

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>ENV-2016-1052 EAF</u>	<i>Planning Staff Use Only</i>	District Map <u>174 B125</u>
APC <u>South Valley</u>	Existing Zone <u>R1-1</u>	Community Plan <u>Encino-Tarzona</u>
Census Tract <u>1394-61</u>	APN <u>2160003004</u>	Case Filed With [DSC Staff] <u>Maidel Lverand</u>
		Council District <u>3</u>
		Date <u>3-25-16</u>

CASE NO. APCSV 2016-1051-ZC-ZAA-BL

APPLICATION TYPE ZONE CHANGE, ZONING ADMINISTRATOR ADJUSTMENT and BUILDING LINE REMOVAL.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 18535 BURBANK BLVD Zip Code 91356
 Legal Description: Lot PT 38 Block NONE Tract TR 5654
 Lot Dimensions 70 X 170 Lot Area (sq. ft.) 10,735 net Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant is requesting a Zone change from R1-1 to R3-1. Also a building line removal is being requested to remove a 25-foot building line established by Ordinance No. 130484. a request from relief from density to allow 14 units in lieu of 13.4 units (to round up).

Present Use: Parking Lot Proposed Use: 14- Unit Apartment Building

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 checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input 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
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No. of residential units: Existing 0 To be demolished 0 Adding 14 Total 14

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.07 Code Section which authorizes relief: 12.32F
Applicant requests a Zone Change from R1-1 to R3-1

Code Section from which relief is requested: 12.32.R Code Section which authorizes relief: 12.32.R.2(f)
Applicant requests a Building Line Removal to remove a 25-foot building line established by Ordinance No. 130484.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
Applicant requests relief from density to allow 14 units in lieu of 13.4 (to round up).

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name ~~George E. Moss~~ Richard F. Moss Company 18535 Burbank, LLC
 Address: 6345 Balboa Blvd, Suite 310 Telephone: () Fax: ()
Encino, CA Zip: 91316 E-mail:

Property owner's name (if different from applicant) Same
 Address: Telephone: () Fax: ()
 Zip: E-mail:

Contact person for project information Jody Wood Company JW Expedite
 Address: 4872 Topanga Canyon Blvd. #241 Telephone: (818) 337-9781 Fax: ()
Woodland Hills, Ca. Zip: 91364 E-mail: jodywood123@gmail.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: [Signature] Print: Richard F. Moss, Manager
 ALL-PURPOSE ACKNOWLEDGMENT 18535 Burbank, LLC

State of California
 County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

See Attached Notary Form

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.

 Signature (Seal)

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>17,493.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0262305103</u>	Deemed Complete by [Project Planner]	Date

18535 BURBANK, P2

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.3: Ensure that new housing opportunities minimize displacement of the residents.

The requested Zone Change from (T)(Q)R3-1 to (Q)R3-1 will continue to meet the provisions of the R3 Zone and will continue to satisfy the applicable objectives and policies for multi-family housing. As proposed, the project site would accommodate 14 dwelling units in an area comprised of multi-family structures ranging in density from 9 to 42 units within the immediate vicinity of the project site. The requested zone change retains consistency with the underlying medium Residential land use designation, retains multi-family housing in designated areas, does not encroach on single-family areas, and locates higher density housing in an area serviced by public transit, including Metro lines 240 (Universal/Studio City Station), 240 (Northridge), 154 (Tarzana), and 154 (Burbank Station), and is walking distance to the Providence Tarzana Medical Center, a large local employer. The project and associated zone change will replace a surfacing parking lot with new housing opportunities, thereby promoting greater individual choice, type, and quality of housing in a manner that does not displace existing housing or residents.

The requested R3 Zone would allow a minimum lot size per unit of 800 square feet with a 15-foot front and rear yards, and 6-foot side yards for the proposed project. The project is not seeking from deviations from the required yard, open space, or height requirements and is only seeking the zone change in order to remove 'T' and 'Q' conditions associated with a project that was approved in 1981, but never constructed.

The zone change will not result in a fragmented development pattern and would otherwise continue the scale and pattern of development for similar multi-family sites along Burbank Boulevard. The request to a (Q)R3-1 Zone will remain consistent with the underlying land use designation, the existing development pattern, and would not result in out of scale development.

- c. The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents. .

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

APCSV 2016 - 1051

P 1 18535 BURBANK FINDINGS

General Plan/Character Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the area Encino-Tarzana Community Plan, adopted by the City Council on December 16, 1998. The plan map designates the subject property as Medium Residential land use with the corresponding zones of R3. The requested Zone Change from (T)(Q)R3-1 to (Q)R3-1 is consistent with the designated Medium Residential land use designation.

b. **Land Use Element.**

Encino-Tarzana Community Plan. The Community Plan text includes the following relevant land use objectives and policies:

Objective 1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Policy 1-1.3: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers or transit stations and major bus routes where public service facilities, utilities and topography will accommodate this development.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity in existing single- and multi-family neighborhoods.

Policy 1-3.1: Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Objective 1-4: To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.

The subject property is located in a Medium Residential land use area with a corresponding R3 Zone. The development of this site will meet the General Framework goals and objectives for the stability and enhancement of multi-family neighborhoods by replacing a surface parking lot with a multi-family development consistent with the R3 Zone and in keeping with the existing character and densities on similarly zoned and improved properties.

- d. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: Housing Production and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.4: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The Zone Change to the remove the existing 'Q' and 'T' conditions would implement the Housing Element by increasing the housing supply while keeping the underlying zoning in line with the current land use designation. The zone change will not result in more, or less restrictive provisions. The zone change is necessary to remove existing 'Q' and 'T' conditions associated with a project approved in 1981, which never materialized.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) will be implemented by the recommended action herein. Burbank Boulevard is an Avenue II in the Mobility Element of the General Plan and dedicated to a width of 86 feet and improved with asphalt roadway and concrete curb, gutters and a sidewalk. The project may be required to dedicate and/or make improvements as appropriate in order to satisfy street and sidewalk standards for an Avenue II.

