

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

RECEIVED JUL 24 2014

Planning Staff Use Only

ENV No. <u>2014-2519 EAF</u>	Existing Zone <u>RD2-1</u>	District Map <u>204 B197</u>
APC <u>NORTH VALLEY</u>	Community Plan <u>250 SUNLAND</u>	Council District <u>7</u>
Census Tract <u>1012.10</u>	APN <u>2558021056</u>	Case Filed With [DSC Staff] <u>JENNIS CHEN</u>
Date _____		

CASE No. VTT 72669

APPLICATION TYPE VTTM No.72669-SL
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10216 N. Mountair Ave., Los Angeles, Ca. Zip Code 91042

Legal Description: Lot 5 and 6 Block None Tract Los Terrenitos Tract

Lot Dimensions 83.84x289.95 Lot Area (sq. ft.) 24309.4 Total Project Size (sq. ft.) 25,000

2. PROJECT DESCRIPTION

Describe what is to be done: Small Lot Subdivision for The Development of 9 Townhome Lots

Present Use: Residential, Three Single Family Dwellings Proposed Use: 9-Small Lot Townehomse

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

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 3 To be demolished 3 Adding 9 Total 9

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: _____ Code Section which authorizes relief: 17.01, 12.22C27
LAMC, Section 17.01-Division of Land for Vesting Tentative Tract Map
LAMC, Section 12.22C27-Small Lot Subdivision of Development of 9 Small Lot Townhomes.

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

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

List related or pending case numbers relating to this site:

AA-2005-3925-PMEX, TT-67987-CN

4. OWNER/APPLICANT INFORMATION

Applicant's name Ashot Karsian Company _____
 Address: 404 W. 7th. St., Suite 515 Telephone: (213) 622-7935 Fax: (213) 622- 8915
Los Angeles, Ca. Zip: 90014 E-mail: Chris Karsian @ gmail

Property owner's name (if different from applicant) _____
 Address: Ashot KARSIAN Telephone: (213) 622-7935 Fax: () _____
404 W. 7th. St. Suite 515 Zip: 90014 E-mail: _____

Contact person for project information Armen R. Ter-Oganessian Company ART-TECH LLC
 Address: 144 S. First St., Suite 201 Telephone: (818) 563-1160 Fax: () _____
Burbank, Ca. Zip: 91502 E-mail: armen0306@aol.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Ashot Karsian

Print: ASHOT KARSIAN

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 02/25/2014 before me, Helen Bekian
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Helen Bekian (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

Base Fee <u>12696</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0202142614</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011) 3/14/14

VTT 72669

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. _____

APPLICATION TYPE Zoning Administrators Adjustments and Zone Variance incidental to VTTM No.72669-SL
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10216 N. Mountair Ave., Los Angeles, Ca. Zip Code 91042
 Legal Description: Lot 5 and 6 Block None Tract Los Terrenitos Tract
 Lot Dimensions 83.84x289.95 Lot Area (sq. ft.) 24309.4 Total Project Size (sq. ft.) 25,000

2. PROJECT DESCRIPTION

Describe what is to be done: Small Lot Subdivision for The Development of 9 Townhome Lots

Present Use: Residential, Three Single Family Dwellings Proposed Use: 9-Small Lot Townehomse

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

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 3 To be demolished 3 Adding 9 Total 9

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.10-C-3 Code Section which authorizes relief: 12.28a
Zoning administrators adjustments to allow 5-foot rear setback in lieu of the required 15 feet, and a 5-foot side yard setback in lieu of the required 6 feet. To permit construction of the small-lot dwellings prior to the recordation of the final map.

Code Section from which relief is requested: 12.21C2(a),12.2 Code Section which authorizes relief: 12.28a
Zone variance to allow a minimum separation between buildings of approximately 2-inches in lieu of 12 feet. To permit the construction of 9 Single Family Homes in accordance with the Small Lot Ordinance prior to recordation of the final parcel map.

Code Section from which relief is requested: 12.21 G2 Code Section which authorizes relief: 12.27
To allow zero square feet of open space for each dwelling unit in lieu of 175 square feet for dwelling units having more than three habitable rooms.

List related or pending case numbers relating to this site:
AA-2005-3925-PMEX, TT-67987-CN

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2014-2519 ZA Case No.: _____ ~~GPS~~ Case No.: VTT 72669
Council District No.: 7 Community Plan Area: SUNLAND
PROJECT ADDRESS: 10216 N. MOUNTAIN AVE., LOS ANGELES, CA. 91042

Major Cross Streets: APPERSON ST.
Name of Applicant: ASHOT KARSIAN
Address: 404 W. 7TH STREET, SUITE 515, LOS ANGELES, CA. 90014
Telephone No.: (213) 622-7935 Fax No.: 213-622-8915 E-mail: Chris Karsian@gmail

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: <u>ASHOT KARSIAN</u>	Name: <u>ARMEN R. TER-OGANESIAN</u> (Contact Person)
Address: <u>404 W. 7TH ST., SUITE 515, L.A., CA., 90014</u>	Address: <u>144 S. FIRST ST., SUITE 201. BURBANK, CA. 91502</u>
Telephone No: <u>(213) 622-7935</u>	Telephone No: <u>(818) 563-1160</u>
Signature: <u><i>Ashot Karsian</i></u>	Signature: <u><i>Armen R. Ter-Oganesian</i></u> (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED BY: <u>DENNIS CHOW</u>	DATE: <u>7/14/14</u>
ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
RECEIPT NO.: _____	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Small Lot Subdivision, Vesting Tentative Tract Map SL, for the Construction of 9 Small Lot Townhomes.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

N/A

II. Existing Conditions:

- A. Project Site Area 24,723.5 SQ.FT.
Net and _____ Gross Acres 0.568
- B. Existing Zoning RD2-1 DUPLEX
- C. Existing Use of Land RESIDENTIAL
Existing General Plan Designation LOW MEDIUM II RESIDENTIAL
- D. Requested General Plan Designation N/A
- E. Number THREE type SINGLE FAMILY and age ± 100 YEARS OLD of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: THREE and average rent: \$ 1,500.00
Is there any similar housing at this price range available in the area? If yes, where?

