . [X] Yes [ ] No
2. Leases, options or claims affecting or relating to title or use of the Property . . . . . [ ] Yes [X] No
3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood . . . . . [ ] Yes [X] No
4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity . . . . . [ ] Yes [X] No
5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? [ ] Yes [X] No
6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? . . . . . [ ] Yes [X] No

Explanation: #1 Mother, Ruby Tondu, is on Title

K. NEIGHBORHOOD: **ARE YOU (SELLER) AWARE OF...**

1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Property Address: *1228 Cliff Dr, Los Angeles, CA 90065-1706* Date: _____

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife . . . . . ☒ Yes ☐ No

Explanation: Have not lived at Property for 4 years, but when last there, occasional homeless Person walking up hill. A lot of wildlife, red flag no parking days, occasional fireworks

L. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property . . . . . ☐ Yes ☒ No
2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. . . . . ☐ Yes ☒ No
3. Existing or contemplated building or use moratoria that apply to or could affect the Property . . . . . ☐ Yes ☒ No
4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property . . . . . ☐ Yes ☒ No
5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals . . . . . ☐ Yes ☒ No
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed . . . . . ☐ Yes ☒ No
7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property . . . . . ☐ Yes ☒ No
8. Whether the Property is historically designated or falls within an existing or proposed Historic District . . . . . ☐ Yes ☒ No
9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies . . . . . ☐ Yes ☒ No

Explanation: _____

M. OTHER: **ARE YOU (SELLER) AWARE OF...**

1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. . . . . ☒ Yes ☐ No

(If yes, provide any such documents in your possession to Buyer.)

2. Any occupant of the Property smoking on or in the Property. . . . . ☐ Yes ☒ No
3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer . . . . . ☐ Yes ☒ No

Explanation: _____

VI. ☐ **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

DocuSigned by: Cybelle Tondu A5CF77AB7BAC492...

Seller Cybelle Tondu Date 5/8/2020

Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

DocuSigned by: 9B83B2CA6F554E4...

Buyer Alex K. Somers Date 5/21/2020

Buyer _____ Date _____

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The watercourse is a city designated naturally occurring watercourse that maintains an open path for drainage for the hillside.

In 2011 Water came down to the property from a large pipe beginning on the road across from the vacant lot and terminating at the western edge of the property. It continued until 2015 until I installed a drain, underground pipe, and rip-rap area to redirect the water. I spoke with the city off and on from 2011 to 2015 to try to come up with a resolution that could be done with a permit and none was given to me by the city. I spoke with a watercourse engineer with the city and he suggested that I design the pipe as implemented even though I would not be able to get a permit for it. In 2015, the system was installed and water has not affected property. The pipe ends a few feet behind the sewer manhole on the eastern edge of the property. In 2015, the neighbor was upset about the water flow and so built up a dirt wall to try to slow the flow of water onto their property.

Notice of violation of work done without a permit was received in 2015 and no further action has been taken by the city or myself since then. Online the notice appears as closed.

Seller Property Questionnaire

A10. Material facts or defects affecting the Property not otherwise disclosed to buyer

Bathroom window and needs to be opened or exhaust fan used frequently for proper ventilation. I have noticed that mildew tends to build on tile if not. A mold and fungal inspection was done in 2017 but no further action recommended. See documentation attached.

In 2019, it was recommended that the large eucalyptus tree in rear be removed to protect from any possible future falling. The tree appears to be on rear neighbor's property so it needs to be worked out with him as to who is responsible.

B1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the property

Ceilings in living room and bedroom were vaulted and crawl space removed without permit in 2011. Bathroom was remodeled and windows were installed without a permit in 2011. Kitchen was completely replaced, including window, cabinetry, recessed lighting, appliances, drywall, and countertops (see attached bid for details). This work was done WITH a permit in 2014. Handrail was installed in stairwell in 2016. Did electrical repairs for exterior stair lights in 2016. Water heater was replaced in approximately 2013.

B3. Ongoing or recurring maintenance on the Property

DS AS
5/21/2020

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Fire season brush clearance is done every spring in accordance with city guidelines. Yard cleanup of leaves and debris is done twice monthly. Large trees regularly inspected and pruned. Watercourse pipe should be regularly inspected.

C1. Defects in any of the following: heating, air con, electrical, plumbing, water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances

New electrical was installed in the bathroom (2011), kitchen (2014), and living room ceiling (2011). Sewer main was replaced and drain clean out installed in approximately 2011, and I'm unsure if work was done with a permit. See attached documentation of repaired water and gas leaks. Roof is of unknown age and condition. There are no rain gutters installed on property. Chimney has been missing for many years and must be replaced in order to use the fireplace. Fireplace has not been sealed. Foundation was replaced in 2015 by Alpha Structural, see documentation attached.

E1. Water intrusion into any part of any physical structure on the property; leaks from or in any appliance, pipe, slab or roof, standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property

See below (E3) for answer

E3. River, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood

Official city watercourse bisects the property. Channel must be kept clear and undisturbed in order to maintain the proper grade to allow the water to drain to lower ground. Before drainage was put in, water would pool on property and larger rains would bring water to the front porch and parts of the raised foundation. City watercourse engineers advised on a solution but I was unable to obtain a permit for work needed. Unpermitted drain, pipe, and rip-rap system were installed to divert water underground and away from property. Pipe requires periodic maintenance to ensure proper water flow. Neighbor has built up land in order to block or slow water flow onto their property. Received city notice of violation after neighbor reported work. Foundation and porch were since repaired. No current problem remains.

In 2015, storm drain inlet opposite the vacant lot was damaged and standing water caused mudflow onto my property. There was no property damage and city assumed responsibility and repaired a portion of the watercourse pipe that runs under the street.

G1. Surveys, easements, encroachments or boundary disputes

DS
AS
5/21/2020

DocuSign Envelope ID: 1241EAD7-DD03-4581-A86F-A7919CFF08E8

Watercourse and city sewer. There are no fences well placed on property and I have never done a survey to delineate precise property lines. There is a vacant lot to the west of the property.

G2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage

City and utilities have access to easement for watercourse and sewer maintenance.

