

LOT #1 / UNIT #1

FIRST FLOOR	110	110
SECOND FLOOR	463	463
THIRD FLOOR	525	525
ROOF DECK	527	
ROOF DECK SHAFT	100	100
GARAGE	351	
2nd. FLR. STAIRS	79	
3rd. FLR. STAIRS	92	
COVERED AC PATIO	35	
2nd. FLOR. BALCONY	76	

TOTAL 1,198 SQ. FT.

LOT #2 / UNIT #2

FIRST FLOOR	301	301
SECOND FLOOR	719	719
THIRD FLOOR	799	799
ROOF DECK	797	
ROOF DECK SHAFT	95	95
GARAGE	351	
2nd. FLR. STAIRS	74	
3rd. FLR. STAIRS	82	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,914 SQ. FT.

LOT #3 / UNIT #3

FIRST FLOOR	269	269
SECOND FLOOR	598	598
THIRD FLOOR	674	674
ROOF DECK	695	
ROOF DECK SHAFT	88	88
GARAGE	351	
2nd. FLR. STAIRS	130	
3rd. FLR. STAIRS	98	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,629 SQ. FT.

LOT #4 / UNIT #4

FIRST FLOOR	110	110
SECOND FLOOR	463	463
THIRD FLOOR	525	525
ROOF DECK	527	
ROOF DECK SHAFT	100	100
GARAGE	351	
2nd. FLR. STAIRS	79	
3rd. FLR. STAIRS	92	
COVERED AC PATIO	35	
2nd. FLOR. BALCONY	76	

TOTAL 1,198 SQ. FT.

LOT #5 / UNIT #5

FIRST FLOOR	301	301
SECOND FLOOR	719	719
THIRD FLOOR	799	799
ROOF DECK	797	
ROOF DECK SHAFT	95	95
GARAGE	351	
2nd. FLR. STAIRS	74	
3rd. FLR. STAIRS	82	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,914 SQ. FT.

LOT #6 / UNIT #6

FIRST FLOOR	269	269
SECOND FLOOR	598	598
THIRD FLOOR	674	674
ROOF DECK	695	
ROOF DECK SHAFT	88	88
GARAGE	351	
2nd. FLR. STAIRS	130	
3rd. FLR. STAIRS	98	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,629 SQ. FT.

LOTS MATRIX

	LOT #1	LOT #2	LOT #3
FRONT YARD SETBACK	15'-0"	13'-0"	13'-0"
SIDE YARD	WEST 5'-0"	NORTH 0'-3"	NORTH 10'-0"
SIDE YARD SETBACK	EAST 13'-0"	SOUTH 0'-3"	SOUTH 0'-3"
REAR YARD SETBACK	NORTH 0'-3"	WEST 5'-0"	WEST 5'-0"
AREA	1,198 SQ. FT.	1,914 SQ. FT.	1,629 SQ. FT.

	LOT #4	LOT #5	LOT #6
FRONT YARD SETBACK	13'-0"	13'-0"	15'-0"
SIDE YARD	NORTH 10'-0"	NORTH 0'-3"	WEST 13'-0"
SIDE YARD SETBACK	SOUTH 0'-3"	SOUTH 0'-3"	EAST 5'-0"
REAR YARD SETBACK	EAST 5'-0"	EAST 5'-0"	NORTH 0'-3"
AREA	1,198 SQ. FT.	1,914 SQ. FT.	1,629 SQ. FT.

LEGAL DESCRIPTION

APN	2249-001-009
TRACT	TR9500
LOT	24, 23, 22
LOT SIZE	18,872.5 SQ. FT.
ZONING	(Q)RD1.5-1
NUMBERS OF STORY'S	3 + ROOF DECK
BUILDING HEIGHT	33'-6"
NUMBER OF PARKING SPACES PER UNIT	2
TOTAL OF 6 UNITS	12 PARKING SPACES REQUIRED & PROVIDED
NUMBER OF BEDROOMS PER UNIT	3
NUMBER OF BATH PER UNIT	2.5
OCCUPANCY TYPE	R3/U
CONSTRUCTION TYPE	TYPE V-B FIRE SPRINKLER REQUIRED
APPLICABLE BUILDING CODES	2014 CRC, CBC, CMC, CEC, CPC, CGCB AND 2013 T-24 ENERGY STANDARDS

VTT-825110-SL

SHEET INDEX

- A1 SITE PLAN
- A1.1 LANDSCAPE PLAN
- A5 FIRST FLOOR PLAN
- A6 SECOND FLOOR PLAN
- A7 THIRD FLOOR PLAN
- A8 ROOF PLAN
- A9 EXTERIOR ELEVATIONS
- A10 EXTERIOR ELEVATIONS
- A11 EXTERIOR ELEVATIONS
- A12 EXTERIOR ELEVATIONS
- A13 EXTERIOR ELEVATIONS

Di Nalli consulting, inc.
 FARBOD REZVANI R.A., CCM, AIA
 P: 818.335.5754 E: PHIL.REZVANI@GMAIL.COM
 THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSION, NOTES, WORK, ETC. AT THE SITE BEFORE WORK IS STARTED. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.



Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 DI NALLI CONSTRUCTION, LLC



Title:
 SITE-PLAN

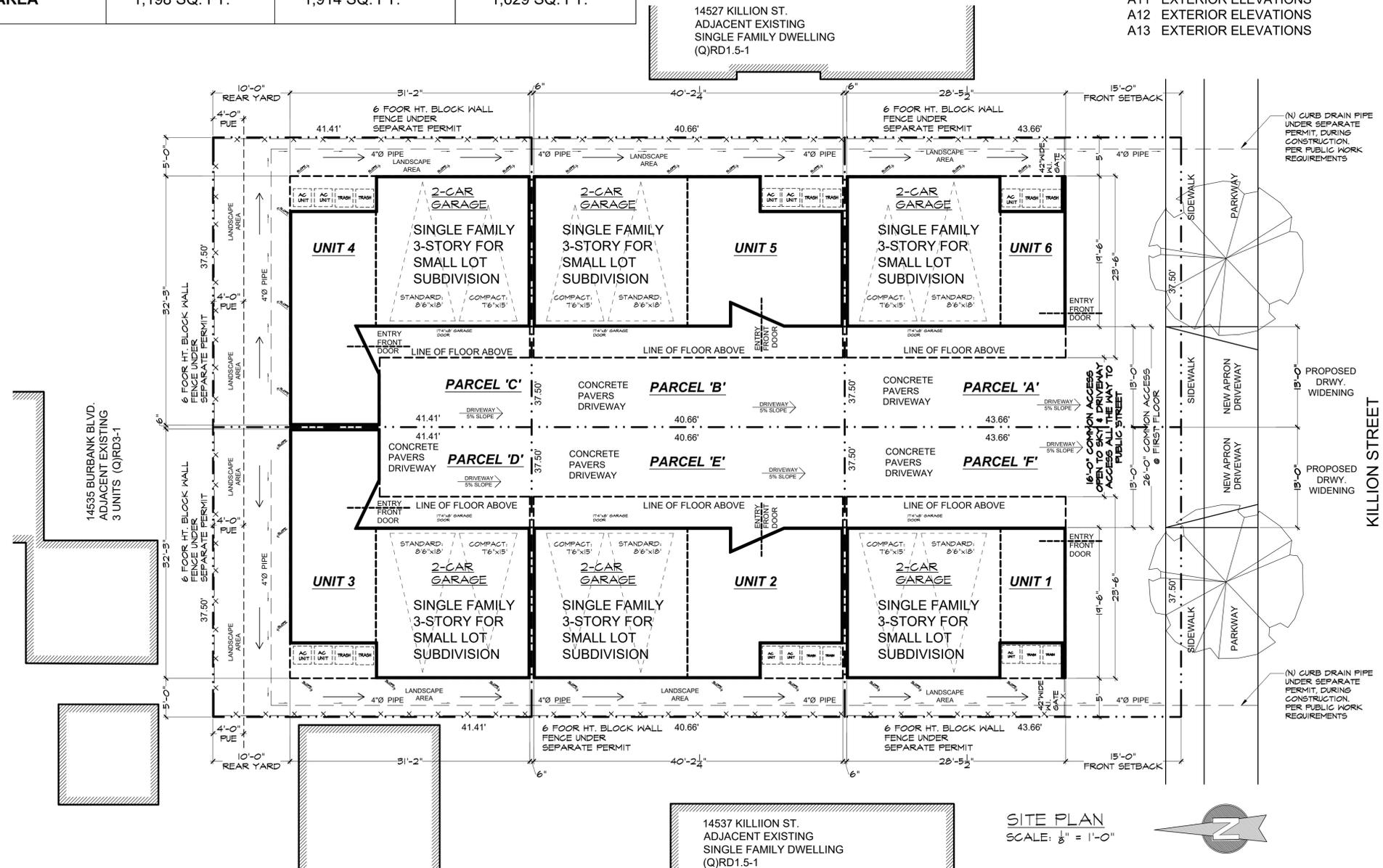
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SITE PLAN
 SCALE: 3/8" = 1'-0"