- F. Number 3 Trunk Diameter 8" and type VAR. of existing trees.
- G. Number 3 Trunk Diameter 8" and type VAR of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope _____ 10–15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
LESS THAN 500 0-500 cubic yards.
_____ if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported _____.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family 9 Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms 2
Three bedrooms 7 Four or more bedrooms _____
- C. Total number of parking spaces provided 18
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ \$475,000.00 to \$ \$550,000.00
- F. Number of stories 2, height 28 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) GAS/ELECTRIC
Gas heated swimming pool? N/A
- H. Describe night lighting of the project RESIDENTIAL LIGHTING
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 49%
Paving 41%
Landscaping 10%
- J. Total Number of square feet of floor area 24100

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument. _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NONE

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
VICTORY BLVD. 0 FEET and WOODMAN AVE., APPROX. 1000 FEET
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. NONE PROPOSED

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Ashot Karsian
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: ASHOT KARSIAN
Owner

Signed: _____
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 02/25/2014 before me, Helen Bejian personally appeared
(Insert Name of Notary Public and Title)
Ashot Chris Karsian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Helen Bejian
Signature

(Seal)

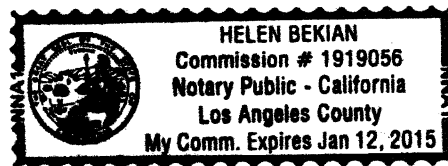


EXHIBIT "A"

ZONING ADMINISTRATOR'S ADJUSTMENT

10216 N. MOUNTAIR AVENUE

VESTING TENTATIVE TRACT MAP NO. 72669-SL

THE PROPOSED PROJECT IS A 9 LOT SUBDIVISION ON A 0.55 ACRE LEVEL PARCEL (11,003 SQ.FT.) ZONED RD2-1, DESIGNATED FOR LOW MEDIUM II RESIDENTIAL IN THE SUNLAND-TUJUNGA COMMUNITY PLAN. EACH PROPOSED LOT WILL CONSIST OF A TOWNHOUSE- STYLE SINGLE FAMILY DWELLING WITH OWNERSHIP PARKING PROVIDED IN INDIVIDUAL GARAGES .

- 1) THE REQUEST IS A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW FOR VERIOUS CODE REQUIREMENTS IN THE RD2-1 ZONE.
 - A) A REDUCED REAR SETBACK OF 5 FEET IN LIEU OF 15 FEET
 - B) A REDUCED SIDE YARD OF 5 FEET IN LIEU OF 6 FEET
 - C) TO ALLOW ZERO SQUARE FEET OF OPEN SPACE FOR EACH DWELLING UNIT IN LIEU OF 175 SQUARE FEET FOR DWELLING UNITS HAVING MORE THAN THREE HABITABLE ROOMS.
 - D) TO ALLOW A MINIMUM SEPARATION BETWEEN BUILDINGS OF APPROXIMATELY 2-INCHES IN LIEU OF 12 FEET.
 - E) TO PERMIT THE CONSTRUCTION OF THE 9 SINGLE FAMILY HOMES IN ACCORDANCE WITH THE SMALL LOT ORDINANCE PRIOR TO RECORDATION OF THE FINAL TRACT MAP.

EXHIBIT "A" CONTINUED

ZONING ADMINISTRATOR'S ADJUSTMENT

10216 N. MOUNTAIR AVENUE

VESTING TENTATIVE TRACT MAP NO. 72669-SL

1Q. THAT THE GRANTING OF SUCH ADJUSTMENT WILL RESULT IN DEVELOPMENT COMPATIBLE AND CONSISTENT WITH THE SURROUNDING USES.

1A. THIS PROJECT IS BEING DEVELOPED UNDER THE SMALL LOT PROVISIONS OF ORDINANCE NO. 176,354. IN ORDER TO FULLY IMPLEMENT THE INTENT OF THE ORDINANCE AND ALLOW PERMITTING FOR AN EARLY CONSTRUCTION START PRIOR TO THE RECORDATION OF THE FINAL TRACT MAP, CERTAIN ADJUSTMENTS FOR YARDS AND BUILDING SEPARATIONS ARE NECESSARY AT THIS TIME TO EXECUTE THE PROJECT. THE GRANTING OF SUCH ADJUSTMENTS WILL RESULT IN DEVELOPMENT COMPATIBLE AND CONSISTENT WITH SURROUNDING USES. THIS PROPOSED DEVELOPMENT IS CONSISTENT WITH THE DENSITY ALLOWED IN THE RD2-1 ZONE AND IS SIMILAR TO OTHER MULTI-FAMILY DEVELOPMENTS **IN THE NEIGHBORHOOD.**

2Q. THE GRANTING OF SUCH ADJUSTMENT WILL BE IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN OF THE CITY.

2A. THE GRANTING OF THESE ZONING ADMINISTRATOR'S ADJUSTMENTS WILL RESULT IN DEVELOPMENT THAT WILL BE IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL NEIGHBORHOOD FOR MULTI-FAMILY HOUSING AND IS ALLOWED UNDER THE PROVISIONS OF THE SMALL LOT ORDINANCE. IT WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO THE PROPERTY OR IMPROVEMENTS IN THE SAME ZONE OR VICINITY IN WHICH THE PROPERTY IS LOCATED.

3Q. THE GRANTING TO SUCH ADJUSTMENT IS IN CONFORMANCE WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE OF THE CITY.

3A. THE GRANTING OF THESE ADJUSTMENTS ARE IN CONFORMANCE WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE AND ORDINANCE NO. 176354. THESE REQUESTS SUPPORT THE INTENT OF THE SMALL LOT ORDINANCE TO ALLOW THE IMPLEMENTATION OF THIS DEVELOPMENT FOR AN EARLY CONSTRUCTION START.

4Q. THAT THERE ARE NO ADVERSE IMPACTS FROM THE PROPOSED ADJUSTMENT OR THAT ANY ADVERSE IMPACTS HAVE BEEN MITIGATED.

EXHIBIT "A" CONTINUED

ZONING ADMINISTRATOR'S ADJUSTMENT

10216 N. MOUNTAIN AVENUE

VESTING TENTATIVE TRACT MAP NO. 72669-SL

4A. THE PROPOSED PROJECT WILL BE COMPATIBLE WITH THE SURROUNDING USES AND WILL BE IN COMPLIANCE WITH ALL PROVISIONS OF THE SMALL LOT SUBDIVISION ORDINANCE. ANY POTENTIAL NEGATIVE IMPACTS OF THE PROPOSED PROJECT WILL BE MITIGATED TO THE LEVEL OF INSIGNIFICANCE BY THE IMPOSED REQUIREMENTS THAT WILL BE CONTAINED IN MITIGATED NEGATIVE DECLARATION FOR THIS SUBDIVISION.

5Q. THAT THE SITE AND/OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE.