Burbank Boulevard is not included in any of Mobility Plan 2035's "Enhanced" Networks (i.e. the Bicycle Enhanced Network, the Transit Enhanced Network, the Neighborhood Enhanced Network and the Vehicle Enhanced Network).

- f. The project will be consistent with the **Sewerage Facilities Element** of the General Plan. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the

permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Entitlement Findings

2. Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.
 - a. Public Necessity: On April 8, 2015, Mayor Eric Garcetti released L.A.'s first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the Zone Change will not increase the allowable density beyond that which is existing on the project site, however, the project will replace a surface parking lot, thereby increasing the housing supply with 14 residential dwelling units and supporting the Mayor's goal of 100,000 new housing units by 2021, while staying within the adopted General Plan Land Use Designation.
 - b. Convenience: The proposed project would locate 14 new residential dwelling units within .7 miles of an LAUSD elementary school (Tarzana Elementary School), and 0.4 miles from the Providence Tarzana Medical Center. The project is also within a few hundred feet of commercial uses along Reseda Boulevard, which shopping area which includes retail and restaurant uses, auto repair uses, gas station, some office, and other neighborhood-serving retail uses. Granting the zone change would allow the residences of the new development to shop and dine within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
 - c. General Welfare: Granting the zone change to the R3-1 Zone would allow the development of a surface parking lot within an established and stable multi-family area. As discussed above, the area is served by neighborhood-serving uses such as schools, restaurants, a gas station and other neighborhood-serving retail uses. The zone change to maintain the R3-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
 - d. Good Zoning Practices: The request to the R3-1 Zone is consistent with the land use designation and the general development pattern along Burbank Boulevard properties. The R3 Zone would ensure that continuity and maintenance of density, required setbacks and the massing are comparable to the existing character of the neighborhood.

SEC. 12.10. "R3" MULTIPLE DWELLING ZONE.

The following regulations shall apply in the "R3" Multiple Dwelling Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the "R2" Two-family Zone.
 2. Group dwellings.
 3. Multiple dwellings.
 4. Apartment houses. **(Added by Ord. No. 107,884, Eff. 9/23/56.)**
 5. Boarding houses, rooming houses or light housekeeping rooms. **(Amended by Ord. No. 113,548, Eff. 6/28/59.)**
 - 5.5. Child care facilities for not more than 20 children. **(Added by No. 145,474, Eff. 3/2/74.)**
 6. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
 7. **(None)**
 8. Accessory buildings – Same as R1 Zone – Sec. 12.08 A. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**
 9. **(Deleted by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
 10. Name plates and signs, and required automobile parking spaces as provided for in Section 12.21 A. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
 11. Senior Independent Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**
 12. Assisted Living Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**
- B. Restriction.** **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)** For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any

property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area – No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard – There shall be a front yard of not less than 15 feet; provided, however, that on key lots the minimum front yard shall be 10 feet. **(Amended by Ord. No. 138,744, Eff. 12/24/69.)**

2. Side Yards – For a main building not more than two stories in height there shall be a side yard on each side of said building of not less than five feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10% of the width of the lot, but in no event to less than three feet in width. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story, but in no event shall a side yard of more than 16 feet in width be required. **(Amended by Ord. No. 110,225, Eff. 11/23/57.)**

3. Rear Yard – There shall be a rear yard of not less than 15 feet in depth. **(Amended by Ord. No. 121,925, Eff. 6/4/62.)**

4. Lot Area – **(Amended by Ord. No. 174,994, Eff. 1/15/03.)** Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. The minimum lot area per dwelling unit shall be 800 square feet.

However, where a lot has a width of less than 50 feet or an area of less than 5,000 square feet and was held under separate ownership or was of record as of September 23, 1956, and the lot was created in conformance with the Subdivision Map Act, the lot may be occupied by any use permitted in this section, except for those uses explicitly requiring more than 5,000 square feet of lot area. In no case, however, shall more than two dwelling units be permitted where a lot has an area of less than 4,000 square feet.

The minimum lot area per guest room shall be 500 square feet.

Exceptions to area regulations are provided for in Section 12.22 C.

Area Schedule (Gross S-2 Area)		
Name	Area	
1/2 Occupancy Electrical Room	134 SF	
1/2 Occupancy Elevator Equipment	69 SF	
1/2 Occupancy Parking Storage	6098 SF	
1/2 Occupancy Trash Room	134 SF	
1/2 Occupancy Bike Room	129 SF	
1/2 Occupancy Trash Room	126 SF	
1/2 Occupancy Bike Room	129 SF	
1/2 Occupancy Trash Room	99 SF	
1/2 Occupancy Bike Room	129 SF	
1/2 Occupancy Trash Room	99 SF	
7149 SF		

1st Story Gross Unit Areas		
Name	Area	
Unit "A" Fitness	405 SF	
Plan "A" - Balcony	1174 SF	
Plan "B" - Balcony	86 SF	
Plan "C" - Balcony	761 SF	
Plan "D" - Balcony	80 SF	
Plan "E" - Balcony	1089 SF	
Plan "F" - Balcony	124 SF	
Plan "G" - Balcony	110 SF	
Plan "H" - Balcony	536 SF	
Plan "I" Studio	5549 SF	

2nd Story Gross Unit Areas		
Name	Area	
Plan "A"	943 SF	
Plan "A" - Balcony	110 SF	
Plan "B"	1174 SF	
Plan "B" - Balcony	86 SF	
Plan "C"	791 SF	
Plan "C" - Balcony	80 SF	
Plan "D"	1089 SF	
Plan "D" - Balcony	122 SF	
Plan "E"	1101 SF	
Plan "E" - Balcony	62 SF	
5549 SF		

3rd Story Gross Unit Areas		
Name	Area	
Plan "A"	943 SF	
Plan "A" - Balcony	110 SF	
Plan "B"	1174 SF	
Plan "B" - Balcony	86 SF	
Plan "C"	782 SF	
Plan "C" - Balcony	80 SF	
Plan "D"	1346 SF	
Plan "D" - Balcony#1	122 SF	
Plan "D" - Balcony#2	103 SF	
4747 SF		

