



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
 - Abutting a Proposed Development Site

- And Occupants:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
- And:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 545 South Gramercy Place

Case No.: ZA-2016-4911-ZV-1A
CEQA No.: ENV-2016-4912-CE
Hearing Held By: Central Los Angeles Area Planning Commission
Date: **December 11, 2018**
Time **After 4:30 p.m.**
Place: Los Angeles City Hall
 200 N. Spring St., Room 1070
 (Use Main St. entrance)
 Los Angeles, CA 90012

Staff Contact: Joe Luckey, City Planning Associate
 200 N. Spring St., Room 620
 Los Angeles, CA 90012
joe.luckey@lacity.org
 (213) 978-1340

apccentral@lacity.org

Council No: 4 - Ryu
Related Cases: N/A

Plan Area: Wilshire
Zone R4-2

Plan Overlay: N/A
Land Use: High Medium Residential

Applicant: Deborah Kim,
 EDJ Properties LLC
Representative: Andy Yu, AP Design
Appellant: Deborah Kim,
 EDJ Properties LLC
Representative: Andy Yu, AP Design

PROPOSED PROJECT:

A change of use from a non-profit use to a residential and commercial use (commercial use on ground floor and a residential unit on second floor) within an existing two-story, approximately 3,897 square-foot building located in the R4 Zone designated for High Medium Residential Land Use.

APPEAL:

Appeal of the May 15, 2018, Zoning Administrator's denial of a Zone Variance to allow a mixed-use within an existing two-story building for an accounting office on the ground floor and residential use on the second floor in lieu of the permitted uses authorized by Section 12.11 A of the Los Angeles Municipal Code.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

**DETERMINATION
BY
ZONING
ADMINISTRATOR**

CHARLES J. RAUSCH, JR.
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

May 15, 2018

Deborah Kim (A)(O)
EDJ Properties
545 South Gramercy Place
Los Angeles, CA 90020

Andy Yu (R)
AP Design
9541 Blackley Street
Los Angeles, CA 91780

CASE NO. ZA-2016-4911-ZV
ZONE VARIANCE
545 South Gramercy Place
Wilshire Community Plan
Zone : R4-2
D. M. : 135B193
C. D. : 4 – David Ryu
CEQA : ENV-2016-4912-CE
Legal Description: Arb 1, Lot 3, Block D,
Westminster Place Tract

Pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27,
I hereby DENY:

a Zone Variance to allow a mixed-use within an existing two-story building for an
accounting office on the ground floor and residential use on the second floor in lieu
of the permitted uses authorized by LAMC Section 12.11 A,

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans
submitted therewith, and the statements made at the public hearing on November 7,
2017, all of which are by reference made a part hereof, as well as knowledge of the
property and surrounding district, I find that the requirements for authorizing a Zone
Variance under the provisions of Section 12.27 of the Los Angeles Municipal Code and
Charter Section 562 have been established by the following facts:

BACKGROUND

The subject property is comprised of a level, interior, 8,406 square-foot rectangular-
shaped parcel in the R4-2 Zone within the Wilshire Community Plan area. The property
is designated for High Medium Residential land uses and is located on the east side of
Gramercy Place (60-foot frontage), three lots north of 6th Street and has a uniform depth
of 140 feet. The property is located in a Transit Priority Area (ZI-2452), Los Angeles State
Enterprise Zone (ZI-2374), Adaptive Reuse Incentive Area, Wilshire Center/Koreatown
Redevelopment Project area and is within an Urban Agriculture Incentive Zone. Further,

the property is located in the Wilshire Center Business Improvement District area, Central City Revitalization Zone and within 1.47 kilometers of the Puente Hills Blind Thrust Fault.

The structure was constructed in 1912 as a two-story single-family dwelling. On October, 5, 1993, the property was granted a change of use through a variance to allow a non-profit philanthropic institution (located on the second-floor level) with an accessory adult daycare (first-floor level). In 2013, the Applicant acquired the property in a dilapidated condition, and has since remodeled the structure, aesthetically improving the interior and exterior. The proposed project entails a change of use from a non-profit commercial use to a mixed residential and for-profit commercial use within an existing two-story, approximately 3,897 square-foot structure. A Zone Variance is being requested to operate a commercial use in a residentially zoned area. There are no proposed alterations to the site or structure.

Surrounding properties include a mixture of high dense multi-family structures. Properties located to the north, east and south are zoned R4-2 and developed with multi-family structures ranging from two- to eight stories in height. Properties located to the west are zoned R3-2 and developed with two- to three story multi-family structures. It is noted that the site located one block north of Wilshire Boulevard, designated for Regional Commercial Center land uses.

Alleyway, adjoining the subject property to the west is a 40-foot in width right-of-way, owned by the Metropolitan Transit Authority (MTA) and utilized by the Southern California Rapid Transit (SCRTD) as a bus layover facility. Buses enter the alleyway through 6th Street and exit northbound along 5th Street. Further, there is a one-story restroom building abutting the subject property to the rear, for use by SCRTD staff as noted in Case No. ZA-1993-0552-ZV-YV.

Gramercy Place, adjoining the subject property to the east, is designated as a Standard Local Street, dedicated to a right-of-way width of 60 feet and roadway width of 36 feet. The Street is fully improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

6th Street, located approximately 120 feet south of the subject property is a designated Avenue II Street, dedicated to a right-of-way width of 86 feet and roadway width of 56 feet. The Street has turning access to Gramercy Place and is fully improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Previous zoning related actions on-site include:

Order to Comply No. A-3948626 – On December 30, 2015, the Los Angeles Department of Building and Safety issued an Order to Comply citing the change of use from non-profit philanthropic office building to a two-story mixed-use for-profit office located on the first-floor and single-family dwelling on the second-floor.

Case No. ZA-1996-0727-F – On December 12, 1996, a Zoning Administrator approved a 5-foot in height fence with driveway and pedestrian entry gates located within the front yard setback.

Certificate of Occupancy No. 1994LA14232 – On June 17, 1996, the Department of Building and Safety issued a permit for a certificate of occupancy to change from single-family dwelling to an office with a total of nine parking spaces on-site.