5A. THE SITE IS UNIQUE IN THAT THE SITE IS BEING DEVELOPED UNDER THE PROVISIONS OF THE SMALL LOT ORDINANCE. FOR A PROJECT LIKE THIS, CONVENTIONAL YARDS, SETBACKS, AND SPACES BETWEEN BUILDINGS ARE NOT FEASIBLE. IF THIS PROJECT WERE TO BE DEVELOPED AS A CONVENTIONAL 9 UNIT CONDOMINIUM, NO ZONING ADMINISTRATOR'S ADJUSTMENTS WOULD BE NECESSARY. HOWEVER, IMPLEMENTATION OF THE SMALL LOT ORDINANCE CONCURRENT WITH AN EARLY CONSTRUCTION START ESSENTIALLY MANDATES THE NEED FOR REQUESTED ADJUSTMENTS.

FINDINGS FOR APPROVAL OF A ZONE VARIANCE:**10216 N. MOUNTAIR AVENUE, L.A.****VESTING TENTATIVE TRACT MAP NO. 72669-SL**

1Q. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

1A. The intent of the Zoning Ordinance and its various provisions is to promote a consistency of use and land development within proximity to adjacent and nearby properties. The applicant has proposed a variance from Section 12.21-G of the Los Angeles Municipal Code (L.A.M.C.) to permit zero common open space in lieu of the requirement to provide 1,575 square feet of open space. Section 12.21-G,2 requires a minimum of 175 square feet of open space for each unit having more than three habitable rooms. The project would need to provide a total of 1,575 square feet of open space (9 x 175). As designed, the project will have less usable common open space than required for a typical multi-family project. However, the intent of the requested variance is to provide a project that is consistent with the provisions of the Small Lot Subdivision Ordinance (Ordinance No. 176,354, L.A.M.C. Section 12.22-C,27), which does not require common open space.

The strict application of the common open space requirement would create practical difficulties and unnecessary hardships to the applicant. The Small Lot Subdivision Ordinance requires that common open space be provided only if the total footprint of all structures on a lot exceed 80 percent of the total lot area (L.A.M.C. Section 12.22-C,27). The total floor area of the proposed structures is equal to approximately 65 percent of the total lot area not exceeding 80 percent; therefore no common open space is required. The project site is located in an urban area of the city where there is limited area on-site for common open space. However, the project will provide private open space in the form of outdoor patios for each dwelling unit. Common open space is not required for single family homes therefore, the grant is only necessary to acquire a building permit prior to recordation of the final tract map.

The strict application of the common open space requirement would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations for Small Lot Subdivision. The design of this project was carefully considered to compliment the surrounding area while addressing the need for housing in the City of Los Angeles, and this variance is only necessary until the final map recordation process is complete.

FINDINGS FOR APPROVAL OF ZONING VARIANCE:

10216 N. MOUNTAIR AVENUE

VESTING TENTATIVE TRACT MAP NO. 72669-SL

2Q. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

2A. The subject property, zoned RD2-1, allows for the development of 12 dwelling units. The proposed development will provide 9 single-family homes with a reciprocal easement driveway extending easterly of Mountair Ave.. Nine lots will be located on the northerly portion of the site. This is the most appropriate configuration for 9 small lots on the rectangular shaped property. The driveway will provide direct vehicular and pedestrian access to each unit while allowing for sufficient direct open air and natural light as intended by the open space requirement (L.A.M.C. Section 12.21-G,1). Furthermore the proposed project will be compatible with the City's Small Lot Subdivision Ordinance. This special circumstances of having to provide common open space to obtain a building permit prior to recordation of the final tract map does not generally apply to other properties in the same zone and vicinity.

FINDINGS FOR APPROVAL OF A ZONING VARIANCE:**10216 N. MOUNTAIR AVENUE****VESTING TENTATIVE TRACT MAP NO. 72669-SL**

3Q. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

3A. The technical need for relief from the common open space requirement is necessary for the preservation and enjoyment of the substantial property right. The current open space requirements pursuant to the RD2-1 Zone would require the applicant to delay construction until after the final map is recorded. The strict adherence to the zoning regulations would result in a site design that is not consistent with the requirements of the Small Lot Subdivision Ordinance, and is impractical and infeasible for the proposed project. The granting of the proposed variance is necessary for the purposes obtaining permits prior to recording the final tract map.

As explained herein, the strict application of the common open space requirement would create practical difficulties and unnecessary hardships to the subject property because the proposed project is a Small Lot Subdivision consisting of 9 single-family townhome-style homes on 9 separate fee-simple lots. The Small Lot Subdivision Ordinance requires that common open space be provided if the building footprints of all structures exceed 80 percent of the total lot area (L.A.M.C. Section 12.22-C, 27). The total floor area of the proposed structures equal approximately 65 percent of the total lot area and does not exceed 80 percent, therefore no common open space is required. Strict adherence to the open space requirement, while maintaining a viable project, is impractical. This is due in part to requirements for sufficient backup space, 5-foot rear and side yard setbacks, and 5-foot front yard setback. The property rights generally possessed by property owners in the same zone or vicinity are denied to this property owner who must seek this variance for common open space to allow the proposed project, which is consistent with the Small Lot Subdivision Ordinance to be constructed prior to recordation of the final map.

7004 N. LENNOX AVENUE

VESTING TENTATIVE TRACT MAP NO. 72669-SL

5Q. That the granting of the variance will not adversely affect any element of the General Plan

5A. The purpose of the General Plan, in part, is to "promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions...reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible". The technical need for relief from the Common Open Space requirement of the Planning and Zoning Code. The design of this project was carefully considered to complement the surrounding area while addressing the need for housing in the City of Los Angeles, and this variance is only necessary until the final map recordation process is complete.

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT**

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 72669 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)
10216 N Mountair Ave., Tunjunga, 91042 (N, S, W, E, of) So of Apperson St.
(Circle one)

(4) Census Tract: 1012.10 District Map 204B197

(5) Thomas Bros. Map: Page No. 503/504 Page (CWS) J4/A4 Grid No. _____

(6) Proposed number of lots 9

(7) Tract area: 0.55 net acres within tract border; .055 gross acres.
24,070± net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	<u>9</u>	<u>NA</u>		
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		
Industrial-(IND)	_____	_____		
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		
Industrial Condo Conversion-(INDCC)	_____	_____		
Commercial Condominiums-(CMC)	_____	_____		
Industrial Condominiums-(INDC)	_____	_____		
Reversion to Acreage - (RV)	_____	_____		
Other (specify) _____ (0)	_____	_____		

(10) Number/type of units to be demolished 2 old s.f.d.