Seller Disclosure Statement

(C2 & C3) See G1 above
(C4, C5) Work done without permits: Living room and bedroom ceilings, bathroom remodel, exterior drainage pipe.
(C7) I have seen movement of exterior staircase in the past 9 years and steps are uneven and cracked in places
(C8 & C9) See E1 & E3 above

DS
AS
5/21/2020

COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)
For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 6/19)

This inspection disclosure concerns the residential property situated in the City of Los Angeles, County of Los Angeles, State of California, described as 1228 Cliff Dr ("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Compass

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:
- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials (AS) DS (_____) (_____)

Seller's Initials (CT) DS (_____) (_____)

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EQUAL HOUSING OPPORTUNITY

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Inspection Performed By (Real Estate Broker Firm Name) *Compass*

Inspection Date/Time: *05/06/2020* Weather conditions: *Sunny*

Other persons present: *none*

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): *Paint imperfections on door*

Living Room: *Fireplace hearth bricks worn, floor imperfections. Fireplace is not working. No Chimney.*

Dining Room: *marks on window, floor imperfections*

Kitchen: *floor imperfections, paint imperfections on cabinets and walls*

Other Room: *Laundry area - paint imperfections*

Hall/Stairs (excluding common areas): *floor imperfections, hardwood on stairs worn*

Bedroom # *1* : *spotting on windows, staining on window frame, scratches on floor*

Bedroom # ___ :

Bedroom # ___ :

Bath # *1* : *chipping in enamel on sink, chip in window frame, grout and tile imperfections*

Bath # _____ :

Bath # _____ :

Other Room: *Office - scratches on hardwood, paint on windows, paint imperfections*

Buyer's Initials (AS DS) (____) Seller's Initials (CT DS) (____)

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Other Room: *Stairs have cracks and are uneven. No handrails on exterior stairs.*

Other: *Property is street parking only.*

Other: *Tax records show smaller square footage than what is on the MLS.*

Other:

☐ **See Addendum for additional rooms/structures:** _____

Garage/Parking (excluding common areas): *None, Street parking only*

Exterior Building and Yard - Front/Sides/Back: *Stairs to yard uneven, have gaps and cracking in cement, debris on stairs, exterior paint imperfections, water heater cabinet door bent, uneven bricks on patio and pathway, window screen bent*

Other Observed or Known Conditions Not Specified Above: *Overgrowth over back patio*

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) *Compass*

By DocuSigned by: Lauren Reichenberg 263217EB2E2E437... *Lauren Reichenberg* Date 5/9/2020

(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER DocuSigned by: Cybelle Tondu A5CF77AB7BAC492... *Cybelle Tondu* Date 5/9/2020

SELLER _____ Date _____

BUYER DocuSigned by: Alex K. Somers 9B83B2CA6F554E4... Alex K. Somers Date 5/21/2020

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) *Compass*

By DocuSigned by: Lauren Reichenberg 263217EB2E2E437... Date 5/9/2020

Lauren Reichenberg (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) Maisonre

By DocuSigned by: Sara Lov 7A7FAE3B2AAC4FE... Date 5/21/2020

(Associate Licensee or Broker Signature)

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Residential Earthquake Hazards Report (2005 Edition)

NAME	ASSESSOR'S PARCEL NO.
Cybelle Tondu	5454-013-027
STREET ADDRESS	YEAR BUILT
1228 Cliff Dr	1923
CITY AND COUNTY	ZIP CODE
Los Angeles Los Angeles	90065-1706

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

		Yes	No	Doesn't Apply	Don't Know	Page
1.	Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	X				12
2.	Is the house anchored or bolted to the foundation?	X				14
3.	If the house has cripple walls:					
	• Are the exterior cripple walls braced?				X	16
	• If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?				X	18
4.	If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?				X	20
5.	If the house is built on a hillside:					
	• Are the exterior tall foundation walls braced?				X	22
	• Were the tall posts or columns either built to resist earthquakes or have they been strengthened?				X	22
6.	If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?				X	24
7.	If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?				X	26
8.	Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	*To be reported on the Natural Hazards Disclosure Report*				36
9.	Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?					36

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY

DocuSigned by:
Cybelle Tondu
(Seller) 9CF77AB7BAC492...

(Seller)

5/8/2020
Date

Cybelle Tondu

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

Keep your copy of this form for future reference

Compass - Hollywood, 6430 W. Sunset Boulevard 6th Floor Los Angeles CA 90028 Phone: 3105020580 Fax: 1228 Cliff Dr.
Lauren Reichenberg Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

EXHIBIT

2

Docusign Envelope ID: 724CF955-DA6B-4217-A7FB-F6BF98FDE877

As The Crow, LLC

Hallie Black
hallie.black@me.com
617.449.8518

Cross-Lot Drainage Condition
Disclosure and Acknowledgment

1236 N Cliff Dr
1228 N Cliff Dr

2025-0922

Buyer / Prospective Owner of 1228 N Cliff Dr,
c/o Sara Lov, Maison Real Estate
RE: Storm Water and Drainage Condition Acknowledgment
sent via email

Buyer / Prospective Owner of 1228 N Cliff Dr,

I am the Manager of As The Crow, LLC ("LLC"), the owner of the property 1236 N Cliff Dr, immediately upslope of 1228 N Cliff Dr. I am writing to disclose and confirm the existing storm water and drainage condition at the shared east property line of 1236 and 1228 N Cliff Dr. In advance of the anticipated development of 1236 N Cliff Dr, I am proceeding under Bureau of Engineering (BOE) review pursuant to a mandatory improvement letter (Exhibit 1: "2015-1228_BOE-Compliance-Letter.pdf") requiring that the owner repair and replace in kind the legal, permitted storm water pipe at 1236 N Cliff Dr at the owner's expense.

At the shared property line, this legal storm water pipe discharges into an existing alley grate located on your property at 1228 N Cliff Dr. (Exhibit 2: "2023-1005_Storm-Water-Course-Outlet.pdf") Based on my due diligence taken at the time of this letter, the alley grate itself does not appear to be formally permitted. According to the 2020 seller disclosures provided to you by former owner Cybelle Tondu, 1228 N Cliff Dr lies within a publicly designated and natural watercourse that carries hillside drainage. She reported that from 2011 to 2015, water entered the property from the storm water pipe at 1236 N Cliff Dr until she installed an alley grate, pipe, and rip-rap system to redirect the flow. Tondu stated she consulted with City staff, including a watercourse engineer who suggested the design, though no permit could be issued; a violation notice was recorded in 2015 citing non-permitted work, but no further action was taken, and the matter now appears closed. (Exhibit 3: "2020-0508_1228-N-Cliff_Seller-Disclosure.pdf")

The cross-lot drainage condition has existed for successive owners of both 1236 and 1228 N Cliff Dr since installation of the permitted watercourse pipe within 1236 N Cliff Dr in 1948. (Exhibit 1) It is further presumed that non-permeable grade associated with the single-family residence formerly on 1236 N Cliff Dr—occupied prior to its demolition following an electrical fire in 1974—contributed additional upslope discharge from 1236 to 1228 N Cliff Dr. Exhibit 3 confirms the continuity of this arrangement and its role in conveying both upslope and public street inlet water across the property line. To my knowledge, the alley grate has remained in continuous use since at least 2015.