Case No. ZA-1993-0552-ZV-YV – On October 5, 1993, a Zoning Administrator approved a variance for a change of use from a two-story single-family structure to a non-profit philanthropic and adult day care within the R4 Zone. Additionally, a yard variance was approved to permit a 3-foot encroachment into the front yard setback for an accessory parking area where parking is otherwise prohibited.

Surrounding Properties (within a 500-foot radius)

There are no similar or relevant cases within the surrounding area.

PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing within a 500-foot radius of the subject site for which an application had been filed with the Department of City Planning. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The public hearing was held on November 7, 2017 at 9:30 a.m. in City Hall, 200 North Spring Street, Room 1020, Los Angeles, CA 90012.

Applicant's representative made the following comments:

- The applicant's husband submitted applicant's medical records to show she has a handicap condition.
- The applicant's representative indicated that the applicant and her husband bought the property in 2013.
- The ground floor was already an office use, so they assume the use without knowing what the legal use was.
- The office operates between 9 a.m. to 5 p.m. from Monday to Friday. No weekends. We do not have walk-in customers, only schedule five appointments a day.
- The accounting office has three employees plus the applicant, so four people.
- Four people including the applicant residing in the upstairs bedrooms.
- The applicant lives on-site almost full time.
- The husband lives in their home at another location.
- There is no building modifications done to accommodate applicant's physical condition.
- The applicant went to the Neighborhood Council meeting, but there was no final decision.

Terry Sorenson, south abutting neighbor:

- His family owns the south abutting apartment building. He has lived on his property since 1959.
- Applicant's property used to be occupied by a single family structure.

- What the applicant just said is not true.
- Applicant's husband is a contractor. He stores his building tools and runs his construction business on-site. He comes in at 5:30 a.m. to prepare for his day and bang things around.
- Applicant's fence encroaches into his side of the property.
- The applicant does not live on-site.
- The accounting office employees used to come in between 8 a.m. to 8:30 a.m., but they come in earlier now.
- On-site activities is different every day. There are a ton of vehicles going in and out. The applicant does not operate a CPA office, it is a big operation, and they definitely have walk-in clients.
- People talk and smoke cigarettes in the parking lot and on the sidewalk.
- The applicant also has parties in the rear parking lot, late into the evening.
- The office is not a proper use in the residential area.
- He opposes the variance.

Council District No. 4:

- The property is well maintained, but the Council Office has a serious concern about the traffic and the vehicle turnover rate resulted from the project.
- The applicant did not contact the Council Office.
- The Council Office is concerned about housing units being used for an office use.
- The Council Office did not support the project at the time.
- An abutting neighbor also has submitted evidence of use impacts.
- The Council Office requested the Zoning Administrator to take the project under advisement, and also requested the applicant to go back to the Neighborhood Council to complete the review.

Applicant's rebuttal:

- The building is in a well-kept condition.
- The applicant only maintains the building during the day time.

At the closing of the hearing, the Zoning Administrator indicated that he will take the project under advisement until the Neighborhood Council takes an action and issue a recommendation for the project. The Zoning Administrator commented that the pictures submitted by the opposition do show that there are many people waiting on the sidewalk. The Zoning Administrator also requested the applicant to submit any proof to show that the applicant does live in one of the bedrooms on the second floor.

AGENCY COMMUNICATION RECEIVED

Greater Wilshire Neighborhood Council issued a letter for the project on November 28, 2017. The Neighborhood Council opposes the issuance of a Variance for the project due to the overwhelming adverse evidence submitted by a neighbor that the current accounting office use has damaged the peace and enjoyment of abutting properties and the immediate neighborhood. The project was reviewed twice before the Greater Wilshire

Neighborhood Council meetings, on February 14, 2018, and on April 12, 2017. The Neighborhood Council voted to oppose the variance request at both meetings. Meeting minutes of both meetings were submitted to the case file.

MANDATED FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. The strict application of the provisions of the Zoning Ordinance would NOT result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The subject Variance request is to allow the continued use and operations of an unpermitted office use (financial/accounting firm) on the first floor of a 2-story residential building within a R4 zoned property. The subject property was developed in 1912 as a two-story single-family dwelling with 11 rooms. Property records show that on October 5, 1993, a Zoning Administrator approved a Variance, Case No. ZA-1993-0552-ZV-YV, for a change of use from a two-story single-family dwelling to a non-profit philanthropic office and adult day care for the Korean Health Education Information and Referral Center (KHEIR) within the R4 Zone and a Yard Variance to permit a 3-foot encroachment into the front yard setback for handicap parking and an accessible handicap ramp. A subsequent 5-foot over in height fence was approved in 1996 to secure patients of KHEIR. The project was conditioned to operate the day care program on the first-floor which included nutritional, recreational and education activities primarily for senior citizens. The second-floor provided organizational, administrative and referral components to the philanthropic institution which was devoted to the care of the aged, indigent and underprivileged. Additionally, the property was conditioned to operate an adult day care as an accessory use of the main philanthropic use. The adult care use was discontinued some time ago, but it is unsure when the use was ceased.

The current owner acquired the property in 2013 and has since operated an accounting/financial office on the first floor, and utilizing the second-floor as a dwelling unit that contains three bedrooms. Los Angeles Municipal Code Section 12.11 A prohibits commercial uses with the exception of home occupations, otherwise a Variance is needed to allow said use. On December 30, 2015, the Los Angeles Department of Building and Safety issued an Order to Comply citing the change of use from non-profit philanthropic office building to a two-story mixed-use for-profit office located on the first-floor and single-family dwelling on the second-floor.

According to the applicant, the accounting firm has three employees and the business operates from 9 a.m. to 5 p.m. Monday through Friday. The first-floor configuration includes office space, a lunch room, meeting room and storage

space. The second floor includes a typical layout of a single-family dwelling consisting of a balcony, den, three bedrooms, dining room and living room. The site contains eight vehicular parking spaces located in the rear of the property and one handicap space located in the front yard setback as the ninth parking space. The subject request does not include any physical changes or alterations to the existing structure.

The Office of Zoning Administration conducted a public hearing for the subject request on November 7, 2017. During the public hearing, the applicant submitted various medical records to show the applicant indeed has a poor mobility condition, however, the applicant was not able to provide adequate evidence or testimony that depicted a hardship for the Zoning Administrator to authorize a deviation from the uses permitted in LAMC Section 12.11 A, to allow a commercial accounting office on a residentially zoned property. (Submitted medical records at the public hearing was returned to the applicant and not included in the case file as said medical documents contain much private information.)