(11) Community Plan area Sunland-Tujunga-Lake View Terrace Council District # 02

(12) Community planning designation Low Medium II Residential , 18 to 29 DU's/GA

***Multiple dwelling projects only**

- (13) The existing zone is RD2-1 . The proposed zone is RD2-1
approved under City Planning Case N/A o N/A by the () City
Planning Commission and/or () City Council (CF No. N/A n _____)
- a Has the tract map been filed to effectuate a zone change? Yes () No (X)
- b Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested? Yes () No (X).
- c Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed? Yes () No (X)
- d Has the property been considered at a public hearing for a Conditional Use (), Variance(), Other (specify) N/A
Under Case N/A
Misc _____
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes () No (X)
How many? N/A
If yes, how many are 4 inches or more in diameter? N/A
How many absolutely must be removed? N/A
Are there other trees 12 inches or more in diameter? Yes (X) No ()
If yes, how many? 16 How many must be removed? 16 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).
See tree report for details
(Notice of incomplete application will be issued if the tree information is not included).
- (15) Is proposed tract in a slope stability study (hillside)
Yes () No (X)
In a fault rupture study area? Yes () No (X)
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (X)
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mud prone area? Yes ()
No (X)
Filing requirement: submit the hillside and flood hazard area data sheet.
- (18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site.
Yes () No (X) Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No (X) If yes, attach a sketch showing each unit or phase.

(20) Tenant information for demolitions and conversions (attach CP-6345). _____

(21) Is the project in a horse keeping (K) district? Yes () No (X) Is the project within a plan-designated horse keeping area? Yes () No (X) Is the project in an RA or more restrictive zone? Yes () No (X)

(22) If the tract is for condominium or cooperative conversion purposes, list:

- a. Anticipated range of sales prices 450,000 - 500,000
- b. Anticipated sales terms to tenants No special terms
Note: Attach separate sheet, if necessary: N/A
- c. Number of existing parking spaces 4 A certified parking plan is required for all conversions.

(23) Is a haul route approval being requested at this time? Yes () No (X)

(24) Has a Land Development Counseling Session taken place? Yes () No (X)
If so, what is LDCC No. _____?

(25) Describe your proposal briefly here or on an attached sheet:
A vesting tentative tract for a small lot sub-division to allow 9 single family units in the RD2-1 zone as allowed under Ord. No: 176,354.

I certify that the statements on this form are true to the best of my knowledge.

Signed _____

Date _____

Date _____

RECORD OWNER(S) (From Latest Adopted Tax Roll)

SUBDIVIDER

Name Ashot Karsian
Address 404 W 7th St. Suite 515
City Los Angeles, CA 90014
Phone 213-622-7945
Fax No _____

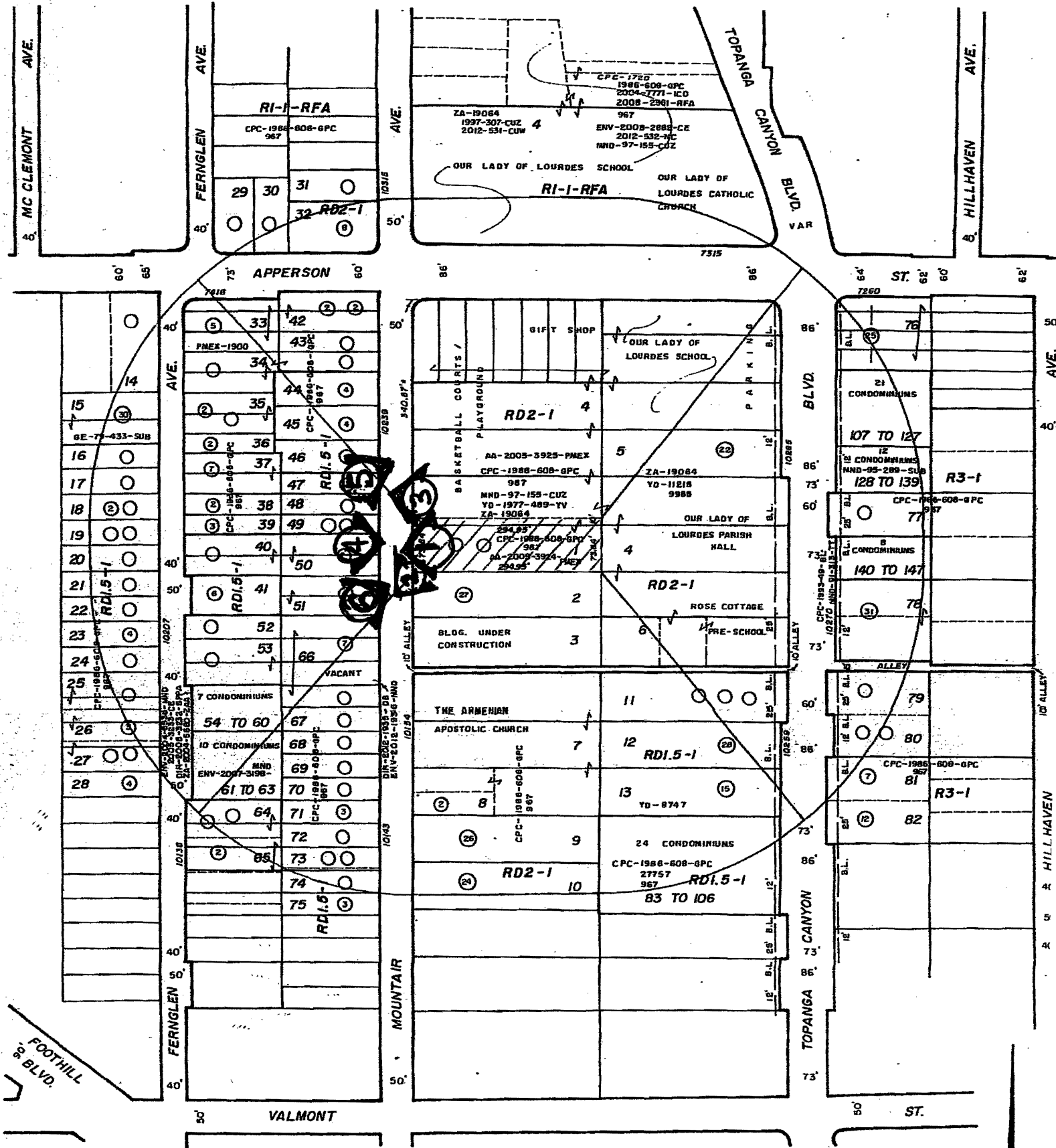
Name ASHOT KARSIAN
Address 404 W. 7TH ST.
City LOS ANGELES, CA
Phone 213-622-7945
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name _____
Address _____
City _____
Phone _____
Fax No _____