Docusign Envelope ID: 724CF955-DA6B-4217-A7FB-F6BF98FDE877

As The Crow, LLC

Hallie Black
hallie.black@me.com
617.449.8518

Cross-Lot Drainage Condition Disclosure and Acknowledgment

1236 N Cliff Dr
1228 N Cliff Dr

To ensure clarity for all parties, the following conditions are hereby disclosed:

¬ All necessary watercourse improvements located within 1236 N Cliff Dr shall be completed and maintained by As The Crow, LLC, owner of 1236 N Cliff Dr, at the LLC's sole expense, pursuant to the BOE mandatory improvement letter. (Exhibit 1)
¬ The longstanding drainage condition across the shared east property line into the alley grate at 1228 N Cliff Dr, including: (1) continued controlled discharge of upslope drainage originating from 1236 N Cliff Dr; (2) controlled discharge of storm water from the N Cliff Dr street inlet; and (3) conveyance of that storm water via the existing and future improved pipe within 1236 N Cliff Dr (Exhibit 2).
¬ This condition has been documented in prior disclosures, including the 2020 Seller Disclosures provided by former owner Cybelle Tondu. (Exhibit 3)

By signing below, the Buyer / Prospective Owner of 1228 N Cliff Dr acknowledges and accepts the existence and continuation of this drainage condition. This signed acknowledgment may be included in future disclosure packages for 1236 N Cliff Dr and 1228 N Cliff Dr, and shall serve to avoid uncertainty or dispute in future transactions.

Acknowledged and Agreed:

Brianna Marie MacGillivray 09/22/2025

Brianna Marie MacGillivray

Catherine Marie MacGillivray 09/22/2025

Catherine Marie MacGillivray

____
Buyer / Prospective Owner
1228 N Cliff Dr

Date

DocuSigned by:
EF22CCE0A99C44A...

Hallie Black

____
Manager
As The Crow, LLC
1236 N Cliff Dr

9/24/2025

Date

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
(1946-2016)

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

June 29, 2026

VIA EMAIL:
apceastla@lacity.org
nicole.sanchez@lacity.org

Eunice Song, President
Gloria Gutierrez, Vice President
Lydia Avila-Hernandez, Commissioner
Myanna Dellinger, Commissioner
Jaime Geaga, Commissioner
East Los Angeles Area Planning Commission
Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

Re: ZA-2925-2856-CU1-SPPC-HCA-1A
[Related Case No. ADM-2024-7983-PMUL
1236 North Cliff Drive]

Honorable Commissioners:

We represent Appellant Brianna MacGillivray who respectfully requests that the Commission, upon its *de novo review*, DENY the requested 0-Front Yard Setback in lieu of the Code-required 5-feet; and DENY the requested "waiver" from the Code-required continuous paved minimum roadway width requirements; and further DENY the requested Project Compliance with the Mt. Washington–Glassell Park Specific Plan.

The subject Project seeks deviations from the Zoning Code to facilitate construction of a two-unit Senate Bill 9 development consisting of an approximately 2,380-square-foot residence, an approximately 1,313-square-foot residence with a rooftop deck, three parking/carport spaces, and approximately 191 feet of retaining walls, including an approximately 100-foot-long freestanding retaining wall, much of which occupies the already reduced four-foot side-yard setback immediately adjacent to the neighboring

residence.

The Zoning Code deviations requested include:

1. "Waiver" from the minimum street width requirements required by *LAMC Section 12.21 C.10(i)(3)*; and

2. Reduced 0-feet front yard setbacks in lieu of 5 feet as otherwise required by LAMC Section 12.21 C.10(a).

Preliminarily, as will be confirmed by the City Attorney's Office, the standard of review in this Appeal is *de novo*. Under this standard, the Commission considers this case completely "fresh" and gives zero deference to the Zoning Administrator's decision, acting as if the issue is being heard for the first time.

The purpose of this letter is to provide additional information to what was submitted by the Appellant in the filing of the Appeal. The Commission should carefully review the detailed Justification of Appeal submitted by the Appellant in conjunction with our letter.

The Project is located on Cliff Drive, **a substandard hillside street within a Very High Fire Hazard Severity Zone**.[1] As reflected in the applicant's own site analysis shown in B, Senate Bill 9 has already substantially enlarged the project's permissible development envelope by reducing the applicable side- and rear-yard setbacks. In addition to these reduced setbacks, the Applicant nevertheless seeks yet **more deviations from the Code-required front-yard setback** along approximately 131 feet – approximately 54.6% – of the property's frontage.

The Appeal should be granted based on the following:

1. **The Requested "Waiver" of the Minimum Roadway Width Requirements of 20-Feet Is Not Supported by All of the Required Legal Findings AND Does Not Meet the State of California Fire Regulations**

2. **The Requested Reduction of 0-Feet Front Yard Setback In Lieu of the Required 5-Feet Is Not Supported by All of the Required Legal Findings and Not Necessary For Development of the Two Homes.**

[1] The Very High Fire Hazard Severity Zone designation reflects the area's extreme wildfire risk, further evidenced by the January 2025 Palisades and Eaton wildfires.

3. The Proposed Categorical Exemption under CEQA Does Not Apply Because of Unique Circumstances.

As set forth hereinbelow and in the Appellant's detailed Justification for Appeal, all of the legally required findings for the Zoning Code Deviations cannot be made with supporting substantial evidence.

1. *That the project **will not** 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 Zoning Administrator's position that the City has **previously** granted similar waivers on Substandard Streets in the past is irrelevant to this required finding. Every case must be judged on its own merits and here, there is no evidence - especially the required legal standard of "substantial evidence" - to support the required finding that this Project would enhance the built environmental in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region.

To the contrary, the City should have learned from the recent Palisades and Eaton wildfires that strict compliance with Code requirements - especially Minimum Street Width in a High Fire Severity Zone - must be the highest priority to protect public safety.