WHITE ROSE



CRAPE MYRTLE



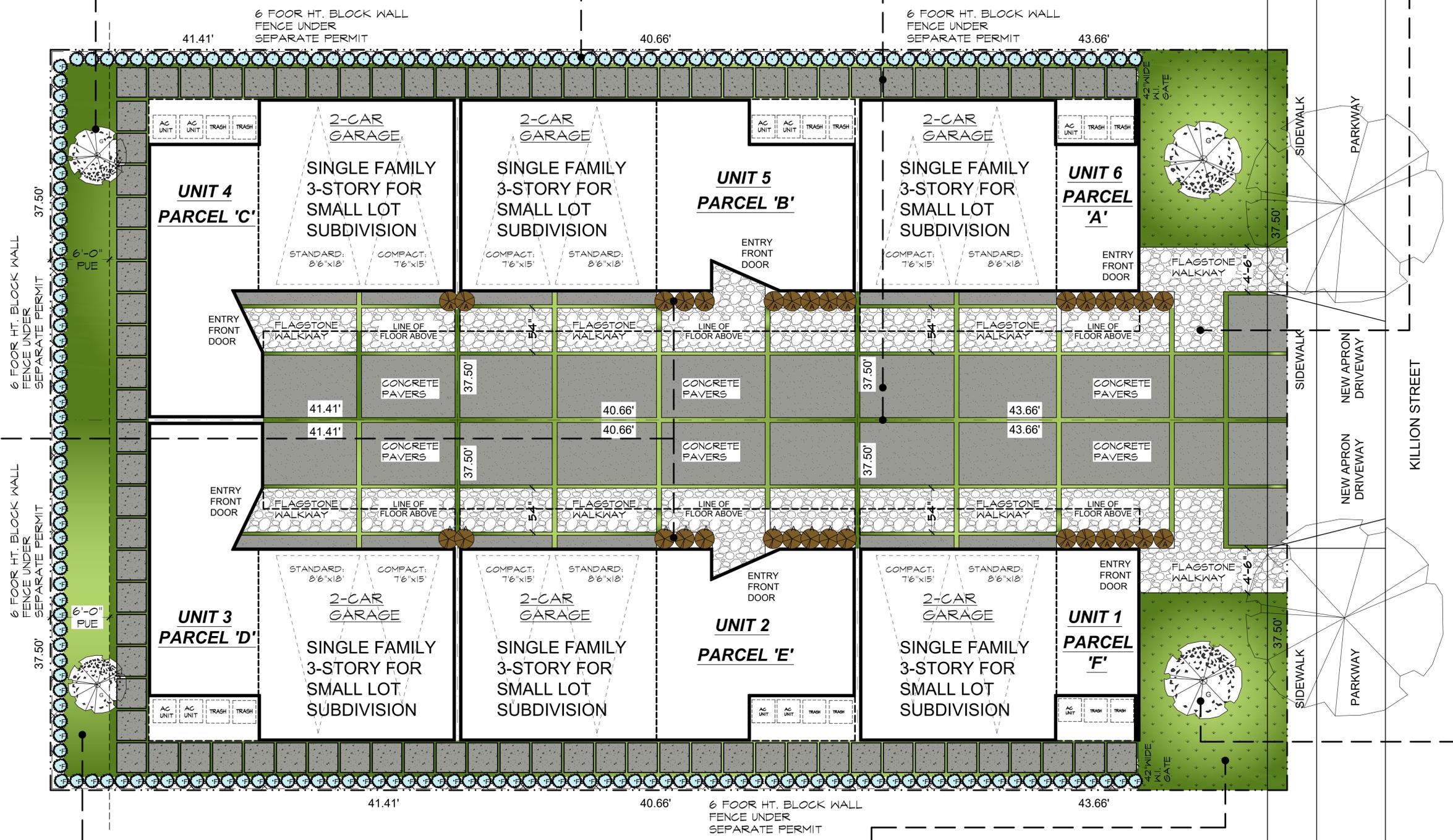
BUXUS SEMPERVIRENS



CONCRETE PAVERS, GRASS IN BETWEEN



FLAGSTONE WALKWAY



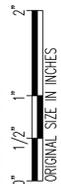
GROUND COVER: MARATHON II
 IRRIGATION: PRECISION SPRAY NOZZLE
 MAINTENANCE: LOW WATER NEEDS