Name RAFFI ABKARIAN
Name _____
Address 18763 VINTAGE ST.
City NORTH RIDGE CA 91324
Phone 818-359-8959
Fax No _____



VESTING TENTATIVE TRACT 72669

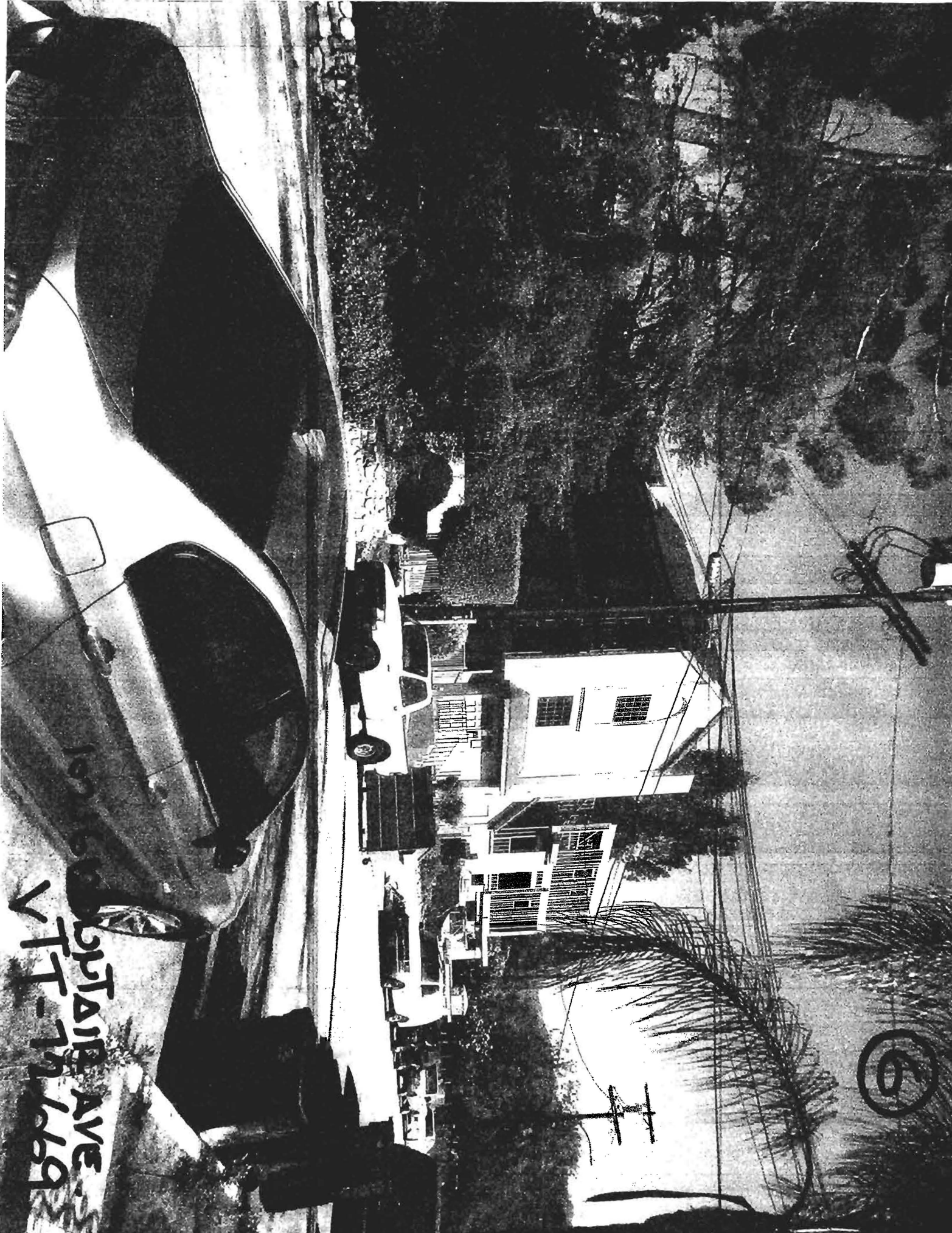
CASE NO.
 DATE APRIL 8, 2014
 D.M. 204 B197, 204A197
 SCALE 1" = 100'
 USES FIELD

LEGAL: S'LY 10' OF LOT 5, LOT 6, LOS TERRENITOS TRACT
 M.B. 23-38/39
 T.B. PAGE 503/504 GRID J4 / A-4
 C.D. 7 C.T. 1012.10 P.A. 225 SLD