The *State Minimum Fire Safe Regulations* were specifically designed to address these dangers. Their road standards exist to provide for "unobstructed traffic circulation during a wildfire emergency to ensure safe access for first responders and civilian evacuation concurrently." *Cal. Code Regs., tit. 14, § 1273.00* (Emphasis added). **The word "concurrently" captures the essential challenge: when a wildfire strikes, emergency apparatus must be able to move in toward the fire while residents evacuate out—at the same time, on the same road.** A road that is passable under normal conditions may become a death trap during a wildfire emergency if it cannot simultaneously accommodate emergency vehicles and evacuating civilians.

The Regulations' minimum 20-foot, two-lane roadway standard exists precisely to ensure this concurrent flow is possible. Cliff Drive—the sole access to the Project site—falls far short of that standard.

In 2018, Senate Bill 901 mandated the expansion of California's Fire Safety Standards to include **Very High Fire Hazard Severity Zones** within Local Responsibility Areas—i.e., incorporated cities like the City of Los Angeles. Pursuant to SB 901, the California Board of Forestry and Fire Protection adopted the State Minimum

Fire Safe Regulations, *Cal. Code Regs., tit. 14, §§ 1270.00 et seq.* (the "Regulations"). These Regulations were designed to protect life and limb during wildfire events.

The Regulations apply to: "(1) the perimeters and access to all residential, commercial, and industrial Building construction … approved **after July 1, 2021** within the **VHFHSZ** … ." *Cal. Code Regs., tit. 14, § 1270.03(a).* Affected activities include "application for a Building permit for new construction not relating to an existing structure" and "application for a use permit." Id., § 1270.03(c)(2)–3. Because the Project involves new construction on a vacant lot and requires both a building permit and a use permit, it is squarely subject to the Regulations.

Section 1273.01(a) of the Regulations prescribes minimum roadway width requirements: "**All roads shall have a minimum of two 10-foot-wide traffic lanes for two-way traffic.**" *Cal. Code Regs., tit. 14, § 1273.01(a).* Thus, roadways providing access to a **VHFHSZ** project must be at least 20 feet wide. **It is undisputed that Cliff Drive does not comply with this Regulation.**

Los Angeles Municipal Code Section 57.4908 incorporates the State Minimum Fire Safe Regulations into the City's Fire Code. A project within a VHFHSZ must comply with the Regulations or provide alternative measures with the "same practical effect." **Cliff Drive does not comply with this Regulation.** Nor has the City conditioned the Project to provide any such alternative measures.

As to the requested 0-Foot Front Yard Setback in lieu of 5-Feet, bending the rules to allow two new homes on a Substandard Street in a **Very High Fire Severity Zone** can hardly be considered something "essential or beneficial" to the community. To the contrary, granting a 0-Foot Front Yard Setback would not enhance the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community.

The reality is that the Applicant can revise the design of the Project to comply with the Zoning Code including the 5-Foot Front Yard Setback.

2. *That the project's location, size, height, operations, and other significant features **will not** be compatible with and **will** adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

Here, there is no substantial evidence to support the finding that the proposed Project's location, size, height and other significant features will be compatible with – and will not adversely affect adjacent properties, the surrounding neighborhood and the health, welfare and safety. To the contrary, allowing the Project that does not

comply with the Minimum Width Roadway Requirements in a **High Fire Severity Zone** will absolutely impact public safety – especially emergency access affecting adjacent properties and in fact **preclude "concurrent" two-way traffic including Fire Trucks in an emergency.**

In addition, the required "Setback" finding cannot be made with supporting substantial evidence. Here, the proposed Project with a reduced front yard setback of 0-FEET is not compatible with the neighborhood's residential development.

3. *That the project **does not** substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

The Project is located within the Northeast Los Angeles Community Plan Area and the Mt. Washington/Glassell Park Specific Plan.

The Community Plan includes the following goals and objectives:

"Goal 1 *A **Safe**, Secure, and Attractive Residential Environment for All Economic, Age, and Ethnic Segments of the Community.* [Emphasis added]"

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

Policy 1-1.1 *Protect existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential and other uses that are **incompatible as to scale and character** or would otherwise diminish the quality of life."* [Emphasis added]

"Objective 1-5 *To limit the intensity and density of development in hillside areas."*

Policy 1-5.1 *Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.*

Policy 1-5.2 *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.*

Program:

Decision makers should adopt findings which address the availability of these services and utilities as part of any decision relating to hillside residential development. [Emphasis added]

Here, the Project does not meet the above-referenced goals, objectives and policies of the Community Plan in particular, ***Policy 1-5.1*** to "limit development according to the adequacy of the existing and assured street circulation system…" and **Policy 1-5.2** to "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."

The Mt. Washington–Glassell Park Specific Plan is intended to preserve hillside character, visual relief, neighborhood compatibility, and an appropriate relationship between development and the public street. The applicant's own plans demonstrate that the proposed Project is inconsistent with those objectives.

Along Cliff Drive, the Project replaces open space with building mass. As discussed above, the proposed homes occupy nearly 55% of the property's frontage while substantially reducing the separation between the roadway and new residential development at a blind hillside curve. Rather than preserving visual relief along the street edge, the Project concentrates development where the Specific Plan seeks openness and compatibility with the surrounding neighborhood. Exhibit C illustrates the extent to which the proposed development replaces the existing roadside condition with substantial new building mass immediately adjacent to the roadway.

The same design philosophy extends to the adjoining residential property. Just as the Project seeks to eliminate the remaining front-yard setback along Cliff Drive, it also proposes to occupy much of the already reduced side-yard setback with a substantial retaining wall immediately adjacent to the neighboring residence. The plans propose approximately 191 feet of retaining walls, including an approximately 100-foot-long freestanding retaining wall, much of which occupies the already reduced four-foot side-yard setback adjacent to 1228 North Cliff Drive. Although the plans depict a four-foot side-yard setback, much of that setback would instead be occupied by a six-foot-tall retaining wall extending for a substantial distance immediately beside the neighboring home.

From the neighboring property owner's perspective, the setback would function less as open space or visual relief than as a continuous vertical structure. Exhibit D, the proposed site plan, vividly illustrates both the proximity of the neighboring residence and the location of the retaining wall within the reduced setback.

The Specific Plan requires the Commission to evaluate the Project as it will actually be experienced – not simply as dimensions shown on a site plan. Neighbors

will not experience isolated setbacks, retaining walls, rooftops, or building footprints. They will experience a single built environment consisting of larger residences, reduced setbacks, extensive retaining walls, elevated building pads, and substantial new development concentrated on a constrained hillside site.

