

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:

ZONE CHANGE FOR THE SITE FROM RA-1 TO RD1.5-1;

ZONE CHANGE, FROM RA-1 TO RD1.5-1-AND
DEVELOPE 12 UNITS APARTMENTS BLDG.

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:

NONE OTHER THAN THIS EAF BY LA CITY.

NO

II. Existing Conditions:

A. Project Site Area 21,800 S.F.

Net and 21,800 S.F. Gross Acres 0.5 AC.

B. Existing Zoning RA-1

C. Existing Use of Land VACANT LAND

Existing General Plan Designation LOW MEDIUM II RESIDENTIAL

D. Requested General Plan Designation NO CHANGE

E. Number _____ type _____ and age ± _____ 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: N/A and average rent: N/A

Is there any similar housing at this price range available in the area? If yes, where?

NORTH, SOUTH, EAST AND WEST OF THE SITE

F. Number 5 Trunk Diameter 7" - 12" and type VARIES PER SURVY PLA of existing trees.

G. Number _____ Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:

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)

0-500 cubic yards.

N/A if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 50 YARDS.

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- 12
 Single Family Apartment X or Condominium
- B. Number of Dwelling Units with:
 One bedroom Two bedrooms: 11
 Three bedrooms 1 Four or more bedrooms NIA
- C. Total number of parking spaces provided 2 CAR GARAGES PER UNITS
- D. List recreational facilities of project OPEN SPACES (LANDSCAPE)
- E. Approximate price range of units \$ to \$
- F. Number of stories 3, height 45 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) TBD
 Gas heated swimming pool? NO
- H. Describe night lighting of the project WITHIN CODE
 (include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
 Building 9,212 S.F. (42.55%)
 Paving 10,942 S.F. (50.54%)
 Landscaping 1,496 S.F. (6.91%)
- J. Total Number of square feet of floor area

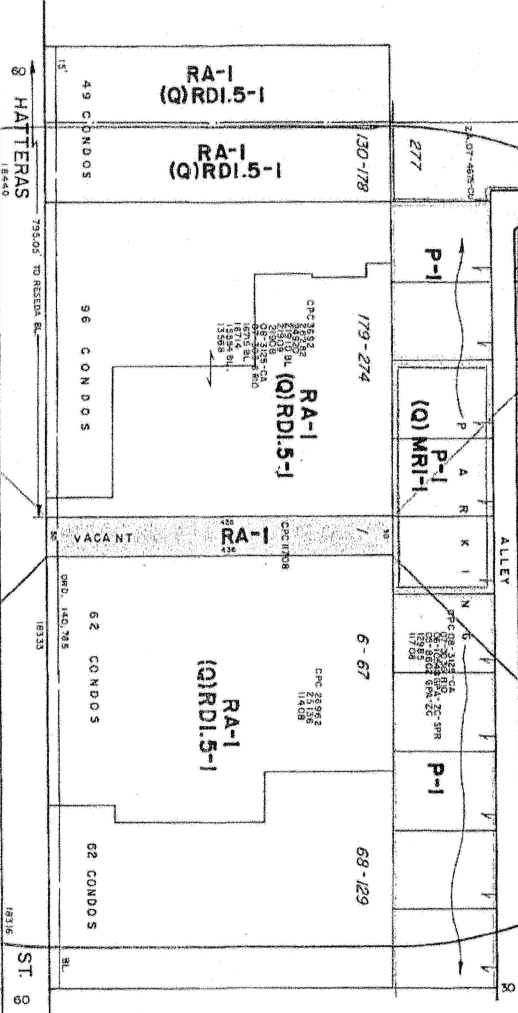
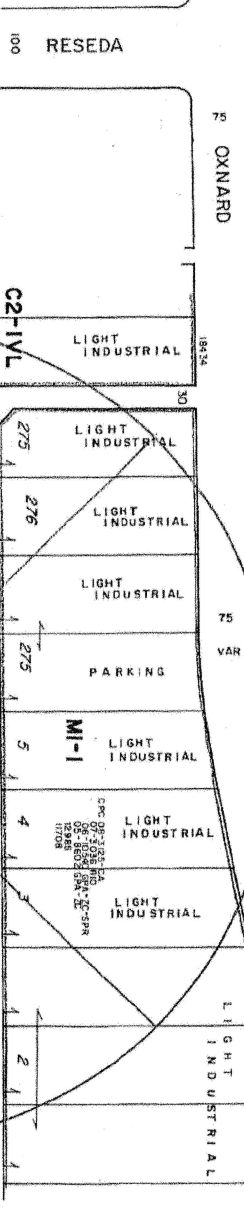
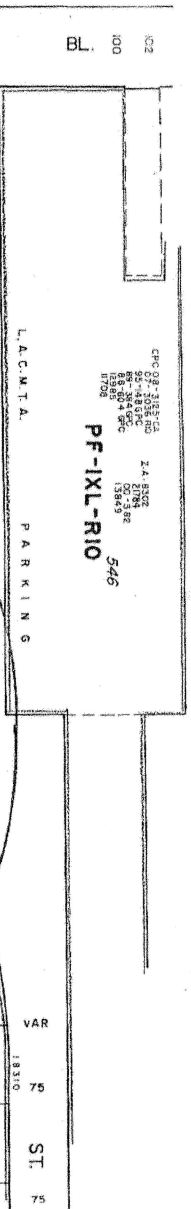
IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- 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

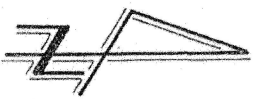
Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- 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)




REQUEST: RA-1 TO RDI.5-1

LEGAL: TRACT 5692, LOT 137(POR.)
SEE APPLICATION



NET AC. = 0.50

THOMAS BROS.		 ONTINENTAL MAPPING SERVICE 6315 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663		CASE NO.: DATE: 3-29-16 SCALE: 1" = 100' USES: FIELD D.M.: 177B125	
PAGE: 560	GRID: 1/3			NET AC. = 0.50	
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