BIKE PARKING PROVIDED

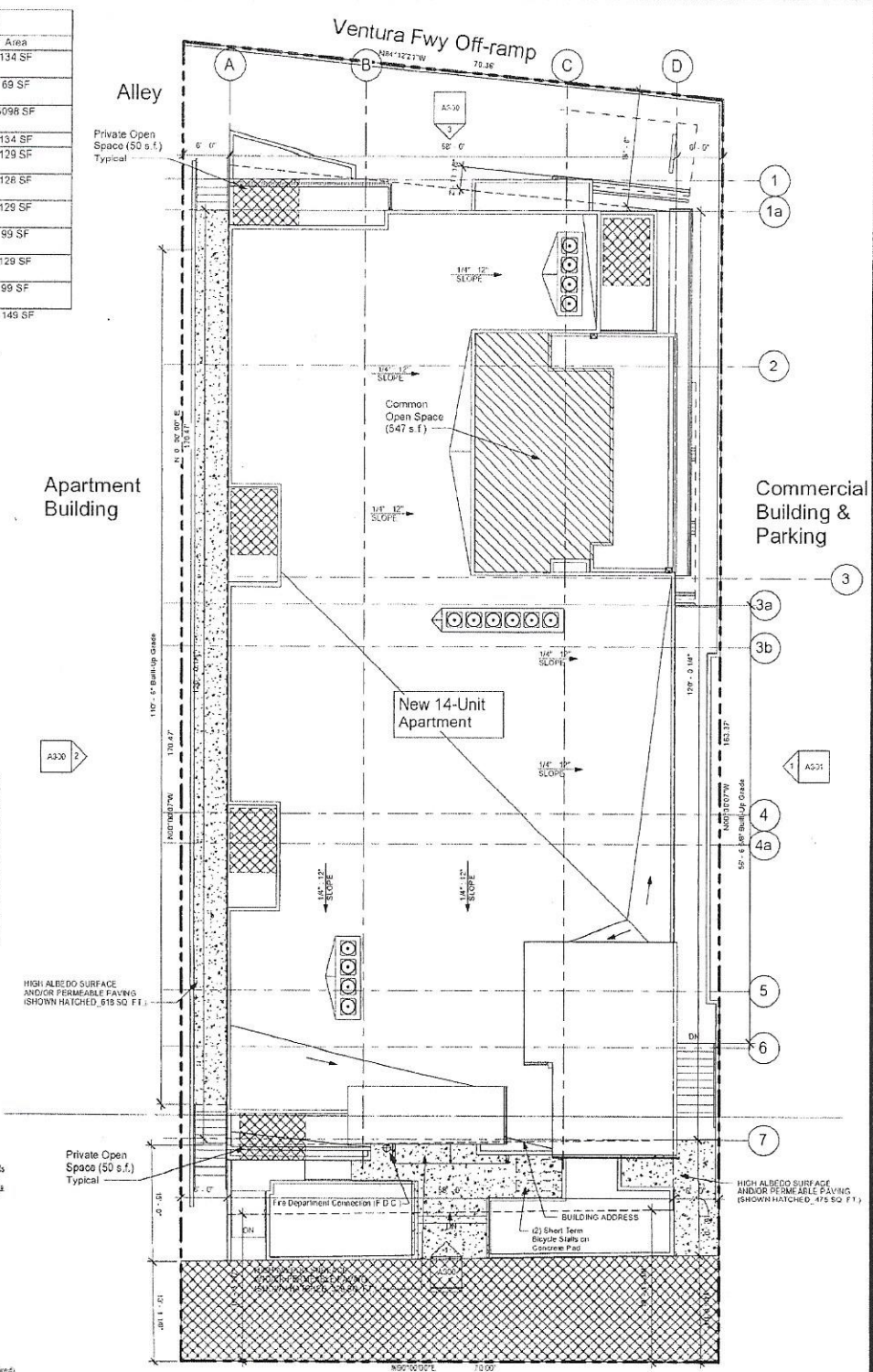
Category	Count
1/2 Occupancy (113 Units)	14
1/2 Occupancy (113 Units)	2
1/2 Occupancy (113 Units)	16

BIKE PARKING PROVIDED

Category	Count
1/2 Occupancy (113 Units)	14
1/2 Occupancy (113 Units)	2
1/2 Occupancy (113 Units)	16

Automobile Parking Provided

Category	Count
1/2 Occupancy (113 Units)	14
1/2 Occupancy (113 Units)	2
1/2 Occupancy (113 Units)	16



Burbank Blvd.
Architectural Site Plan
1/8" = 1'-0"

Legend

Symbol	Description
[Symbol]	1/2 Occupancy (113 Units)
[Symbol]	1/2 Occupancy (113 Units)
[Symbol]	1/2 Occupancy (113 Units)

Unit Type / Count

Description	Count
Plan A - Bedroom	1
Plan B - Bedroom	1
Plan C - Bedroom	1
Plan D - Bedroom	1
Plan E - Bedroom	1
Plan F - Bedroom	1
Plan G - Bedroom	1
Plan H - Bedroom	1
Plan I - Bedroom	1

KEN STOCKTON ARCHITECTS, INC.