4. *The request is not in conformity with the public necessity, convenience, general welfare and good zoning practice.*

Noncompliance with Minimum Roadway Width Requirements in a Very High Fire Severity Zone as well as mandated by the State Fire Safety Regulations cannot possibly be found in conformance with public necessity, convenience, general welfare or good zoning practice.

The same is true for the requested 0-Foot Front Yard Setback.

In addition, the required "Street Access Findings" cannot be made with substantial supporting evidence:

5. *The vehicular traffic associated with the building or structure **will** create an adverse impact on street access or circulation in the surrounding neighborhood.*

As set forth above, *Section 1273.01(a)* of the California Fire Safety Regulations prescribes minimum roadway width requirements: "**All roads shall have a minimum of two 10-foot-wide traffic lanes for two-way traffic.**" *Cal. Code Regs., tit. 14, § 1273.01(a).* Thus, roadways providing access to a **VHFHSZ** project must be at least 20 feet wide. **It is undisputed that Cliff Drive does not comply with this Regulation.**

Los Angeles Municipal Code Section 57.4908 incorporates the State Minimum Fire Safe Regulations into the City's Fire Code. A project within a VHFHSZ must comply with the Regulations or provide alternative measures with the "same practical effect." **Cliff Drive does not comply with this Regulation.** Nor has the City conditioned the Project to provide any such alternative measures.

There is no question that allowing the Project to be built without two 10-foot wide traffic lanes for two-way way traffic – especially which precludes "concurrent" use by a Fire Truck and other vehicles would create an adverse impact on street access. The required finding of "no adverse impact on street access or circulation" cannot be made with supporting evidence.

6. *The building or structure **will** 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 question here is who knows better as to whether the approval of these deviations from Code will be materially detrimental to adjacent property and surrounding neighborhood: **City Hall or the surrounding neighborhood residents?**

7. *The site and/or existing improvements **do not** make strict adherence to Paragraph (i) of Subdivision 10 of Subsection C of Section 12.21 of this Code impractical or infeasible. The enforcement of Section 12.21 C.1 0(i)(3) of the Municipal Code would not create a financial and unreasonable burden and undue hardship. The strict compliance with Section 12.21 C.1 0(i)(3) of the Code would require roadway improvements to Wanda Park to widen in a linear distance of hundreds of feet from the project site to the boundary of hillside.*

While mindful that there would certainly be costs to the Applicant for the required roadway width improvements, the Applicant has failed to show that such costs are unreasonable or constitute an "undue" hardship. To the extent that there is a high cost and burden of compliance with roadway improvement requirements, **public safety must come first.** Once again, as a matter of law, development is not allowed on a roadway that does not have two 10-foot wide traffic lanes for two-way way traffic – especially which precludes "concurrent" use by a Fire Truck and other vehicles.

Requested 0-Foot Front Yard Setback

Beyond the required legal findings for approval discussed above, the Commission should see that there is no substantial evidence that the 0-Foot Front Yard Setback is necessary for development. Before any discretionary relief is considered, Senate Bill 9 already substantially enlarges the project's permissible development envelope by reducing the applicable side- and rear-yard setbacks.

The Applicant further relies upon a conditional conceptual willingness by the Bureau of Engineering to waive the required three-foot street dedication. Together, those provisions would reduce what would otherwise functionally be an eight-foot separation between the roadway and the proposed residences – a three-foot dedication together with the required five-foot front-yard setback. **The record contains no substantial evidence demonstrating why the Applicant cannot comply with the remaining 5-Foot Front Yard Setback.**

Instead, the Applicant argues that the elimination of the front yard setback is needed to accommodate the Applicant's preferred Project design. Exhibit B presents the

current project design alongside an alternative that does not accommodate two 800-square-foot dwellings while maintaining the required setback. **That comparison does not show necessity**. Exhibit B itself reveals substantial flexibility within the proposed building envelopes. Most notably, the larger residence – approximately 2,380-square feet, - **nearly three times the minimum dwelling contemplated by Senate Bill 9** – could reasonably be reduced in size while preserving two qualifying dwellings without eliminating the remaining front-yard setback.

The Applicant likewise elected to provide three parking/carport spaces even though Senate Bill 9 would allow only two spaces. Rather than utilizing the statutory flexibility already available, the Applicant instead seeks additional deviations from the Zoning Code to allow for the construction of larger residences, three parking/carport spaces, a rooftop deck, and other preferred design amenities. **Those are design choices – not statutory necessities**.

That distinction is critical. Senate Bill 9 guarantees the opportunity to construct qualifying housing. It does not guarantee construction of a preferred site plan featuring an approximately 2,380-square-foot residence, an approximately 1,313-square-foot residence, three parking/carport spaces, a rooftop deck, and the elimination of the remaining front-yard setback.

The record demonstrates that maintaining the remaining setback would require revising the Applicant's preferred Project – not precluding an SB 9 development. Because the Applicant has not demonstrated necessity to achieve an SB 9 project, the requested Zoning Code deviation should be denied.

The requested reduction of the front yard setback extends approximately 131 feet along the property's 240-foot frontage – nearly 55% of the entire frontage – at a blind curve on a substandard hillside street. Rather than preserving separation between the roadway and new development, the requested Code deviation would move substantial new residential structures significantly closer to the street over more than one-half of the Project's frontage along the blind curve.

The Applicant's own plans further show that **the Project removes the existing guardrail while replacing it with a residential home immediately adjacent to the roadway**. Exhibit C illustrates the relationship between the proposed building footprints and the portion of the frontage where the guardrail is proposed to be removed. The record contains no substantial evidence demonstrating why replacing an existing roadside safety feature with a residence located only a few feet farther from the roadway promotes public safety or sound planning.

The reduced setbacks would occur at a blind curve on a constrained hillside street within a Very High Fire Hazard Severity Zone, where motorists, pedestrians, residents, and emergency responders already share limited roadway space without sidewalks.

Maintaining the remaining setback preserves additional separation between the roadway and future residents while better protecting the public using Cliff Drive.

The Proposed Categorical Exemption Does Not Apply Because of Unique Circumstances

Under the California Environmental Quality Act ("CEQA"), a lead agency has the initial burden to show that substantial evidence supports its determination that the categorical exemption applies.