The property owner of the southerly abutting apartment building provided testimony and submitted photos to the case file depicting disorderly operations that cause disruption to the residential character of the neighborhood. Business operations are evidenced to occur at spontaneous times of the day with pictures showing activities occurring as early as 2 a.m. as well as 10 p.m. Evidence also shows a possible construction business operating from the subject property named EXK Enterprise, Inc., as construction workers have been sited to arrive on-site at 6 a.m. on a consistent basis to pick up tools and materials. It is noted that the neighborhood has witnessed increased pedestrian and vehicular traffic on the subject property since the start of the business, which indicates a high volume of clientele and transactions that occur on the premises. Individuals have been sited to converse loudly on phones and smoke cigarettes in the rear parking lot and in the front of the building. Pictures also show that the applicant has hosted special outdoor events on-site that attract large crowds of people and operate late into the evening. Non-residential related business activities have clearly become a nuisance to the abutting residential property regarding their use and enjoyment of a substantial property right.

During the hearing Council District No. 4 provided testimony stating the Council Office would not support the project and the Office has a strong concern regarding the nuisance the accounting office has generated to abutting properties. The Council Office requested additional information for the case file regarding evidence of the owner residing on-site and for the project to obtain an official letter from the Greater Wilshire Neighborhood Council (GWNC). The subject request was heard by the GWNC on April 12, 2017, in which the general body voted to oppose the project due to neighboring concerns of the use being a public nuisance and running a full-scale commercial business. The proposed project was heard again at a meeting proceeding the public hearing on February 14, 2018, in which the GWNC voted 15-0-1 in opposition of the project based on information provided by the properties neighbors.

The applicant's submitted rationale for the Variance is that due to the applicant's ill physical condition and ambulatory hardship that for a majority of the time, the applicant resides in one of the second floor bedrooms and works on the first floor. A home occupation use was also stated for the justification for the Variance request, however, the applicant's husband stated that they both have a home elsewhere. The applicant's husband also could not indicate which second-floor bedroom was being utilized for residential accommodations on-site. Additionally, the applicant's representative admitted in the public hearing that the existing house did not undergo any physical interior modification to accommodate applicant's ill ambulatory condition. The Zoning Administrator requested the applicant to submit further proof that the applicant lives on-site for a majority of the time at the public hearing, but no such information was submitted at the time of completing this determination.

In addition, based on Los Angeles Municipal Code Section 12.05 A.16, the project does not qualify as a home occupation due to the current operations that are causing a public nuisance within a residentially zoned area, the property's high clientele volume, and excessive noise. The current use of the property violates the provisions of the Los Angeles Municipal Code and Wilshire Community Plan that the previous Variance granted for the subject property. The requested Variance is also inconsistent with the purpose and intent of the General Plan to preserve the City's necessary housing stock. The zoning provisions do not impair the property owner from enjoying a residential use similar to every other residentially zoned lot in the immediate area. There is no finding that can be made that the zoning regulations regarding the development of the property impede the ability of the property owner to continue to enjoy a reasonable and viable use of the property.

The desire to utilize a residentially zoned property for a for-profit financial/accounting business represents a self-imposed hardship that is not aligned with the previously granted Variance. Charter Section 562 states that a Variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitation on other properties in the same zone. A Variance is an appropriate means to seek relief from a condition that is not self-imposed and to remedy a disparity of privileges. In this case, a grant of the Variance request would be akin to the granting of a special privilege which is otherwise not provided to other property owners who abide by the applicable zoning provisions. The provisions of the zoning code were designed to prevent full commercial operations from encroaching into residential zones.

Due to the testimony and evidence of disorderly business activities occurring on the subject property, the project exceeds a significant threshold in relation to traffic and noise impacts. A grant under these circumstances would be inconsistent with the general purposes and intent of the zoning regulations, particularly as the request to operate a business in residentially zoned areas have increased. The strict application of the provisions of the Zoning Ordinance to require residentially zoned property to operate as a residential use would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. Therefore, the applicant shall cease the operations

of a financial/accounting office within the R4 Zone and revert the property's use to a use authorized by LAMC Section 12.11 A.

2. **There are NO 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.**

The subject property is surrounded by highly dense developments within the R3-2 and R4-2 zones ranging from two- to six-stories in height. There are no unique circumstances applicable to the property. The property was acquired in 1993 by the Korean Health, Education, Information and Referral Center (KHEIR) and was granted a change of use from a single-family dwelling to a non-profit commercial use and has operated as a commercial institutional use for approximately 20 years prior to the current ownership. The applicant acquired the property in 2013 and is seeking to deviate from the allowed non-profit philanthropic and adult day care to a mixed for-profit and residential dwelling use.

The proposed request has been evidenced to significantly affect nearby properties in relation to noise, traffic and quality of life. The previous grant was conditioned to operate between the hours of 9 a.m. to 5 p.m. Monday through Friday, however pictures submitted to the file depict business activities occurring seven days a week and during non-business hours. Business activities are noted to aggrieve neighboring properties from enjoying the quality of life within a residentially zoned area, free of commercial office use. The property was constructed as a single family home with 11 bedrooms. To revert the use back to a single- or multi-family dwelling would not cause an undue hardship for the property and would be in alignment with the R4 Zone, Wilshire Community Plan and General Plan.

Based on the review of the project, it is clear that there are no special circumstances or site's physical constraints applicable to the applicant or building which would limit the ability to revert the use back to a single-family development. Additionally, the fact that the property has been utilized as an office and residential dwelling is not a special circumstance attributed to the land itself that can be used to satisfy this finding as such represents a self-imposed hardship that properties in the area are not permitted to possess. The property is located one block north of Wilshire Boulevard, which is designated for Regional Commercial Center Land Uses which bolsters highly dense commercial and residential developments. There are many available commercial office spaces within the immediate area to accommodate the financial/accounting office use. As such, no special circumstance or hardship of insufficient commercial land use was found.