LANDSCAPE & HARDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

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 SHERMAN OAKS, CA 91411

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Title:
 SITE-PLAN

Revisions:
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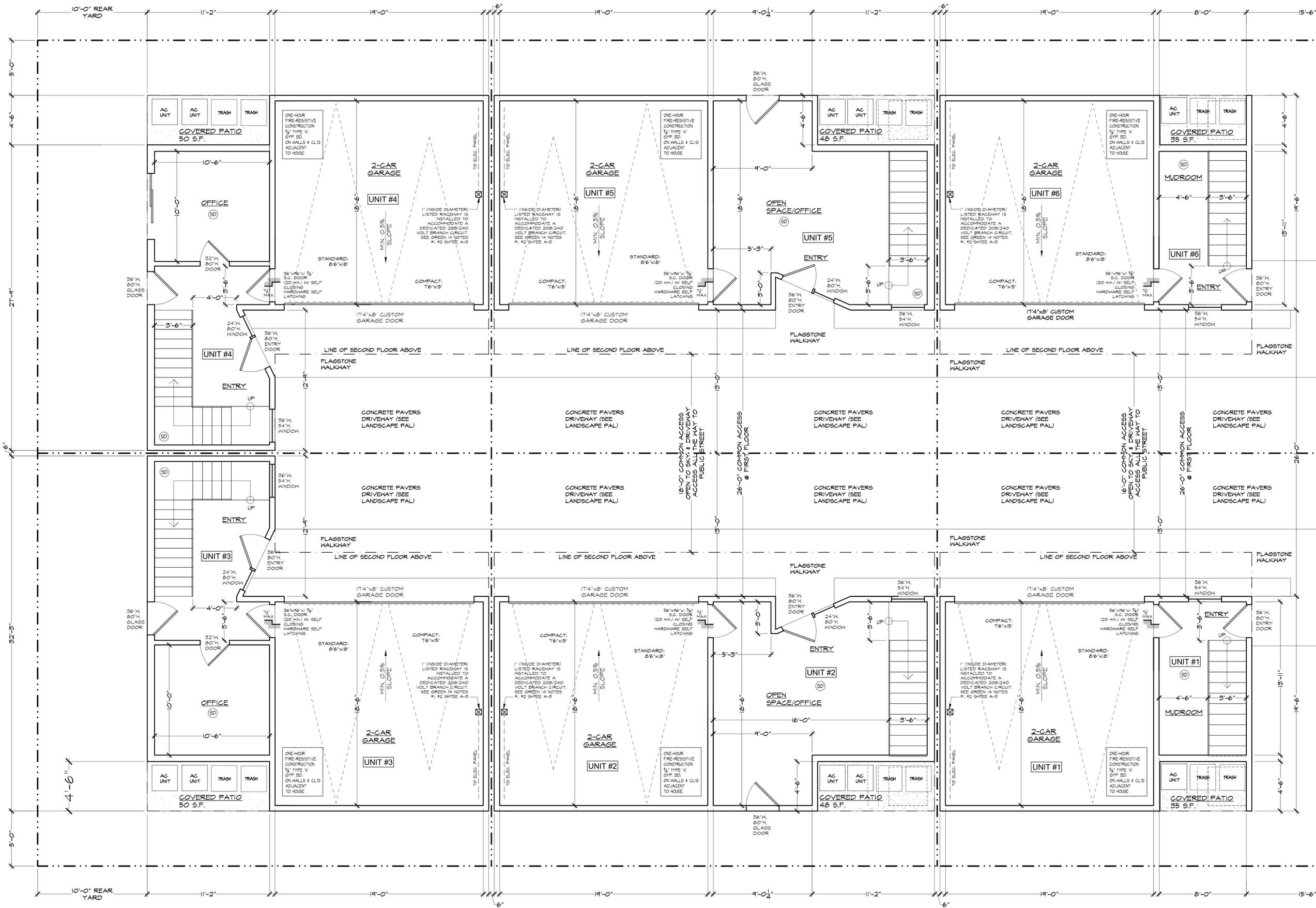
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PROPOSED FIRST FLOOR PLAN
SCALE: $\frac{3}{8}'' = 1'-0''$

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0" 1/2" 1" 2"
ORIGINAL SIZE IN INCHES

Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
14535 W KILLION STREET
SHERMAN OAKS, CA 91411

OWNER:
Di NALLI CONSTRUCTION, LLC



Title:
PROPOSED-FLOOR-PLANS

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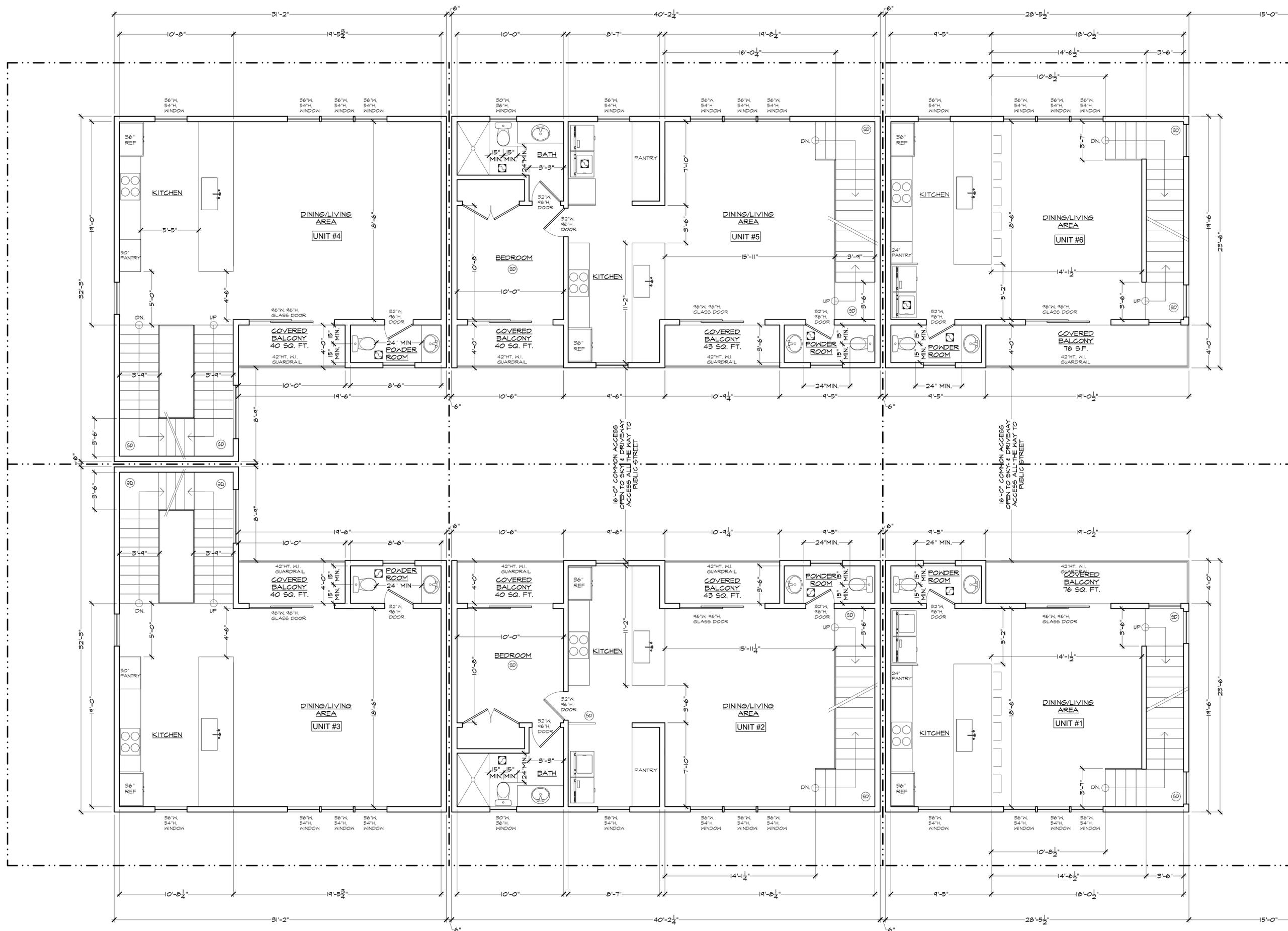
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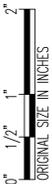
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 Di NALLi CONSTRUCTION, LLC