Under CEQA, a Class 3 categorical exemption applies only if a proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Notably, under *United Neighborhoods for Los Angeles v. City of Los Angeles* (2023) 93 Cal.App.5th 1074, a Court ruled (against the City of Los Angeles) that for purposes of a Class 32 Categorical Exemption, a project cannot just be in "substantial conformance" with the General Plan and applicable general plan/zoning regulations and policies. For purposes of CEQA, the map must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

As set forth above, this is not the case. The proposed Project is inconsistent with the Mt. Washington–Glassell Park Specific Plan and does not preserve hillside character, visual relief, neighborhood compatibility, and an appropriate relationship between development and the public street.

Furthermore, CEQA prohibits use of a categorical exemption when "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." CEQA Guidelines § 15300.2(c). The "unusual circumstances" exception is established without evidence of an environmental effect upon a showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance. Alternatively, the "unusual circumstances" exception is

established with evidence that the project will have a significant environmental effect. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086.

Here, the unusual circumstances are established by the following features of the location of the Project property:

A. Substandard Hillside Street less than 20-feet width
B. High Fire Severity Zone
C. Blind Curve and No Sidewalks
D. Documented drainage issues including the deterioration of the Storm Drain System
E. Proposed Elimination of Front Yard Setback

Based on all or any of the above unusual circumstances, a Categorical Exemption is legally deficient, and further environmental review is required.

Finally, a project under CEQA is the whole of an action which has a potential for resulting in a physical change in the environment, directly or ultimately, and includes the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. To that end, CEQA prohibits "piecemealing" of a project to avoid environmental review. Improper piecemealing occurs when the purpose of the reviewed project is to be the first step toward future development or when the reviewed project legally compels or practically presumes completion of another action. *East Sacramento Partnerships for a Livable City v. City of Sacramento* (2016) 5 Cal.App.5th 281, 293.

For all of the reasons set forth above, Appellant respectfully requests that the Commission grant the Appeal.

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation

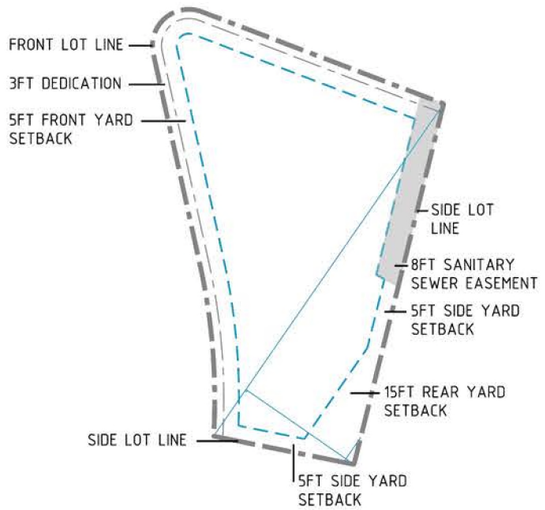
ROBERT L. GLUSHON

Exhibit A

TWO-UNIT DEVELOPMENT

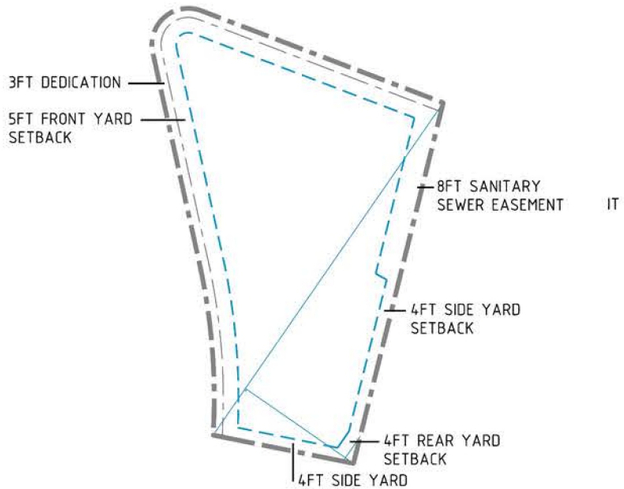
ZONING SETBACK DIAGRAMS

EXISTING SITE ZONING SETBACKS



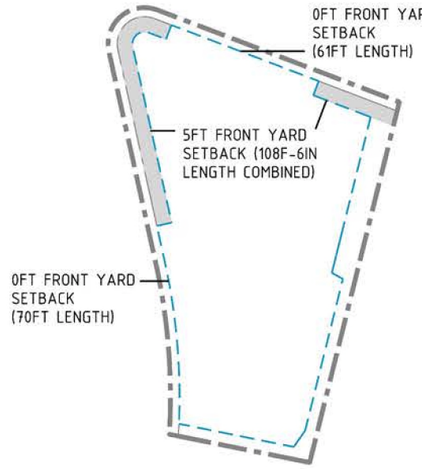
CONDITIONS REGARDLESS OF SB9 DEVELOPMENT

TWO-UNIT DEVELOPMENT PRE-SUBDIVISION ZONING SETBACKS



IT

CU1 VARINACE REQUEST PRE-SUBDIVISION ZONING SETBACKS



NOTE

3FT DEDICATION TO BE WAIVED DURING CU1 PROCESS TO CONVERT 0FT FRONT YARD SETBACK TO 3FT FRONT YARD SETBACK WHERE APPLICABLE

DESIGNER:
HALLIE BLACK
HALLIE.BLACK@ME.COM / +1 (617) 449-8518

EXECUTIVE ARCHITECT:
ARCHITECTURE STUDIO SEO PLLC
GO@GOSTUDIOSEO.COM / +1 (310) 795-3300

PROJECT NUMBER:
00031CLI

OWNER:
AS THE CROW, LLC
HALLIE.BLACK@ME.COM / +1 (617) 449-8518

PROJECT NAME:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
1236 N CLIFF DR, LOS ANGELES, CA 90065 (APN: 5454013026)