3. **Such variance is NOT 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.**

As noted, there are no special circumstances or unnecessary hardships, other than

those which are self-imposed which justify a grant of the request. The applicant's use of the property has been evidenced to be a nuisance to neighboring properties which has been sited to degrade the quality life and general enjoyment of substantial property rights. A Variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The applicant has not submitted justifiable evidence that the requested Variance to deviate from uses permitted within the R4 Zone enumerated in LAMC Section 12.11 A, to allow a mixed commercial financial/accounting office as a common and approved practice used and enjoyed by other residential property in the same zone and vicinity.

The R4 Zone was created to allow for a high medium residential mix of housing types that cater to areas within close proximity to transit and commercial hubs. The property was developed in 1912 as a single-family dwelling, any other deviations from a residential dwelling use is not in alignment with the General Purposes and Intent of the Wilshire Community Plan and the General Plan. The use of the property as a commercial business has bolstered multiple complaints from neighboring properties that does not constitute the approval of the continuation of the commercial use on-site. Additionally, the project does not qualify to meet the requirements of a home based business per LAMC Code Section 12.05 A.16. No evidence shows that a disapproval of the requested 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, or any special circumstances and practical difficulties or unnecessary hardships exists to warrant the approval of the Variance.

The applicant has received several citations from the Department of Building and Safety for construction without proper permits and miscellaneous complaints regarding property nuisances. Furthermore, during the hearing the applicant was requested to provide proof of the actual owner living on-site. The applicant was not able to provide adequate evidence that the owner of the business resides on-site and that the daily business operations would warrant the approval of a for-profit financial/accounting business in a residential zone surrounded by residential development. The property will not endure a hardship by reverting the commercial use to a residential use as the floor plan resembles a single-family dwelling.

4. **The granting of such variance WILL be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

As evidenced, the granting of the Variance will be harmful to surrounding properties in the area. Evidence has been presented to the case file that depicts disorderly business activity that results in an increase to the property's noise and traffic impacts on abutting residential properties. Testimony at the public hearing suggests that the property's utilization as an accounting and construction business is causing a nuisance to neighboring properties. Residentially zoned properties are required to abide by the zoning regulations to prevent unwanted impacts of commercial activities. A grant to deviate from such provisions, when there is no

significant constraint on the property to feasibly operate the site per the zone designation, undermines the objectives of said regulations. The granting of the Variance would establish a precedent, particularly problematic, if an approval is not based on a legitimate land use and zoning impediment or a valid disparity of privileges, all of which are not evident in this case. The requested Variance also did not receive support from Council District No. 4 and the Greater Wilshire Neighborhood Council which conclude that the requested Variance, under a review by the local stakeholders results in a land use, planning, and community disharmony. Under such circumstances, a grant to allow a commercial office use in a residential zone compromises the integrity of the Variance process and the applicability of findings and ultimately is detrimental to the public welfare and injurious to other properties and improvements in the immediate vicinity.

5. **The granting of the variance WILL adversely affect any element of the General Plan.**

The Wilshire Community Plan area designates the property for High Medium Residential land uses corresponding to the R4 Zone, and Height District No. 2.

The property is not currently within the area of any specific plans or interim control ordinances. The Community Plan encourages preservation and enhancement of well-defined residential neighborhoods in Wilshire by refining and tailoring development standards to neighborhood character in relevance to transportation and jobs.

The proposed variance fails to comply with the following Goal, Objectives and Policies of the Community Plan:

Goal 1: Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Wilshire Community.

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

As mentioned previously, the project does not comply with providing a high quality residential environment for the residents of the Wilshire Community. The requested mixed commercial and residential use as evidenced would adversely affect adjoining properties and is not in alignment with the Wilshire Community Plan and General Plan. Granting a Variance to deviate from the Municipal Code, Wilshire Community Plan and the General Plan is not in conformance with the intent of the City's zoning regulations.

ADDITIONAL MANDATORY FINDINGS

6. **The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.**

172,081, have been reviewed and it has been determined that this project is located in Zone B, areas of minimal flooding.

7. On October 16, 2017, the project was issued a Notice of Exemption (Article III, Section I, City CEQA Guidelines), log reference ENV-2017-1613-CE, for a Categorical Exemption, City CEQA Guidelines, Class 5, Category 23 (Granting or renewal of a variance or conditional use for a non-significant change of use of land).

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after **May 30, 2018**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org>**. Public offices are located at:

Downtown Office

Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office

6262 Van Nuys Boulevard, #251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles Office

Development Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Inquiries regarding this matter shall be directed to Joe Luckey, III, Project Planner, at joe.luckey@lacity.org or (213) 978-1340.



JACK CHIANG
Associate Zoning Administrator

JC:JC:KG:JL

cc: Councilmember David Ryu
Fourth District
Adjoining Property Owners

**APPEAL
WITH
ATTACHMENTS**

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission City Planning Commission City Council Director of Planning

Regarding Case Number: ZA - 2016 - 4911 - ZV

Project Address: 545 SOUTH GRAMERCY PLACE.

Final Date to Appeal: MAY 30th, 2018

Type of Appeal: Appeal by Applicant/Owner
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): DEBORAH KIM

Company: EDJ PROPERTIES

Mailing Address: 545 SOUTH GRAMERCY PLACE,

City: LOS ANGELES State: CA. Zip: 90020

Telephone: 213/381-1444 E-mail: dekimcpa2350@yahoo.com

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

Self Other: _____

• Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): ANDY YU

Company: AP DESIGN

Mailing Address: 9541 BLACKLEY ST.

City: TEMPLE CITY State: CA. Zip: 91780

Telephone: 626/458-8111 E-mail: AP.DESIGN.2046@GMAIL.COM

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part
 Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: *[Handwritten Signature]* Date: May 30, 2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- ➔ ● All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <i>\$4,658.68</i>	Reviewed & Accepted by (DSC Planner): <i>Yanara Perez</i>	Date: <i>5/30/18</i>
Receipt No: <i>46675, Receipt 0104896188</i>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

May 29, 2018

Department of City Planning
City of Los Angeles

RE: Deborah E Kim
Case No: ZA-2016-4911-ZV
545 South Gramercy Place

To Whom It may concern:

I am writing this letter to appeal the denial of my application for Zone Variance in my case, not the least of which are the false statements made by the family who lives next door to me.