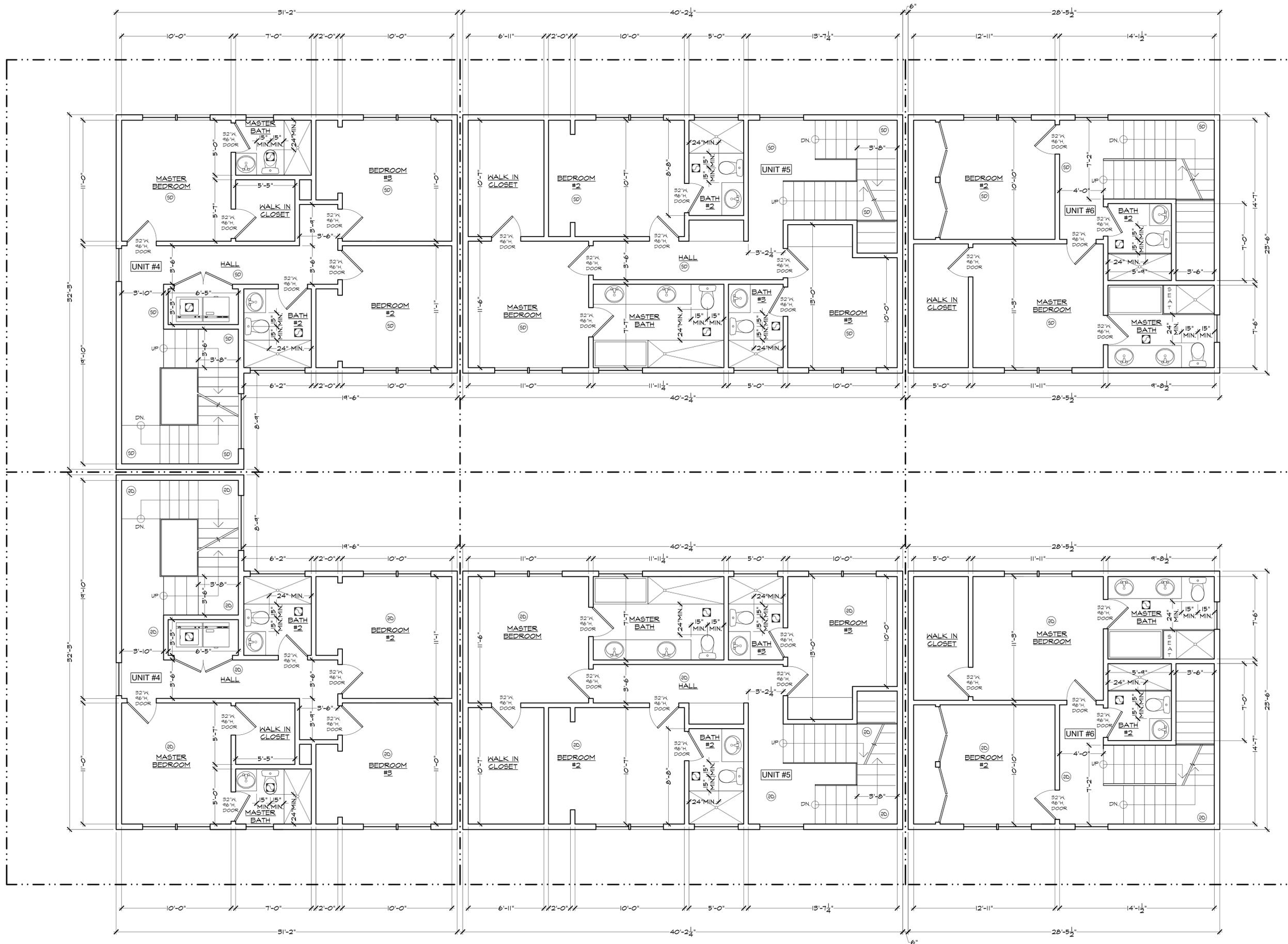
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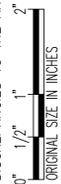
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PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 ETC. AT THE SITE BEFORE WORK IS
 STARTED. REPORT ANY AND ALL
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Scope of Work:
**PROPOSED THREE STORY
 SINGLE FAMILY SMALL LOT**

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 Di NALLi CONSTRUCTION, LLC



Title:
 PROPOSED-FLOOR-PLANS

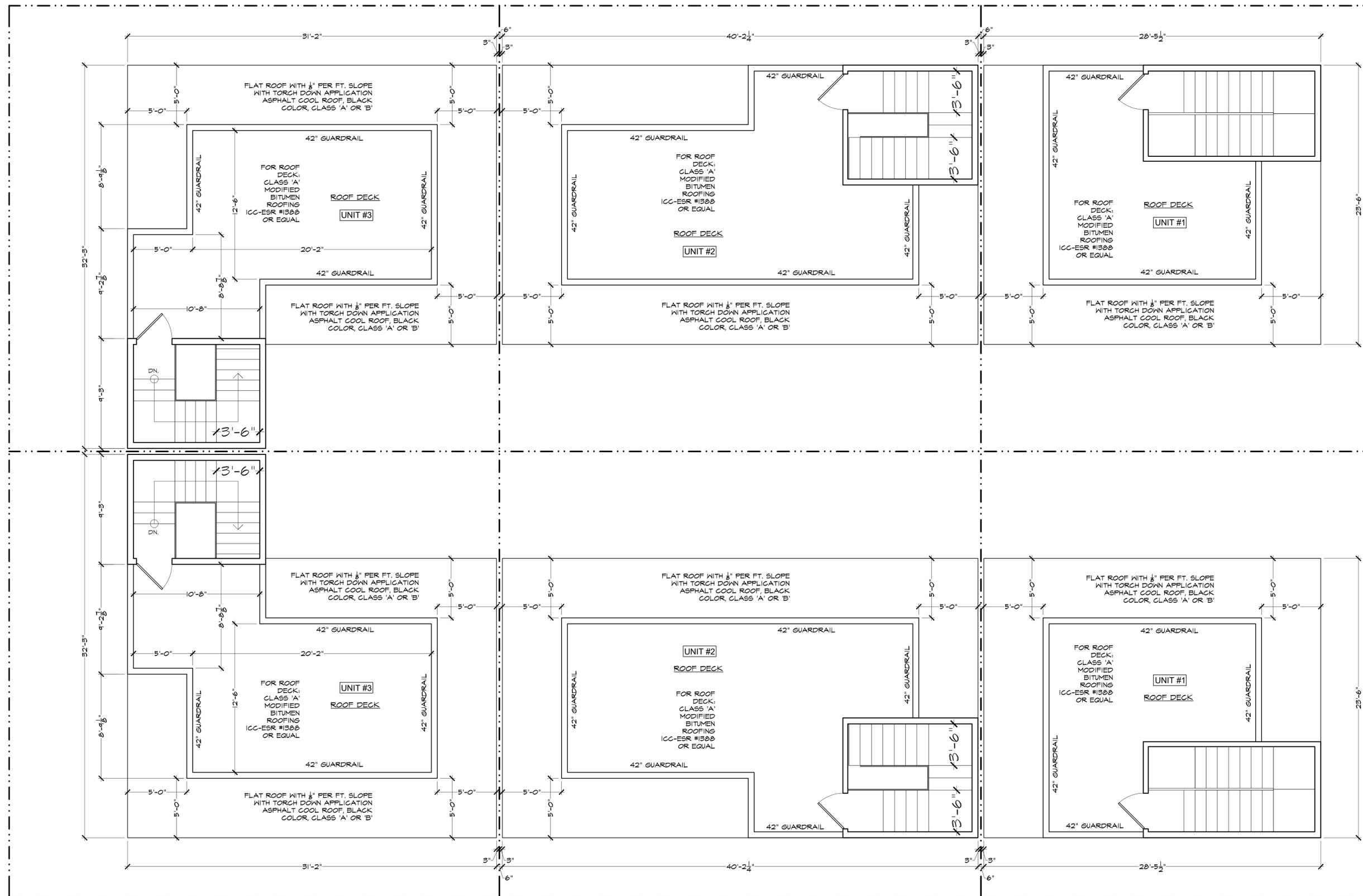
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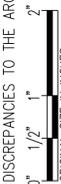
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PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