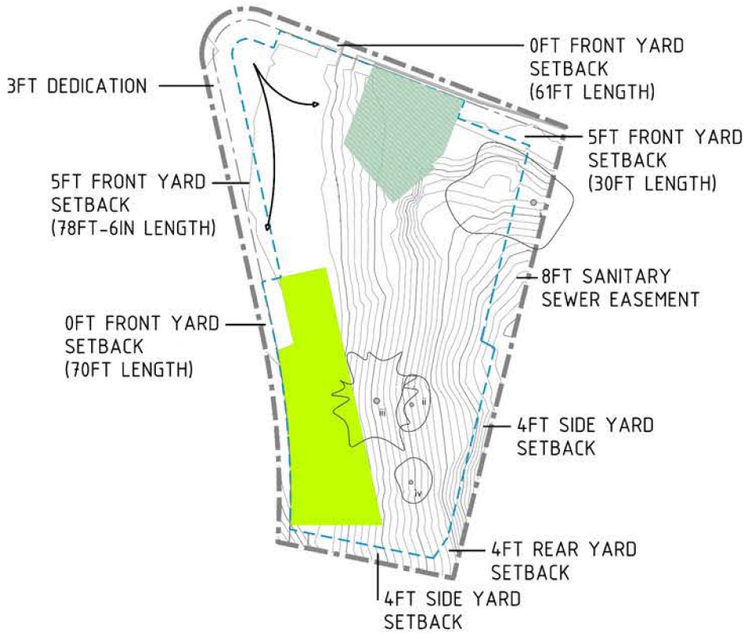
DRAWING TITLE:
SITE ANALYSIS

DATE:
01/13/2026

SCALE:
NA

Exhibit B

CURRENT PROPOSAL



- CLIFF RES. S
  X2 LEVELS
  1,200 SQ.FT FOOTPRINT
- CLIFF RES. N
  X2 LEVELS
  550 SQ.FT FOOTPRINT

i PROTECTED OAK TREE
ii PROTECTED CO-DOMINANT TOYON TREE
iii SIGNIFICANT CEDAR TREE
iv SIGNIFICANT GLOSSY PRIVET TREE

STREET ACCESS USING EXISTING SITE ENTRY

BY REDUCING THE FRONT YARD SETBACK REQUIREMENT AND WAIVING THE DEDICATION, NO ADDITIONAL VARIANCES ARE NEEDED.

GURANTEED 800SQFT FOR CLIFF RES. N



*10FT BUILDING-TO-BUILDING SEPARATION PER LADBS ZONING CODE

AND

*AVAILABLE SPACE DOES NOT ALLOW FOR TWO STANDARD PARKING SPOTS, ADDITIONAL PARKING DECK REQUIRED

- CLIFF RES. S
  X2 LEVELS
  ~1,200 SQ.FT FOOTPRINT
- CLIFF RES. N
  X2 LEVELS
  400 SQ.FT FOOTPRINT

WHEN THE SMALLER UNIT SHRINKS TO 800SQFT (BY-RIGHT FLOOR AREAS GUARANTEED UNDER SB-9), NO FEASIBLE CONFIGURATION WOULD ALLOW FOR THE CONSTRUCTION OF BOTH UNITS DUE TO THE 10FT BUILDING-TO-BUILDING SEPARATION. A GREATER DISTANCE SHOULD BE DEDICATED IN HIGH FIRE SEVERITY ZONES.

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PROJECT NUMBER:
00031CLI

PROJECT NAME:
CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
1236 N CLIFF DR, LOS ANGELES, CA 90065 (APN: 5454013026)