DESIGN ~ PLANNING

www.STOCKTONARCHITECTS.com

Client

The Moss Group
6345 Balboa

Project

Burbank 14-Unit

18535 Burbank Blvd.
Tarzana, CA 91356

Consultants

Architect
Ken Stockton
26500 W. Agoura Road #663
Calabasas, CA 91302
(818)-868-9443

Consultant
Name: _____
Address: _____
Address: _____
Phone: _____

Consultant
Name: _____
Address: _____
Address: _____
Phone: _____

Consultant
Name: _____
Address: _____
Address: _____
Phone: _____

Date	Description	Issued to

THIS DRAWING IS THE PROPERTY OF KEN STOCKTON ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

LICENSED REPRESENTATIVE

Preliminary Plans

Site Plan

2-HOUR AREA SEPAI

ALLOWABLE AREA PER STC
Per Table 503

- A₀ = [A1 x I1] + [A2 x I2]
- "R2" OCC. (12,000 + [12,000 x 0] + [12,000 x 2]) = 36,000
- "B" OCC. (18,000 + [18,000 x 0] + [18,000 x 2]) = 54,000
- "R2" AREA ALLOWED PER STORY = 36,000 S.F.
- "R2" (FIRST FLOOR- AREA "1") = 5,501 / 36,000 =
- "R2" AREA ALLOWED PER STORY = 36,000 S.F.
- "R2" (SECOND FLOOR- AREA "1") = 6,315 / 36,000 =
- "R2" AREA ALLOWED PER STORY = 36,000 S.F.
- "R2" (THIRD FLOOR- AREA "1") = 5,356 / 36,000 =
- "B" AREA ALLOWED PER STORY = 18,000 S.F.
- "B" (FIRST FLOOR- AREA "2") = 416 / 18,000 = 0.02
- "B" AREA ALLOWED PER STORY = 18,000 S.F.
- "B" (BASEMENT GARAGE- AREA "2") = 272 / 18,000 = 0.015
- "S-2" AREA ALLOWED FOR TYPE 1A IS UNLIMITED
- SUM OF ALL RATIOS (ALL STORIES) SHALL NOT EXCEED 2.0

WALL LEGEND

- Denotes 8" Concrete Shotcrete
- Denotes 2-Hour Firewall (2x4 s.f.)
- Denotes 2-Hour Firewall (2x4 s.f.)
- Denotes 1-Hour Rated Sound Y
- Denotes 1-Hour Typical Comm
- Denotes 2 x 4 Stud Wall - See

⊗ - DENOTES EXIT SIGN

⊙ INDICATES WATER CURTAIN SPRINKLER HEAD FOR 24HOUR PROTECTION OF OPENINGS AS PER MODIFICATION - SEE DETAIL, ISD 3, 190-3