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Scope of Work:

PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

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14535 W KILLION STREET
SHERMAN OAKS, CA 91411

OWNER:
DI NALLI CONSTRUCTION, LLC



Title:
PROPOSED-ROOF-PLAN

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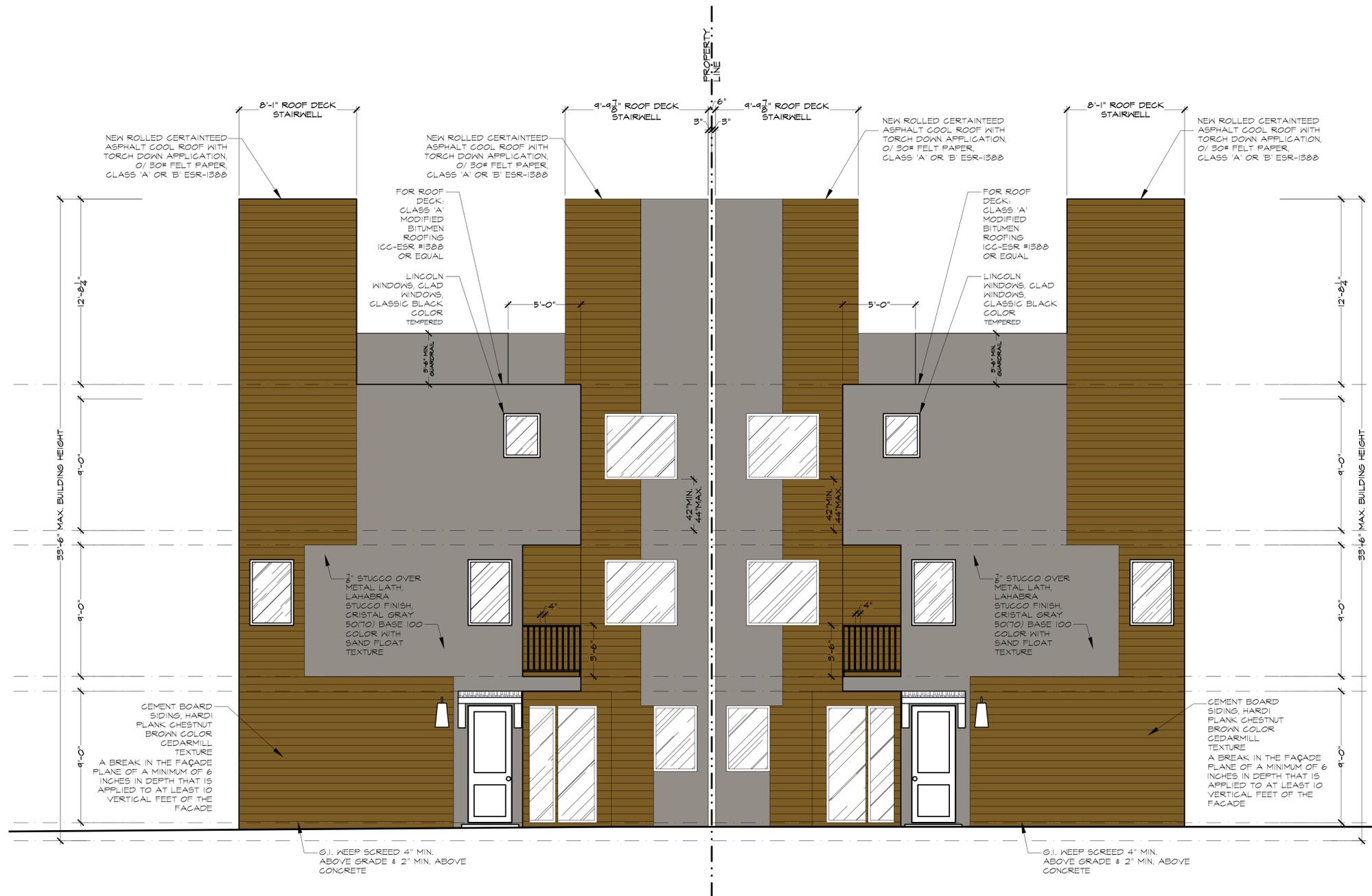
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SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT
 PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411
 OWNER:
 Di NALLI CONSTRUCTION, LLC

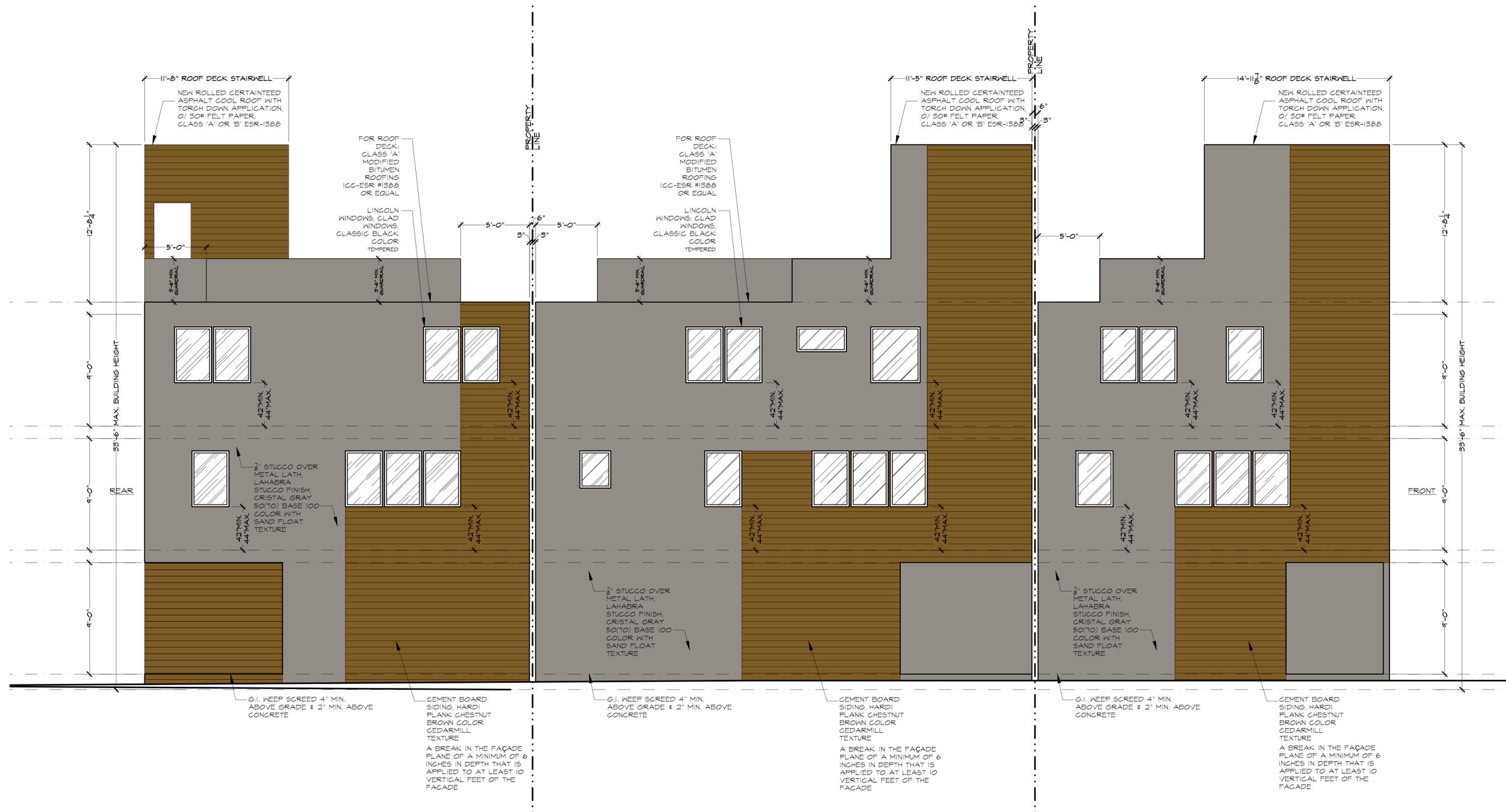


Title:
 PROPOSED-EXTERIOR-ELEVATIONS

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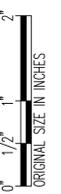
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EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 Di NALLI CONSTRUCTION, LLC