ARMEN TER-OGANESIAN
 144 S. FIRST ST.
 BURBANK, CA 91502
 (818) 563-1160

0.56 AC

NORTH



1005
DUNBAR AVE
VT - 721169

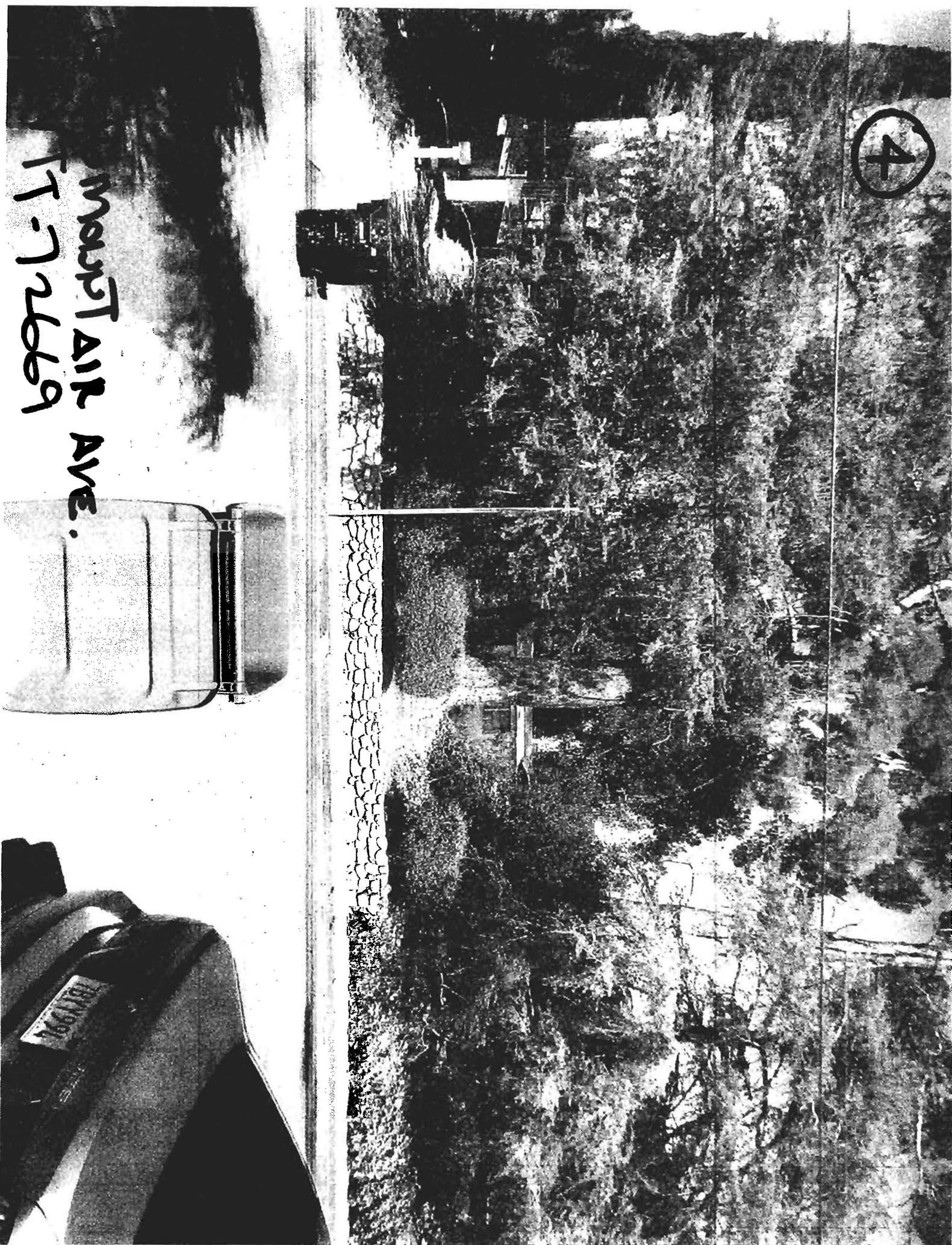
©



VII
1st floor -
AVE.
2669

4

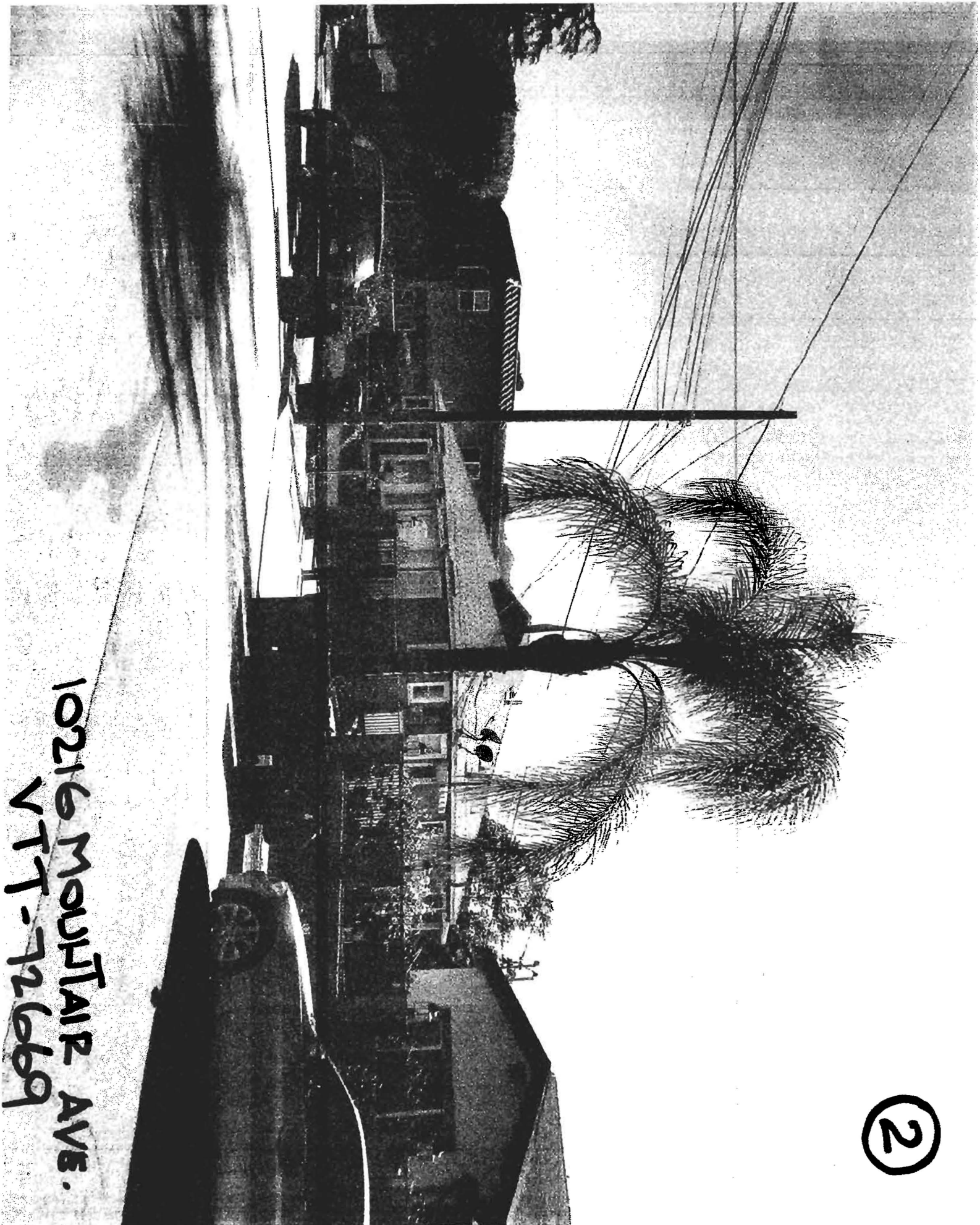
MAJOR AIR AVE.
TT-72669



3



10016 MAPLE AVE.
VT-7266

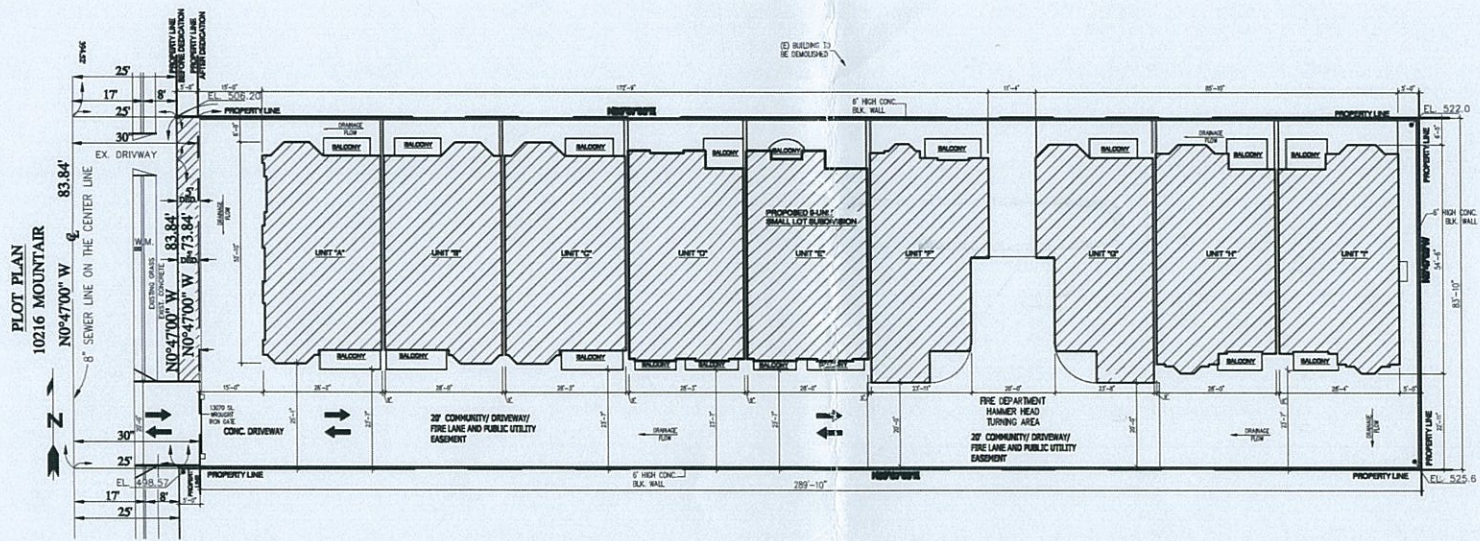


10216 MOULTAIR AVE.
VT 72669



10216 MAUDSLAIR AVE.
VT-T-72669

①



OWNER:
 ASHOT KARSJIAN