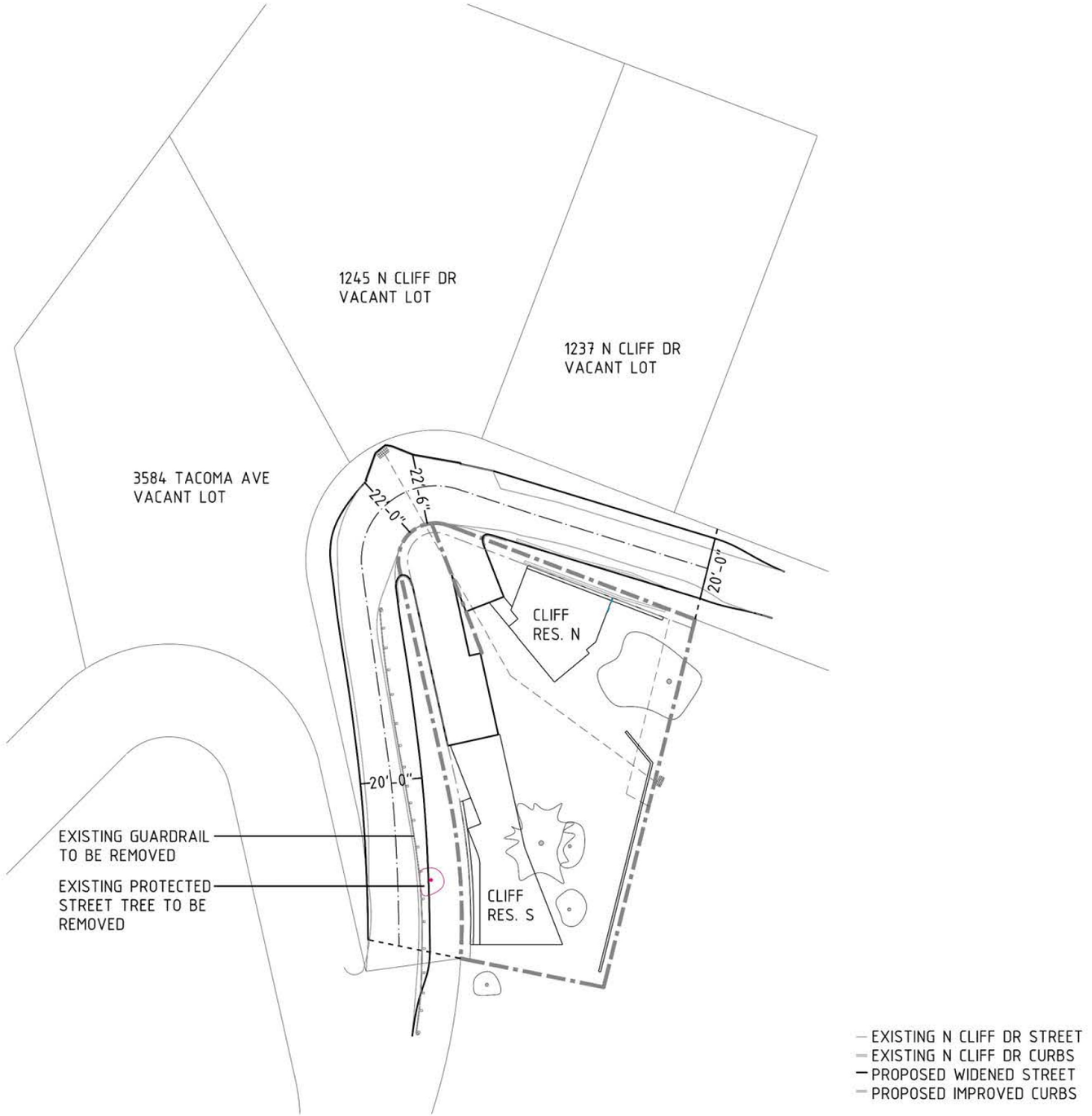
DRAWING TITLE:
DIMINISHED FRONT YARD SETBACK

DATE:
01/13/2025

SCALE:
NA

Exhibit C

CURRENT PROPOSAL



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DRAWING TITLE:
STREET WIDENING ADJACENT TO PROPERTY

DATE:
01/13/2025

SCALE:
NA

FIGURE 1-1

Exhibit D

1236 N CLIFF DRIVE

GROSS LOT AREA: 9,305.80 SQ.FT
NET LOT AREA, POST-DEDICATION*: 8,596.35 SQ.FT

MAXIMUM ALLOWABLE FLOOR AREA PER MWGP**: 3,696.43 SQ.FT
PROPOSED ALLOWABLE FLOOR AREA PER MWGP: 3,693.83 SQ.FT

* DEDICATION TO BE WAIVED DURING CU1 PROCESS WITH BOE
**PER MWGP FAR CALCULATION FOR LOTS 5,000-10,000SQFT: 0.50 - {[(LOT AREA - 5,000) X 0.10] ÷ 5000}

[CLIFF RESIDENCE SOUTH]
SINGLE FAMILY DWELLING
2 FLOORS
SEE SKA-SERIES DRAWINGS

[CLIFF RESIDENCE NORTH]
SINGLE FAMILY DWELLING
2 FLOORS
SEE SKB-SERIES DRAWINGS

PROPOSED RETAINING WALL (ABUTTING STRUCTURE, NOT CALCULATED IN ALLOTTED ONE RETAINING WALL PER LOT)

5FT FRONT YARD SETBACK PER SUBSTANDARD HILLSIDE LIMITED STREET

LAFD ACCESS PATH TO LOWER LEVEL OF CLIFF RESIDENCE SOUTH

PORTION OF FRONTAGE TO WAIVE 5FT FRONT YARD SETBACK (70FT)

BOE R-PERMIT GROUP TO CLEAR PEDESTRIAN BRIDGE WITHIN THE PUBLIC WAY

CLIFF DRIVE

PROPERTY LINE CORNER = 25.81' (R=11'-11 7/8")

R11'-11 7/8"

PROPERTY LINE WEST = 71.30'

3FT DEDICATION

10'-0" CLEAR PATH

PROPERTY LINE WEST = 56.89' (R=205')

COVERED CANOPY OF CARPORT

COVERED CANOPY OF CARPORT

3578 TACOMA AVE
(NOT IN PROJECT)

PROPERTY LINE SOUTH = 47.26'

SIDE YARD SETBACK

4'-0"

REAR YARD SETBACK

SIDE YARD SETBACK

PROPERTY LINE EAST = 122.52'

8'-0" SEWER EASEMENT

EXISTING STORM WATER PIPE

1228 N CLIFF DRIVE
(NOT IN PROJECT)

PROPOSED RETAINING WALL, SEE SKG-022.0 FOR RETAINING WALL SCHEDULE

PROPERTY LINE NORTH = 85.45'

CLIFF DRIVE

10'-0" CLEAR PATH

1237 N CLIFF DRIVE
(NOT IN PROJECT)

1245 N CLIFF DRIVE
(NOT IN PROJECT)

PROPERTY LINE

LOT SPLIT LINE

DEDICATION LINE

PORTION OF FRONTAGE TO WAIVE 5FT FRONT YARD SETBACK (61FT)

EXISTING RETAINING WALLS TO BE ABANDONED, NEW RETAINING WALLS TO SUPPORT ALONG DEDICATION TO CLEAR PATH

EXISTING CLIFF DRIVE OUTLINE

PROPOSED RETAINING WALL (ABUTTING STRUCTURE, NOT CALCULATED IN ALLOTTED ONE RETAINING WALL PER LOT)

LAFD ACCESS PATH TO LOWER LEVEL OF CLIFF RESIDENCE NORTH

ROOF EAVES AND CORNICES ARE LIMITED TO A MAXIMUM 8" PROJECTION INTO THE REQUIRED 4'-0" SIDE YARD, CONSISTENT WITH LAMC ALLOWABLE PROJECTIONS (2" PER 1'-0" OF YARD WIDTH).

NOTE

AS NO PORTION OF THE WIDENED ROADWAY ENTERS INTO THE 3FT DEDICATION, THE PROPOSAL REQUESTS A WAIVER OF THE 3FT DEDICATION REQUIREMENT IN LIEU OF A 0FT DIMINISHED FRONT YARD SETBACK AND INSTEAD FOR A 3FT DIMINISHED FRONT YARD SETBACK WHERE INDICATED.

SEE ACTION REQUEST NARRATIVE AND FIGURE BOOKLET FOR STREET DEDICATION AND IMPROVEMENTS.

MAXIMUM BUILDING HEIGHT SHOULD BE 45' AT 5' PERIMETER OF THE EXTERIOR WALL (PROJECTION MORE THAN 5 FEET)
LOWEST ADJACENT GRADE: SITE EL +530'
MAX. BUILDING HEIGHT = +35'-9" (SITE EL +565'-9")
SEE ELEVATIONS FOR MORE DETAILS

MAXIMUM BUILDING HEIGHT SHOULD BE 45' AT 5' PERIMETER OF THE EXTERIOR WALL (PROJECTION LESS THAN 5 FEET)
LOWEST ADJACENT GRADE: SITE EL +529'
MAXIMUM BUILDING HEIGHT = +29'-2" (SITE EL +558'-2")
SEE ELEVATIONS FOR MORE DETAILS

N

A
ARCHITECTURAL

SKA-DWG
CLIFF RESIDENCE SOUTH

SKB-DWG
CLIFF RESIDENCE NORTH

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00031CLI

PROJECT NAME:
CLIFF RESIDENCES PROJECT

PROJECT ADDRESS:
1236 N CLIFF DR, LOS ANGELES, CA 90065 (APN: 5454013026)

DRAWING TITLE:
SIMPL. PROPOSED SITE PLAN

DATE:
01/13/2025

SCALE:
1/16" = 1'-0"