First, none of the information provided by Terry Sorenson, the south abutting neighbor, is true. Mr. Sorenson has undertaken a concerted effort to prejudice the Board by engaging in falsehoods and prejudicial acts which harm myself, my family and invitees. Mr. Sorenson continually throws glass and trash into our backyard, which he then blames on me. He is constantly taking pictures using flash and in the evening, uses a flashlight to observe us if we walk by. His mother has also thrown dog feces onto our driveway. It is therefore unreasonable for the City to base its decision on this prejudiced, ornery man.

I bought this residential property with conditional office use permit (Certificate of Occupancy Permit No. 94LA14232; see Exhibit 1) due to my handicap – I am unable to walk well due to orthopedic problems. I must lay down every 2 to 3 hours to relieve the pain on my neck, upper and lower back, and hip. I had injuries of my neck and hip years ago resulting in lifetime pain after the necessary surgery. As a result, I must use this property as a home, and as an office.

Mr. Sorenson falsely-claimed that I operate a construction company out of my office. I use this property solely for my appointment-based CPA practice. I employ 3 clerical employees. My employees never come to office earlier than 8:30am. They do not play music; there are not a “ton” of vehicles going in and out of my property, only vehicles of my employees, clients and family. I do not have any walk-in clients. I see clients only by appointments.

There are no parties at all in rear parking or inside the house. I only had a business relocation party 4 years ago once when I started operation at this property. My handicap prevents me from hosting.

My fence does not encroach into his property. Terry Sorenson hired surveyor himself and found that the fence is in my property and is 4 inches away from their property line. I spoke with that surveyor who confirmed this. (See Exhibit 2)

The only tools we store on the property are hand tools used to maintain the building. Business materials not related to my accounting practice are not stored in this property.

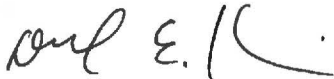
Among family members, I am the primary caretaker of my mother who is 91 years old and has severe dementia and pain from fractures of bones due to osteoporosis. I have to set her meals and feed her, and be able to hear her and help her whenever she needs me during the daytime. My disability does not help. Pictures of my mother are attached. (See Exhibit 3)

My business is not a nuisance to abutting residential properties. I truly believe that operating my business downstairs of this property is not materially detrimental to the public welfare or injurious to any property in the same zone (a letter from Diana, a neighbor, is attached in Exhibit 4).

I have been practicing for over 30 years as a CPA. As a sole practitioner, I stayed in Equitable Building (3435 Wilshire Blvd) for over 25 years. Due to my health condition, I purchased the building at 545 S. Gramercy Pl., since I was told that I could use downstairs as my office and upstairs as my residence with conditional office use permit. The floor plan of the building has not changed at all, and the downstairs have been used as an office for almost 5 years.

I have previously served as a board member of Korean American Family Services (KFAM), and am currently serving as a board member of Pacific American Volunteer Association (PAVA). I am 65 years old. I would like to continue to work as long as I can, and to serve for our community as long as I live.

Truly,

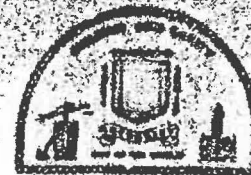
A handwritten signature in black ink, appearing to read "Deborah E. Kim". The signature is fluid and cursive, with a prominent initial "D" and a long, sweeping underline.

Deborah E Kim

Exhibit 1:

Certificate of Occupancy
Permit No. 94LA14232

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 545 S. GRAMERCY PLACE

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1.1.4, and 9; and with applicable requirements of State Housing Law for following occupancies.* (Residential uses)

Permit No. and Year: 94LA14232

CHANGE EXISTING SINGLE FAMILY DWELLING TO OFFICE AND ADD 6' X 10' ADDITION; CREATING A TWO STORY, TYPE V-N, 49' X 64' OFFICE BUILDING.

B-2 OCCUPANCY

98000200252

Total Parking Required: 9

Total Parking Provided: 9 = Standard: 4 + Compact: 4 + Disabled: 1

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: (LA)-VN-WLA-SP-C.D. #; Bureau: (BLDG)-ECS; Division: (CI)-145-MSS-EQ-BHI-COMM;