 404 7 TH ST. SUITE 515
 LOS ANGELES, CA. 90014
 (213) 622-7935

ARCHITECTURE • PLANNING • URBAN DEVELOPMENT
ART • TECH
 144 S. FIRST ST. STE 201
 TEL. (818) 963-1160

PROJECT:
 9 S.F.D. SMALL LOT SUBDIVISION
 ADDRESS:
 10216 MOUNTAIN AV.
 TUCUNGA, CA. 91042

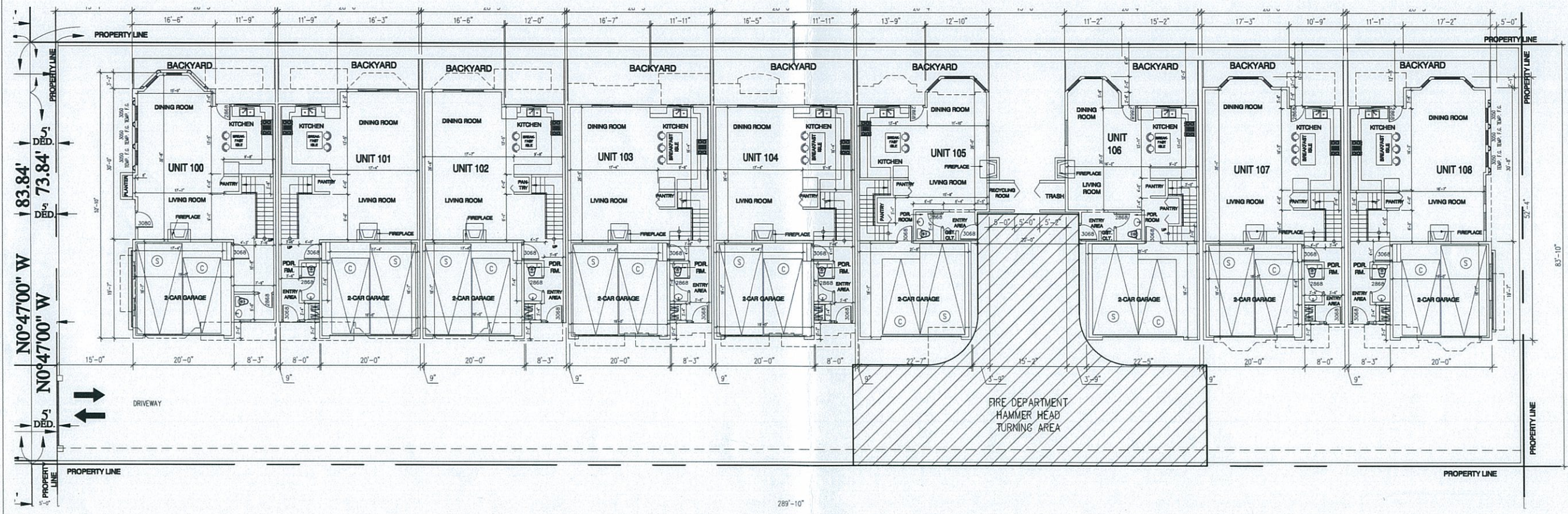
JOB NO.: **-**-**
 SHEET TITLE

PLOT PLAN

NOT FOR CONST.
 ISSUED FOR PERMIT
 ISSUED FOR CONST.

SCALE: 1/16" = 1'-0"
 SHEET NO.