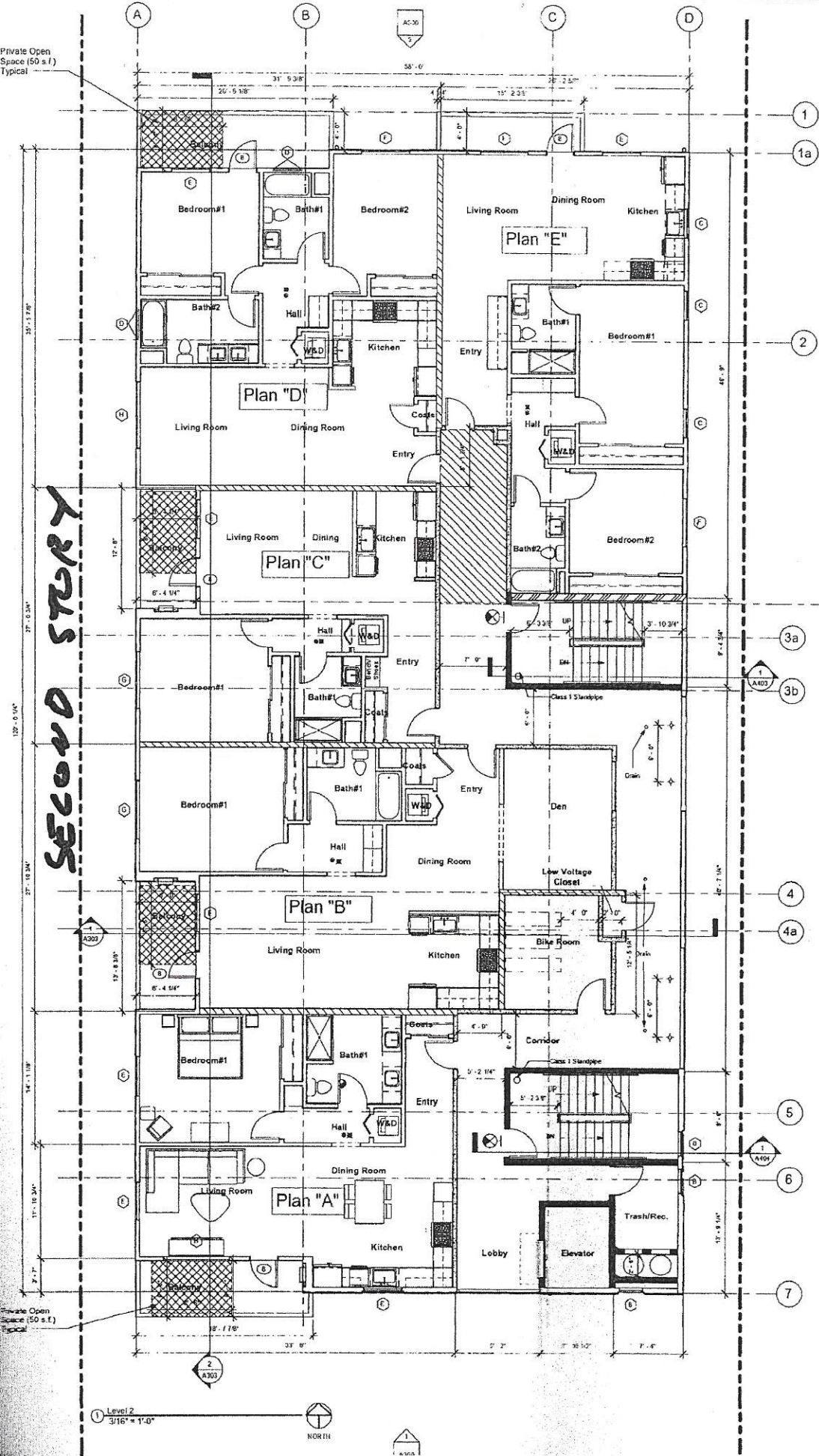
EXTERIOR OPENING TABULATION

- 2ND FLOOR @ NORTH SIDE**
DISTANCE TO CL OF STREET ≥ 25'-0"
WALL AREA = 58' x 10'-0" = 580 S.F.
OPENINGS PROVIDED = 104.5
PERCENTAGE PROVIDED = NA/ UNLIMITED
- 2ND FLOOR @ SOUTH SIDE**
DISTANCE TO CL OF STREET ≥ 25'-0"
WALL AREA = 58' x 10'-0" = 580 S.F.
OPENINGS PROVIDED = 115.5
PERCENTAGE PROVIDED = NA/ UNLIMITED
- 2ND FLOOR @ EAST SIDE**
DISTANCE TO CL OF STREET = 6'-0"
WALL AREA = 120' x 10'-0" = 1,200 S.F.
OPENINGS PROVIDED = 236
PERCENTAGE PROVIDED = 17.2%
- 2ND FLOOR @ WEST SIDE**
DISTANCE TO CL OF STREET = 6'-0"
WALL AREA = 120' x 10'-0" = 1,200 S.F.
OPENINGS PROVIDED = 207.5
PERCENTAGE PROVIDED = 17.3%

Area Schedule (2nd Story Gross Unit Areas)

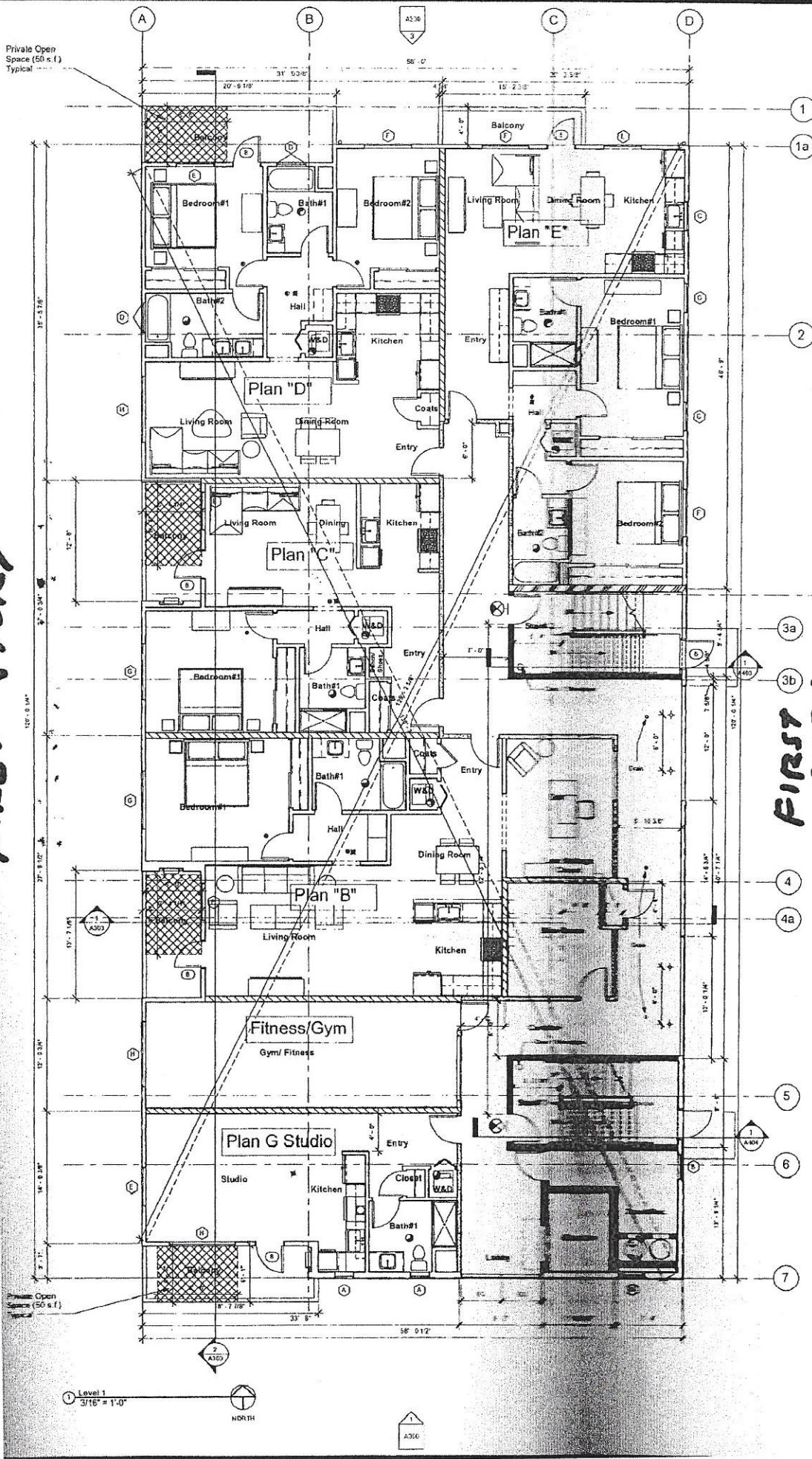
Level	Name	Area
Level 2	Plan "A"	943 SF
Level 2	Plan "A"- Balcony	110 SF
Level 2	Plan "B"	1174 SF
Level 2	Plan "B"- Balcony	86 SF
Level 2	Plan "C"	781 SF
Level 2	Plan "C"- Balcony	80 SF
Level 2	Plan "D"	1089 SF
Level 2	Plan "D"- Balcony	122 SF
Level 2	Plan "E"	1101 SF
Level 2	Plan "E"- Balcony	62 SF
		5549 SF

SECOND STORY



Level 2
3/16" = 1'-0"