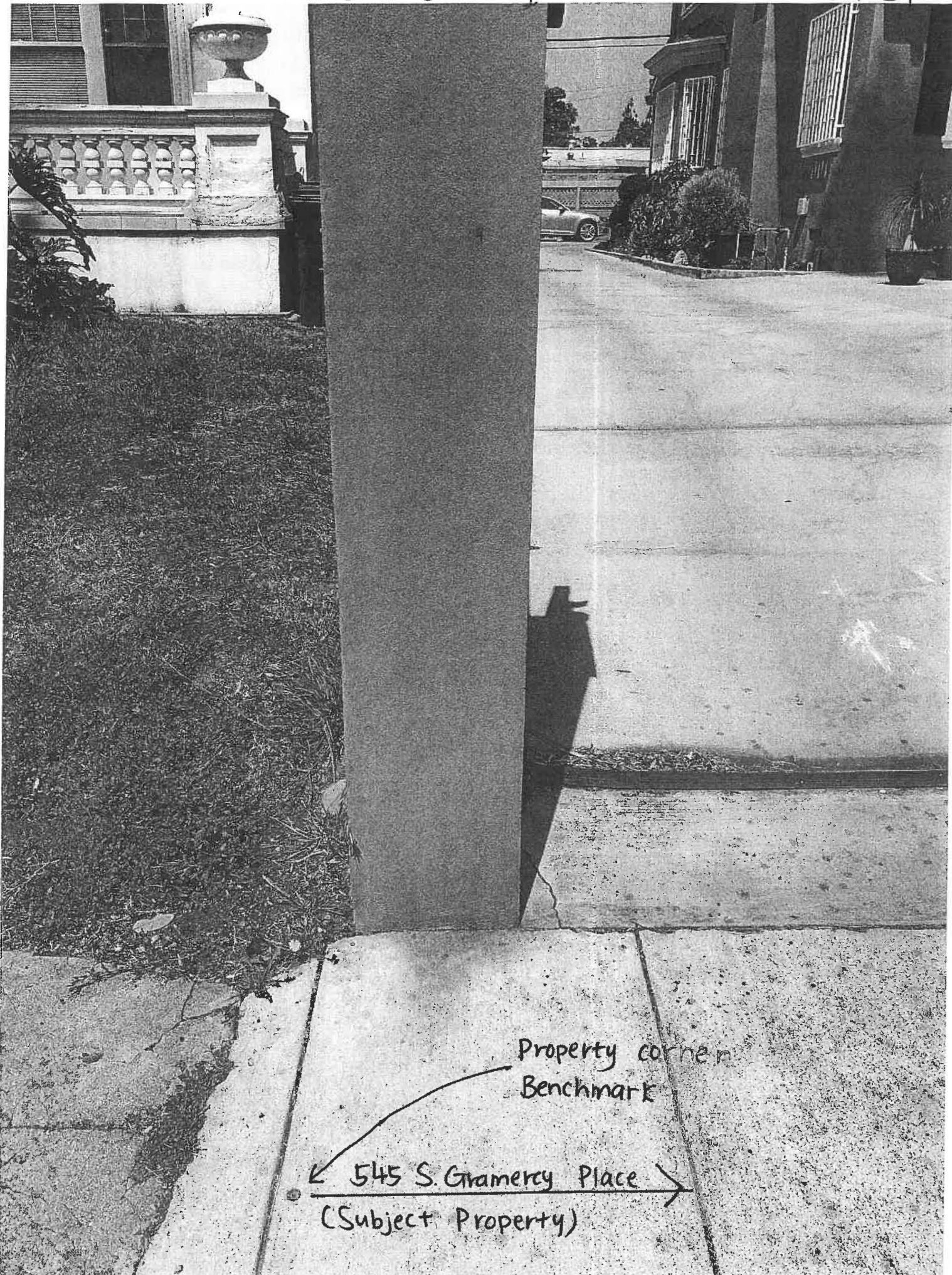
OWNER: KOREAN HEALTH EDUCATION, INFORMATION & REFERRAL CENTER

545 S. GRAMERCY PLACE
LOS ANGELES, CA 90005

BY: [Signature] DATE: [Blank]

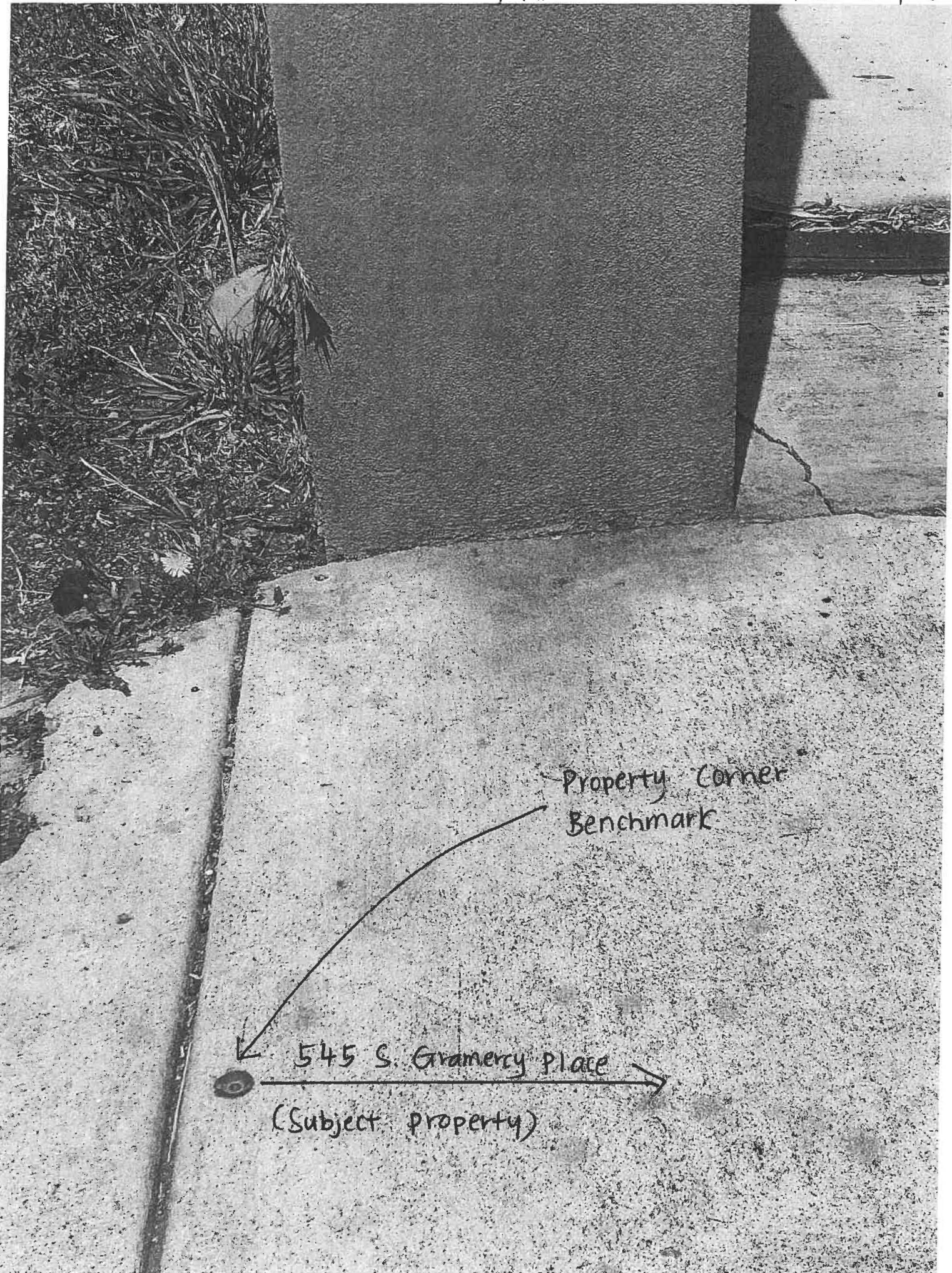
Exhibit 2:

Property benchmark



Property corner
Benchmark

← 545 S. Gramercy Place →
(Subject Property)



Property Corner
Benchmark

545 S. Gramercy Place
(Subject property)

Exhibit 3:

Pictures of my disabled mother

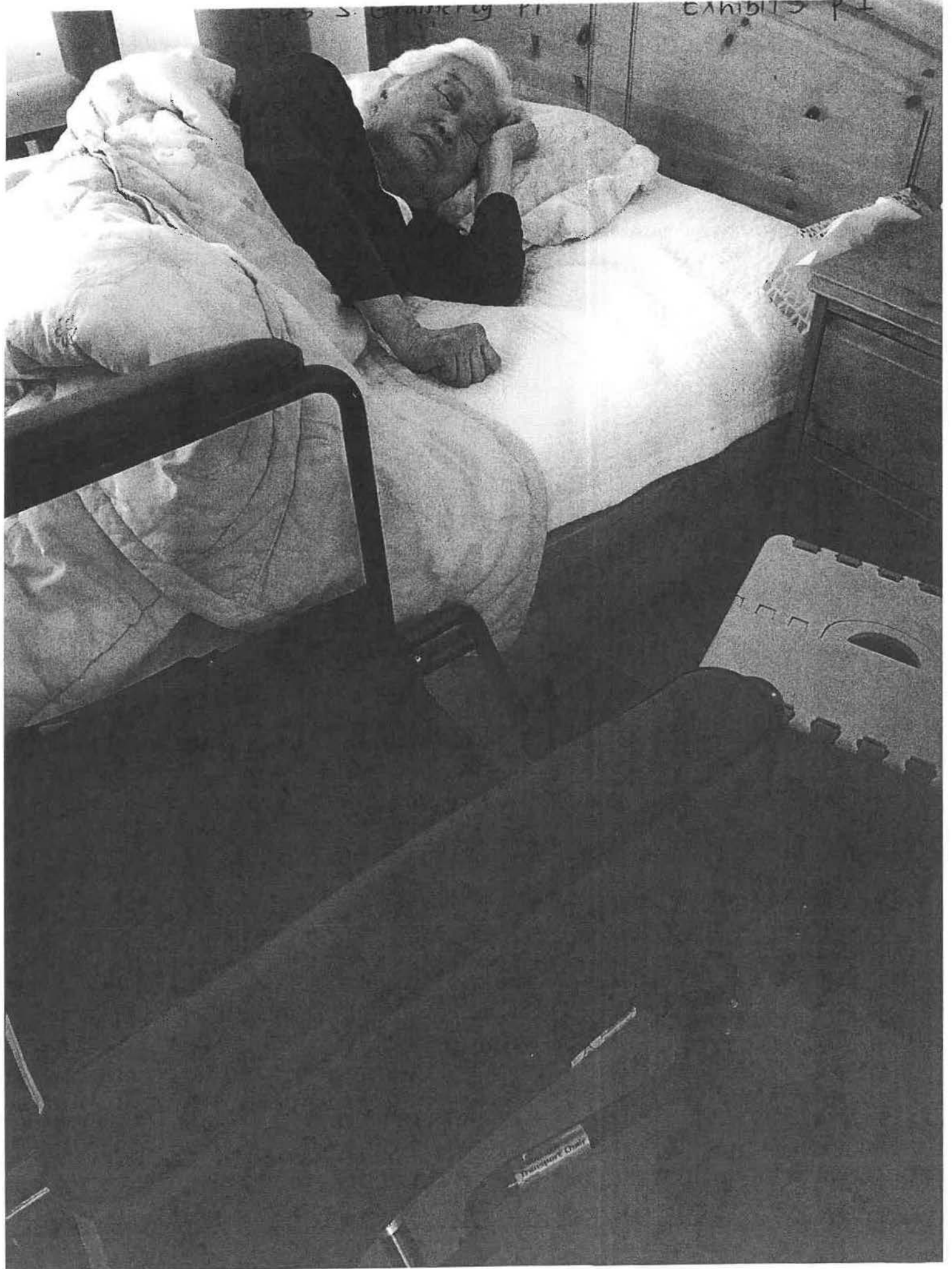


EXHIBIT 11

EXHIBIT 11

Transport Chair



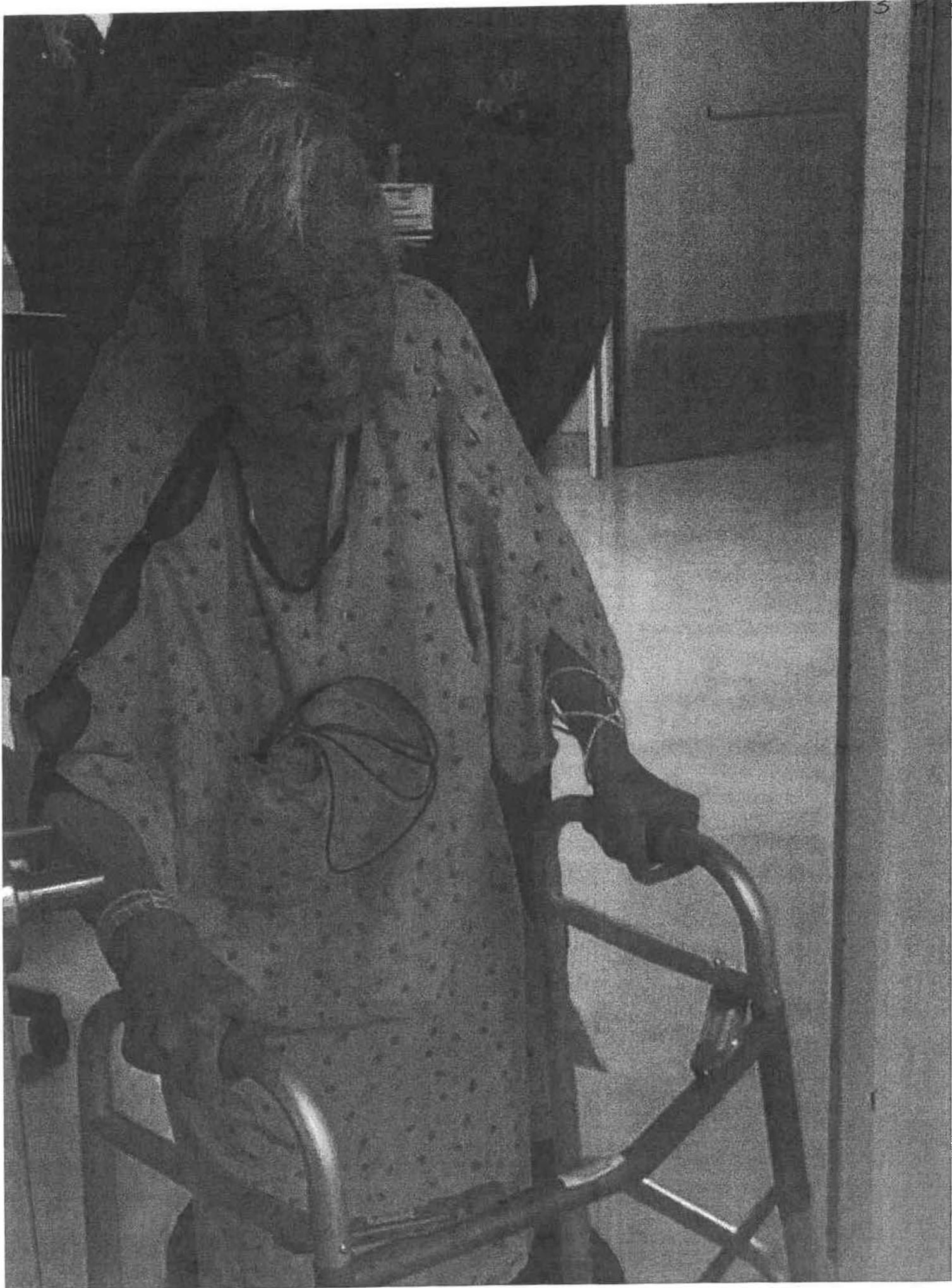


Exhibit 4:

A letter from Diana, a neighbor

Debra Destefano
525 S. Gramercy Pl. #103
L.A. Calif. 90026

(1)

Regarding Mrs. Deborah Kern
545 S. Gramercy Pl. L.A.
So when it may concern:

My name is Debra Destefano
and I have lived in this neigh-
borhood for 8 yrs. This neigh-
borhood is pretty quiet. That's why
I like it.

Mrs. Kern is a well known
and respected business woman.
She is an accountant. Her business
is downstairs of her home and she
lives upstairs. She doesn't throw
parties & doesn't have people
coming in & out of her home.
She has some medical issues
that doesn't allow her to much.

I sometimes go to the at
10:00 or later, Mrs. Kern's house
is always quiet.

(9)

The person making those accusations has lived here a long time. Yet she doesn't talk to anyone. When you walk past her house she will watch you until you are gone. She is not the kind of person that would help anyone in need.

Her son lives with her and he isn't very friendly either. Whatever you have heard about Mrs. Ash is true. These accusations are from a very bitter and envious person.

If you would like to speak to me more on these matters, please feel free to call. My number is (213) 864-3494.

Sincerely,

Diana Dostigano

**PLANNING
DEPARTMENT
APPLICATION**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA 2016-4911-zv

Env. Case Number ENV-2016-4912-EAF

Application Type Zone Variance.

Case Filed With (Print Name) Daisy Benicia Date Filed 12-22-16

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.

1. PROJECT LOCATION

Street Address¹ 545 S. GRAMERCY PLACE Unit/Space Number _____

Legal Description² (Lot, Block, Tract) WESTMINSTER PLACE E 140 FT. OF LOT 3 BLKD

Assessor Parcel Number 5504-026-003 Total Lot Area 7206

2. PROJECT DESCRIPTION

Present Use RESIDENTIAL

Proposed Use OFFICE / RESIDENTIAL

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project PROPOSED AN OFFICE USE ON FIRST FLOOR AND RESIDENTIAL USE AT EXISTING 2-STORY BUILDINGS. BUILDINGS SHALL BE PROPERTY OWNERS OCCUPIED.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

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

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)

Proposed Project Information

- 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
- 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 1 - Demolish(ed)³ 0 + Adding 0 = Total 1
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) _____ + Adding _____ = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) _____ + Adding _____ = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: 2077 square feet