A-1



OWNER:
ASHOT KARSJIAN
 404 7 TH ST. SUITE 515
 LOS ANGELES, CA. 90014
 (213) 622-7935

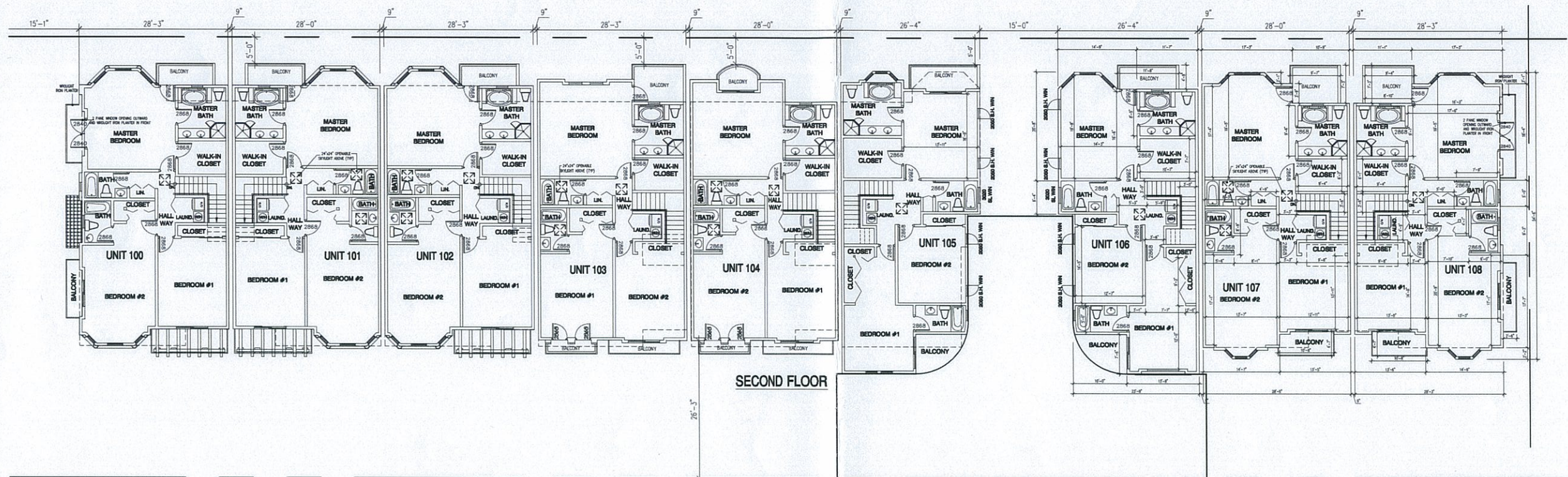
ARCHITECTURE • PLANNING • URBAN DEVELOPMENT
ART • TECH
 144 E. 9TH ST. STE. 201
 BAY PARK, CA. 94022
 TEL. (415) 563-1160

PROJECT:
9 S.F.D. SMALL LOT SUBDIVISION
 10216 MOUNTAIN AV.
 TUCUNGA, CA. 91042

JOB NO: **--**
 SHEET TITLE
FIRST FLR.

NOT FOR CONSTRUCTION
 ISSUED FOR PERMIT
 ISSUED FOR CONSTRUCTION
 SCALE: 1/8" = 1'-0"
 SHEET NO.

A-2



SECOND FLOOR

OWNER: ASHOT KARSJIAN
 404 7 TH ST. SUITE 515
 LOS ANGELES, CA. 90014
 (213) 622-7935

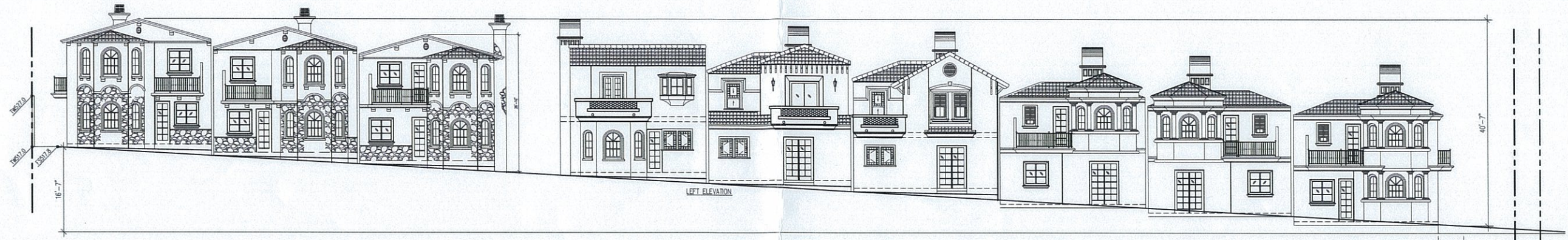
ARCHITECTURE • PLANNING • URBAN DEVELOPMENT
 ART • TECH
 144 S. FIRST ST. STE. 201
 BURBANK, CA. 91020
 TEL. (818) 335-1160

PROJECT: 9 S.F.D. SMALL LOT SUBDIVISION
 ADDRESS: 10216 MOUNTAIN AV.
 TUCUNGA, CA. 91042

JOB NO.: **
 SHEET TITLE: SECOND FLR.

NOT FOR CONSTRUCTION
 ISSUED FOR PERMIT
 SCALE: 1/8" = 1'-0"
 SHEET NO.

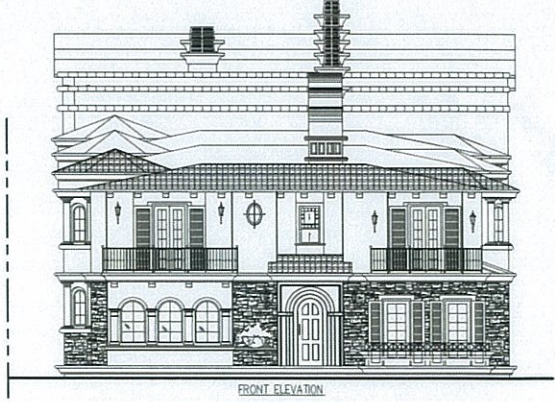
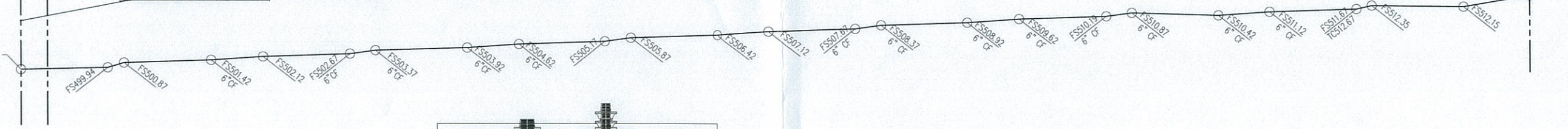
A-3



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

OWNER: ASHOT KARSJIAN
 ADDRESS: 404 7 TH ST. SUITE 515
 LOS ANGELES, CA, 90014
 (213) 622-7935

ARCHITECT/ENGINEER: ART • TECH
 ARCHITECTURE • PLANNING • URBAN DEVELOPMENT
 144 S. FIRST ST. STE. 301
 BURBANK, CA 91502
 TEL. (818) 981-1100

PROJECT: 9 S.F.D. SMALL LOT SUBDIVISION
 ADDRESS: 10216 MOUNTAIN AV.
 TUCUNGA, CA. 91042

JOB NO: **-**-**
 SHEET TITLE

ELEVATIONS

NOT FOR CONSTRUCTION
 ISSUED FOR PERMIT
 ISSUED FOR CONSTRUCTION

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

SHEET NO. **A-4**