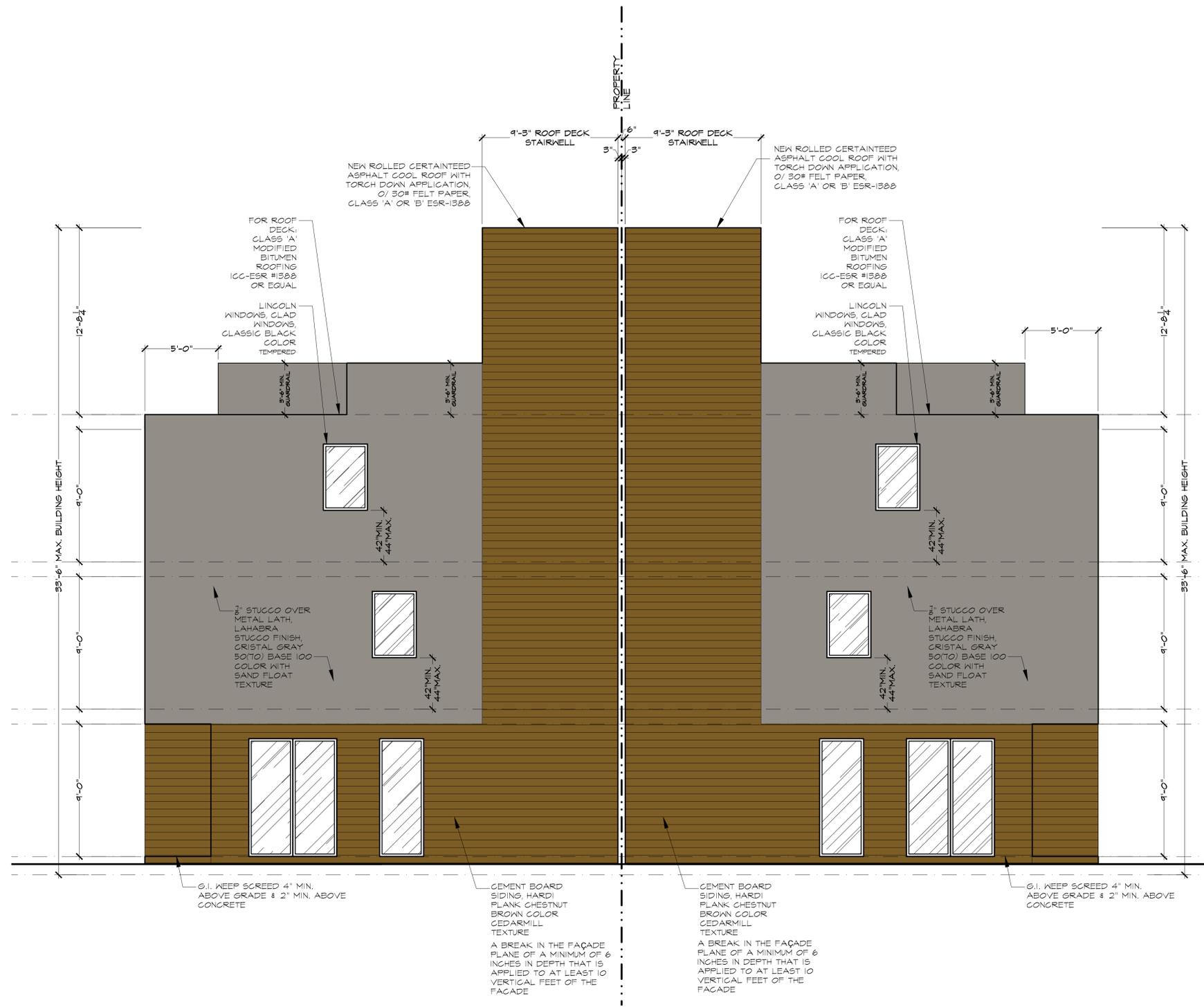
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NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 Di NALLI CONSTRUCTION, LLC



Title:
 PROPOSED-EXTERIOR-ELEVATIONS

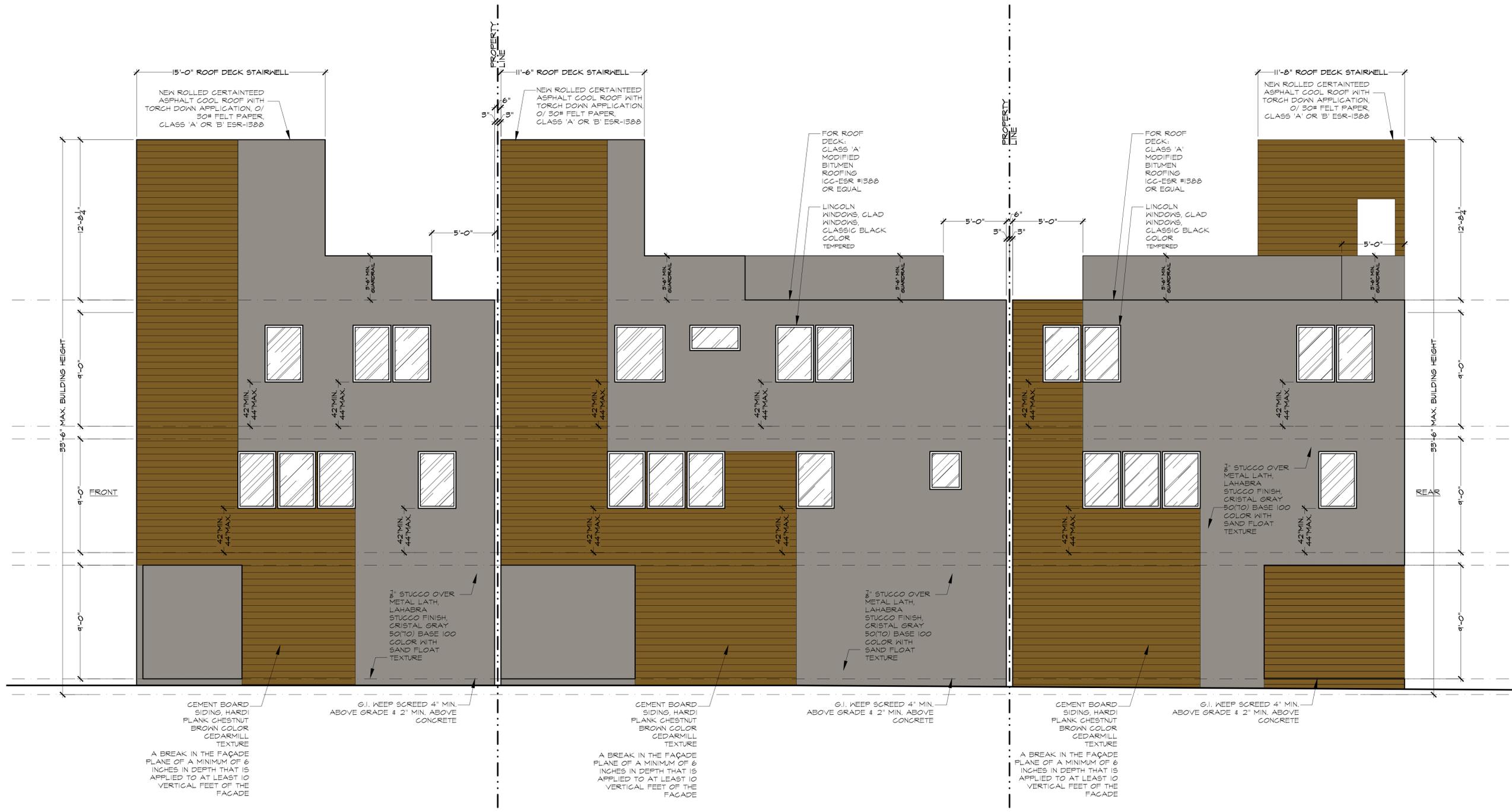
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 Di NALLI CONSTRUCTION, LLC