2-HOUR AREA SEPI

ALLOWABLE AREA PER S
Per Table 503

$A_a = [A1 + (A1 \times 1) + (A1 \times 1)]$
 "R2" OCC. $(12,000 + [12,000 \times 0] + [12,000 \times 2]) = 36,000$
 "B" OCC. $(18,000 + [18,000 \times 0] + [18,000 \times 2]) = 54,000$
 "R2" AREA ALLOWED PER STORY = 36,000
 "R2" (FIRST FLOOR- AREA "1") = 5,901 / 36
 "R2" AREA ALLOWED PER STORY = 36,000
 "R2" (SECOND FLOOR- AREA "1") = 6,315 / 36
 "R2" AREA ALLOWED PER STORY = 36,000
 "R2" (THIRD FLOOR- AREA "1") = 5,556 / 36
 "B" AREA ALLOWED PER STORY = 15,000
 "B" (FIRST FLOOR- AREA "2") = 416 / 18,000
 "B" AREA ALLOWED PER STORY = 18,000
 "B" (BASEMENT GARAGE- AREA "2") = 272
 "S-2" AREA ALLOWED FOR TYPE 1A IS UN

SUM OF ALL RATIOS (ALL STORIES) SHALL
 $16 + .16 + .15 + .02 + .02 = 53 < 20$

WALL LEGEND

- Denotes 8" Concrete Shotcrete
- Denotes 2-Hour Firewall (2x4 SF)
- Denotes 2-Hour Firewall (2x4 SF)
- Denotes 1-Hour Rated Sound Wall
- Denotes 1-Hour Typical Concrete
- Denotes 2 x 4 Stud Wall - See

- DENOTES EXIT SIGN

INDICATES WATER CURTAIN SPRINKLER HEAD FOR 30 HOUR PROTECTION OF OPENINGS AS PER ACCORDANCE - SEE DETAIL 150-3, 160-3

EXTERIOR OPENING TABULATION

1ST FLOOR @ NORTH SIDE
 DISTANCE TO CL OF STREET = 20'-0"
 WALL AREA = 55' x 10'00" = 550 SF
 OPENINGS PROVIDED = 184 SF
 PERCENTAGE PROVIDED = NA / UNLIMITED

1ST FLOOR @ SOUTH SIDE
 DISTANCE TO CL OF STREET = 20'-0"
 WALL AREA = 55' x 10'00" = 550 SF
 OPENINGS PROVIDED = 175 SF
 PERCENTAGE PROVIDED = NA / UNLIMITED

1ST FLOOR @ EAST SIDE
 DISTANCE TO CL OF STREET = 6'-0"
 WALL AREA = 120' x 10'00" = 1,200 SF
 OPENINGS PROVIDED = 206 SF
 PERCENTAGE PROVIDED = 17.2%

1ST FLOOR @ WEST SIDE
 DISTANCE TO CL OF STREET = 6'-0"
 WALL AREA = 120' x 10'00" = 1,200 SF
 OPENINGS PROVIDED = 210 SF
 PERCENTAGE PROVIDED = 22.5%

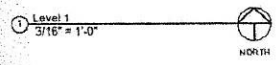
Area Schedule (1st Story Gross Unit Areas)

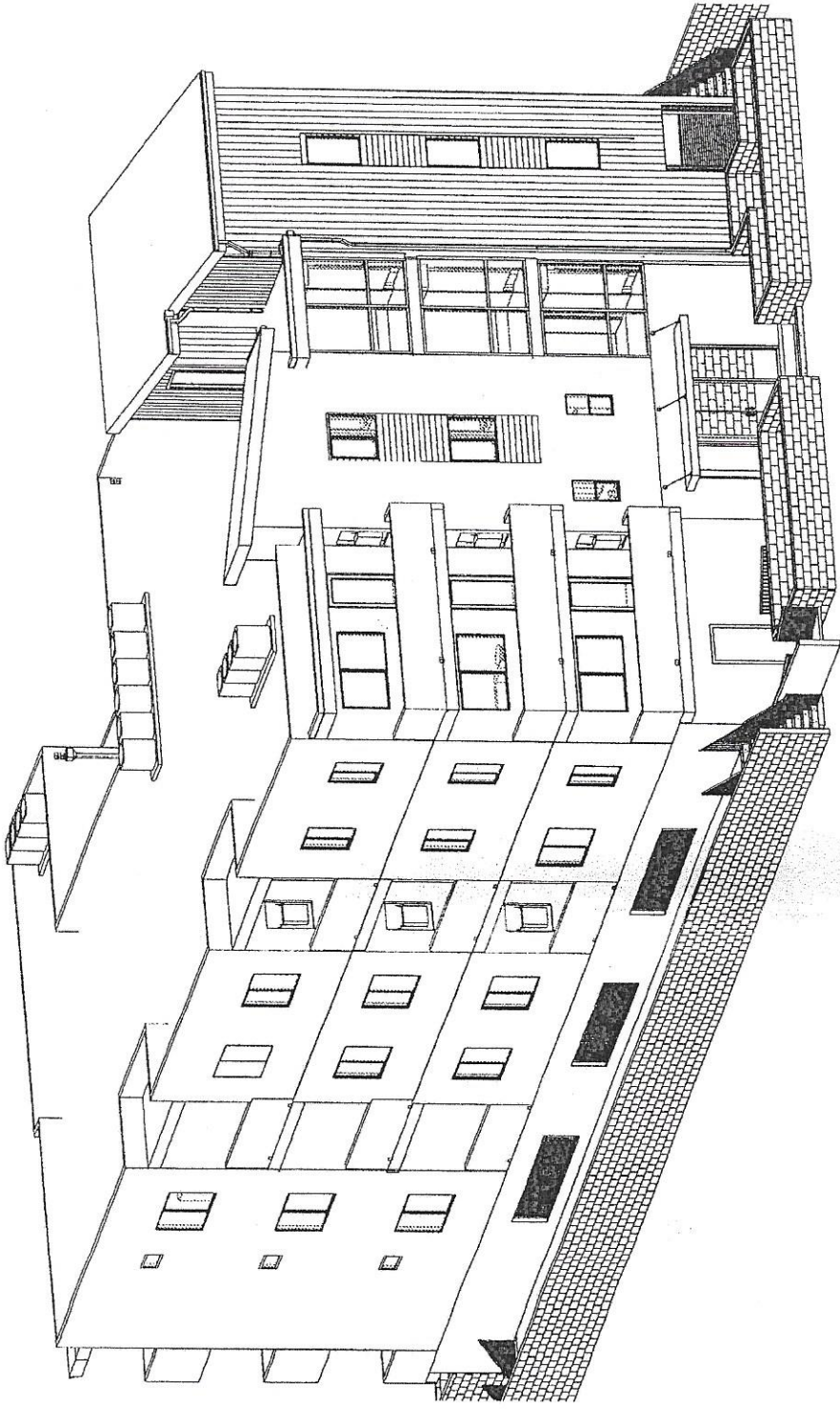
Level	Name	Area
Level 1	Gym/ Fitness	405 SF
Level 1	Plan "B"	1,174 SF
Level 1	Plan "D", Balcony	86 SF
Level 1	Plan "C"	761 SF
Level 1	Plan "C", Balcony	60 SF
Level 1	Plan "D"	1,085 SF
Level 1	Plan "D", Balcony	124 SF
Level 1	Plan "E"	1,101 SF
Level 1	Plan "E", Balcony	62 SF
Level 1	Plan "G", Balcony	110 SF
Level 1	Plan "G" Studio	536 SF
		5,545 SF