Title:
 PROPOSED-EXTERIOR-ELEVATIONS

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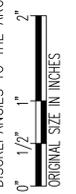
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EAST ELEVATION - GARAGE DOOR
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
14535 W KILLION STREET
SHERMAN OAKS, CA 91411

OWNER:
Di NALLI CONSTRUCTION, LLC



Title:
PROPOSED-EXTERIOR-ELEVATIONS

Revisions:

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- 1. 12.10.18
- 2. _____
- 3. _____

Job No.:

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APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing
- Concurrent hearing
- Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

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

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)

APPLICANT

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

14535 W KILLION ST

VTT-82510-SL

12/17/18

PROJECT DESCRIPTION:

Demolish existing single-family dwelling. New 6 SINGLE FAMILY DWELLINGS-SMALL LOT SUBDIVISION, 3 STORY with a Rooftop deck 33'-6" High. Request for an increase in height of 33'-6" in lieu of 30 feet otherwise allowed under the RD1.5-1 zone. Per the underlying zone [Q] RD1.5-1 per ORD-167939-AREA8-SA96 restricts a building height to be a maximum 30 feet. The increase will allow a rooftop deck for a 42 in. Guardrail for a maximum building height of 33'-6" for a Small Lot Subdivision VTT-82510-SL.

Authorizing Code Section 17.03A

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to support the findings (i.e. criteria for approval) established in the LAMC. On a separate page copy each finding stated below, and provide a detailed justification/explanation of how the proposed project conforms to the required finding. Your response to each finding should clearly discuss each requested action.

1. *Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations; and*

The proposed small lot subdivision will consist of 6 three-story single family dwellings (SFD), each varying in lot area from 1,198 to 1,948 square feet. Each SFD will have 2 covered residential parking spaces. Additionally, this project is located in an RD1.5 zone, which abuts on the north apartment complexes.

The allowed height under ORD-167939-AREA8-SA96 restricts a building height to be 30-foot max limit. The proposed 3'-6" height increase for this project will result in a total building height of 33'-6", which will allow additional private open space for a new single family dwelling.

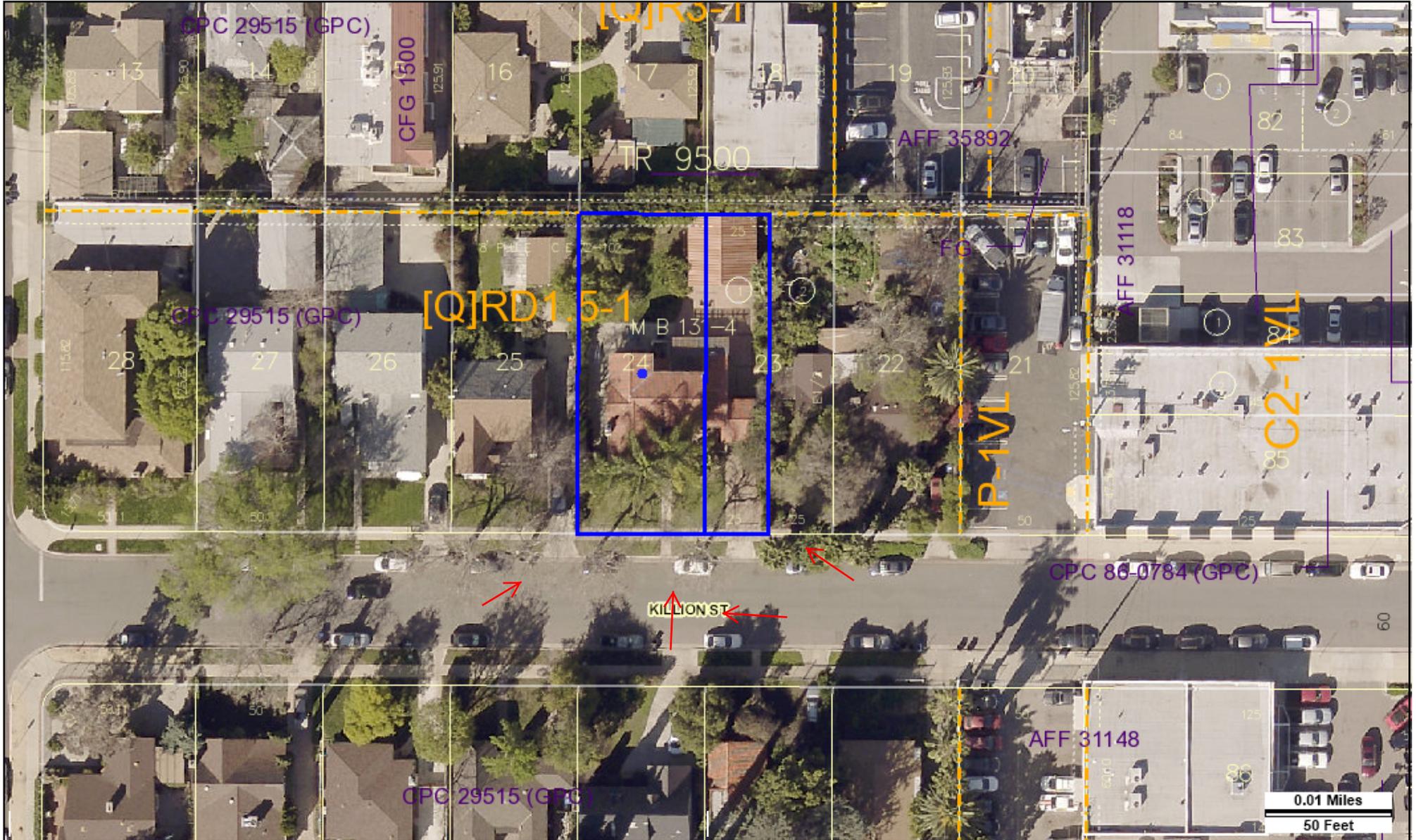
- 1) This lot is located within a multi-family zone with different height limits. The potential of any Single Family Small Lot subdivision to acquire any additional private open space will be beneficial to the individual owner versus a multi family apartment complex sharing a large area for common and open space. The private open space will be limited to the homeowner and their guests to enjoy the single family home to its full potential.
2. Describe how (in light of the project as a whole, including any mitigation measures imposed) 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; and

14535 W KILLION ST
VTT-82510-SL

The proposed increase in height will allow for a building, which will be screened from adjacent properties and will be setback an additional 5 feet from the building footprint which provide and additional privacy buffer or any adjacent neighbors. The increase in height for private open space will not have any detrimental effects on any surrounding properties or on the surrounding public rights-of-way. Since the project is adjacent to multi-family buildings and currently zone for additional multi-family development it will be compatible with the existing and future uses on the same block.