Bicycle Parking Provided 1st Story

Description	Count	Level
Bike Stall (Long Term)	6	Level 1
Grand total	6	

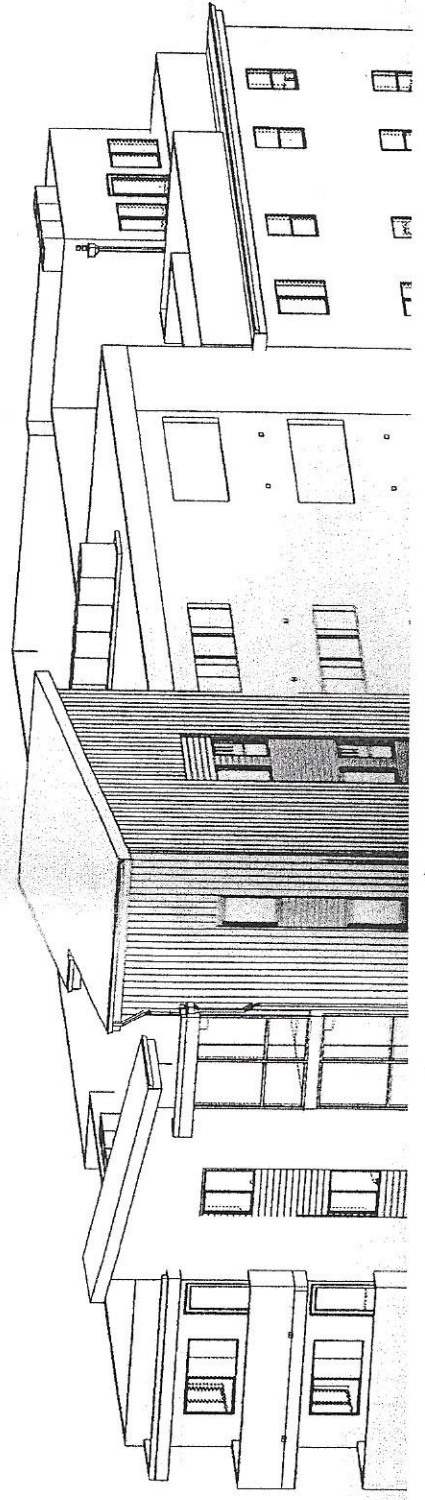
FIRST STORY





① 3D Front

3D ELEVATION





(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number	Ordinance	Zoning Information	CPC Cards	
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Case Number: Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

<p>Case Number: ZA-1985-358-CUZ</p> <p>Case Filed On:</p> <p>Accepted for review on:</p> <p>Assigned Date:</p> <p>Staff Assigned:</p> <p>Hearing Waived / Date Waived : No /</p> <p>Hearing Location:</p> <p>Hearing Date / Time:</p> <p>ZA Action: APPROVED WITH CONDITIONS</p> <p>ZA Action Date: 07/30/1985</p> <p>End of Appeal Period:</p> <p>Appealed: No</p> <p>BOE Reference Number:</p> <p>Case on Hold?: No</p> <p>Primary Address</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:70%;">Address</th> <th style="width:10%;">CNC</th> <th style="width:20%;">CD</th> </tr> </thead> <tbody> <tr> <td>18535 BURBANK BLVD</td> <td>Encino</td> <td>3</td> </tr> </tbody> </table> <p>View All Addresses</p>	Address	CNC	CD	18535 BURBANK BLVD	Encino	3	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="4" style="text-align: center;">0 Case Documents found for Case Number: ZA-1985-358-CUZ</td> </tr> <tr> <th style="width:25%;">Type</th> <th style="width:25%;">Scan Date</th> <th style="width:25%;">Signed</th> <th style="width:25%;"></th> </tr> <tr> <td colspan="4" style="text-align: center;">No Documents were found</td> </tr> </table>	0 Case Documents found for Case Number: ZA-1985-358-CUZ				Type	Scan Date	Signed		No Documents were found			
Address	CNC	CD																	
18535 BURBANK BLVD	Encino	3																	
0 Case Documents found for Case Number: ZA-1985-358-CUZ																			
Type	Scan Date	Signed																	
No Documents were found																			

Project Description:

Requested Entitlement: CONDITIONAL USE - TO PERMIT THE DEVELOPMENT OF A PUBLIC PARKING AREA WITH PARKING SPACES (FOR EMPLOYEES AND NEARBY COMMERCIAL PROPERTIES) IN THE R1-1 ZONE.

Applicant: GEORGE MOSS [Company:]

Representative:

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MTkyOTY1> (<http://planning.lacity.org/pdiscaseinfo/CaseId/MTkyOTY1>)



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number	Ordinance	Zoning Information	CPC Cards
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Case Number: Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

<p>Case Number: TT-42781</p> <p>Case Filed On: 03/31/1982</p> <p>Accepted for review on: 03/31/1982</p> <p>Assigned Date:</p> <p>Staff Assigned:</p> <p>Hearing Waived / Date Waived : No /</p> <p>Hearing Location:</p> <p>Hearing Date / Time: 0:00 AM</p> <p>TT Action:</p> <p>TT Action Date:</p> <p>End of Appeal Period:</p> <p>Appealed: No</p> <p>BOE Reference Number:</p> <p>Case on Hold?: No</p> <p>Primary Address</p> <table border="1"> <thead> <tr> <th>Address</th> <th>CNC</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>18535 BURBANK BLVD</td> <td>Encino</td> <td>3</td> </tr> </tbody> </table> <p>View All Addresses</p> <p>Project Description: TENTATIVE TRACT MAP</p> <p>Requested Entitlement: REQUEST APPROVAL FOR A 10-UNIT CONDOMINIUM.</p> <p>Applicant:</p> <p>Representative:</p> <p>Permanent Link: http://planning.lacity.org/pdiscaseinfo/CaseId/MTQ4Mzg20 (http://planning.lacity.org/pdiscaseinfo/CaseId/MTQ4Mzg20)</p>	Address	CNC	CD	18535 BURBANK BLVD	Encino	3	<p>0 Case Documents found for Case Number: TT-42781</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Scan Date</th> <th>Signed</th> </tr> </thead> <tbody> <tr> <td colspan="3">No Documents were found</td> </tr> </tbody> </table>	Type	Scan Date	Signed	No Documents were found		
Address	CNC	CD											
18535 BURBANK BLVD	Encino	3											
Type	Scan Date	Signed											
No Documents were found													



Search

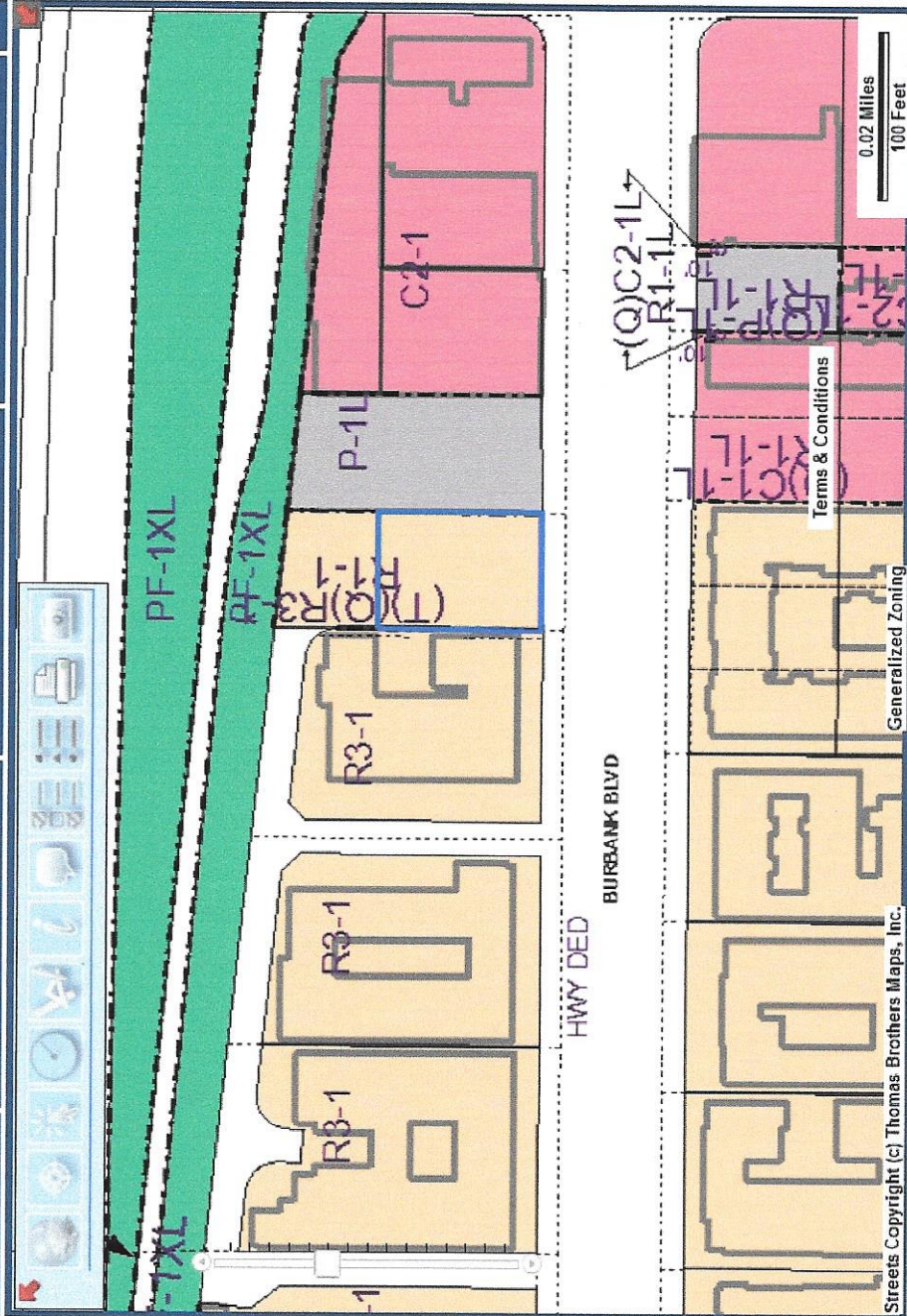
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Historic Preservation Review	No
HistoricPlacesLA	View
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	.99
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor	
Case Numbers	
Citywide/Code Amendment Cases	
Additional	
Seismic Hazards	
Economic Development Areas	
Public Safety	

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