3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan. (Plans can be viewed at <http://planning.lacity.org>)

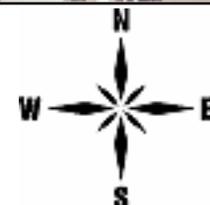
The project substantial conforms with the purpose and provisions of the Small Lot design guidelines which is in conformance with the General and community plan. The increase in height for a rooftop deck will allow a homeowner to utilize their open space to the best of their enjoyment.



Address: 14535 W KILLION ST
 APN: 2249001009
 PIN #: 174B149 934

Tract: TR 9500
 Block: None
 Lot: 24
 Arb: None

Zoning: [Q]RD1.5-1
 General Plan: Low Medium II Residential



VTT-82510-SL
14535 W KILLION ST

SITE

1.



2.

SITE



VTT-82510-SL
14535 W KILLION ST

3.



4.



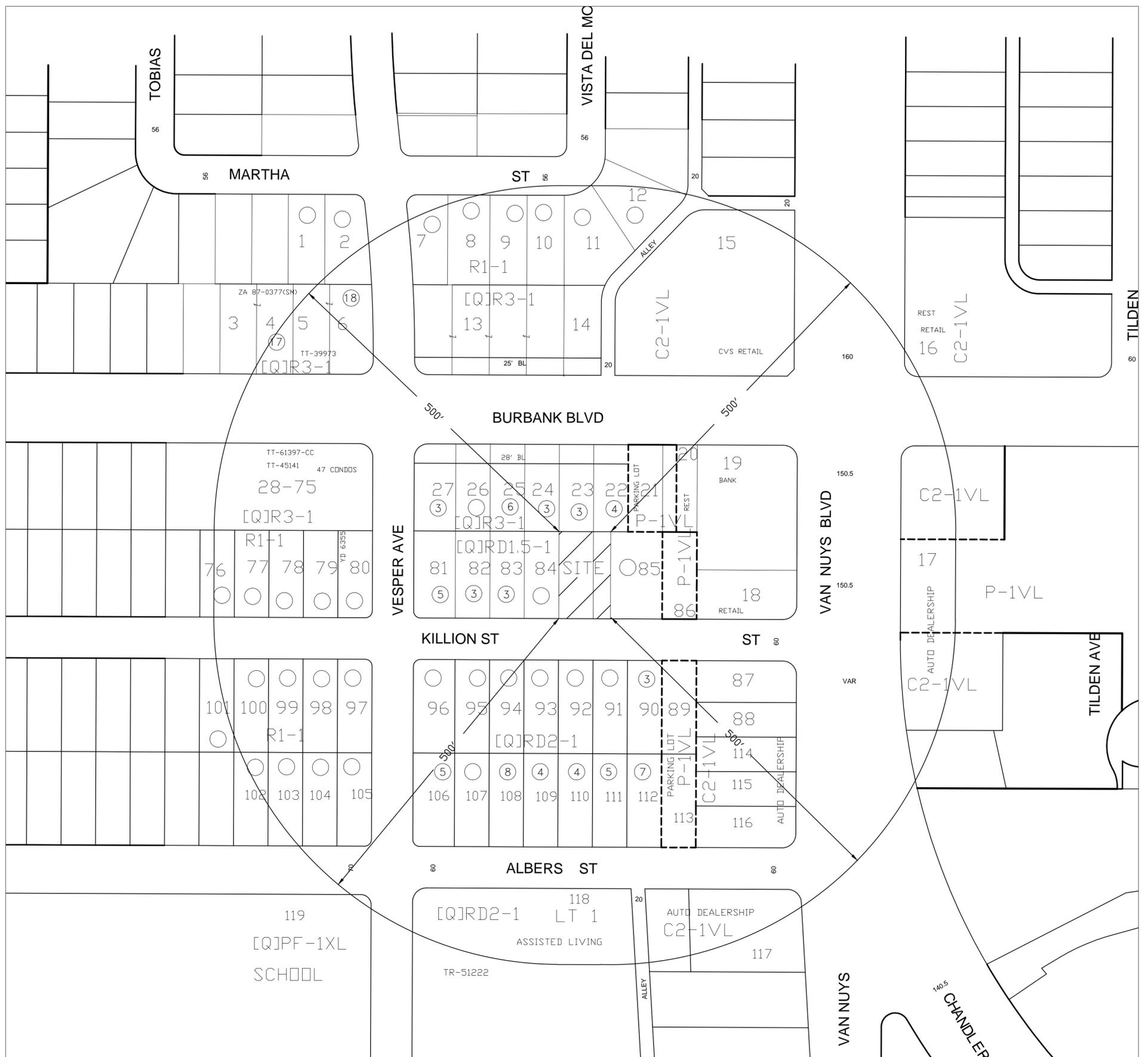
Project Description:

Demolish existing single Family dwelling. New 6 SINGLE FAMILY DWELLINGS- SMALL LOT SUBDIVISION, 3 STORY with Rooftop deck 33'-6" High.

Requested Entitlement:

PER 17.03 OF THE LAMC, A SMALL LOT SUBDIVISION OF 6 LOTS WITH ONE UNIT ON EACH LOT. UNITS WILL BE 3 STORY WITH A ROOFTOP DECK FOR A TOTAL OF 33 FEET AND 6 INCHES IN HEIGHT. APPLICANT IS ASKING FOR AN ADJUSTMENT TO ALLOW FOR A 3 FEET AND 6 INCH HEIGHT INCREASE (10.5%)AS OTHERWISE NOT ALLOWED IN THE [Q]RD1.5-1 ZONE.

City Planning Case Number: VTT-82510-SL



500' RADIUS MAP VESTING TENTATIVE TRACT MAP VTT-82510-SL

PARCEL LEGAL DESCRIPTION:

Site Address 14535 W KILLION ST
 Zoning [Q]RD1.5-1
 ZIP Code 91411
 PIN Number 174B149 934
 Lot/Parcel Area (Calculated) 9436.3 sq.ft
 Thomas Brothers Grid PAGE 562 - GRID A2
 Assessor Parcel No. (APN) 2249001009
 Tract TR 9500
 Map Reference MB 131-4
 Block None
 Lot 23 (Arb 1), 24
 Map Sheet 174B149
 Community Plan Area Van Nuys - North Sherman Oaks
 Area Planning Commission South Valley
 Neighborhood Council Sherman Oaks
 Council District CD 4 - David E. Ryu
 General Plan Land Use Low Medium II Residential

DATE: 12/17/2018
 SCALE 1" = 100'

Owner/Applicant Information:
 4508 Ethel, LLC

CONTACT PERSON:
 EZ PERMITS, LLC
 7251 N. OWENSMOUTH AVE. #2
 CANOGA PARK, CA 91303
 213-880-6289

PREPARED BY:
 EZ PERMITS, LLC
 7251 N. OWENSMOUTH #2
 CANOGA PARK, CA 91303
 213-880-6289