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 section 12.27 Section from which relief is requested (if any): _____
 Request: ZONE VARIANCE: OFFICE/RESIDENTIAL USE AT EXISTING RESIDENTIAL BUILDING.

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

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. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____

Other—specify ORDER TO COMPLY CASE # 516515
ZONE AND YARD VARIANCE CASE # ZA 93-0552(ZV)(TZ)

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name EDJ PROPERTIES LLC. - DEBORAH KIM

Company/Firm _____

Address: 545 S. GRAMERCY PLACE Unit/Space Number _____

City LOS ANGELES State CA. Zip Code: 90020

Telephone 213-381-1414 E-mail: DEKIMCPA2350@YAHOO.COM

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 ANDY YU

Company/Firm AP DESIGN

Address: 9541 BLACKLEY ST. Unit/Space Number _____

City TEMPLE CITY State CA. Zip: 91780

Telephone 626/458-8111 E-mail: AP.DESIGN.2046@GMAIL.COM

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 (select only one) Owner Applicant 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

9. **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 to 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 Deborah E. Kim

Date 10/31/2016

Print Name Deborah E. Kim

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 Los Angeles

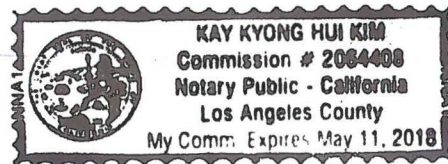
On Oct 31, 2016 before me, Kay Kyong Hui Kim, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Deborah EunKyung Kim, 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)
Signature



APPLICANT

- 10. 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.
 - H. 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: Deborah E. Kim

Date: 10/31/16

Print Name: Deborah E. Kim

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

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).

Zone Variance Justification for 545 S. Gramercy Place, Los Angeles, Ca. 90020

The property owner Deborah Kim bought this property in 2013. The building was used as office for a non-profit organization and in poor condition. As Mrs. Kim has chronic health condition (see attached doctor's note) that limits her from driving, this property was perfect for her. Her intention was to use the first floor as her accounting business office and second floor as her home. Without knowing a different zone variance required, she spent a great deal of her saving restored and remodeled this Art and Craft style home inside and outside while keeping most original details and materials. Mrs. Kim's accounting business only services her clients by appointments only. Therefore, there will be minimal traffic and noise impact to the existing site.

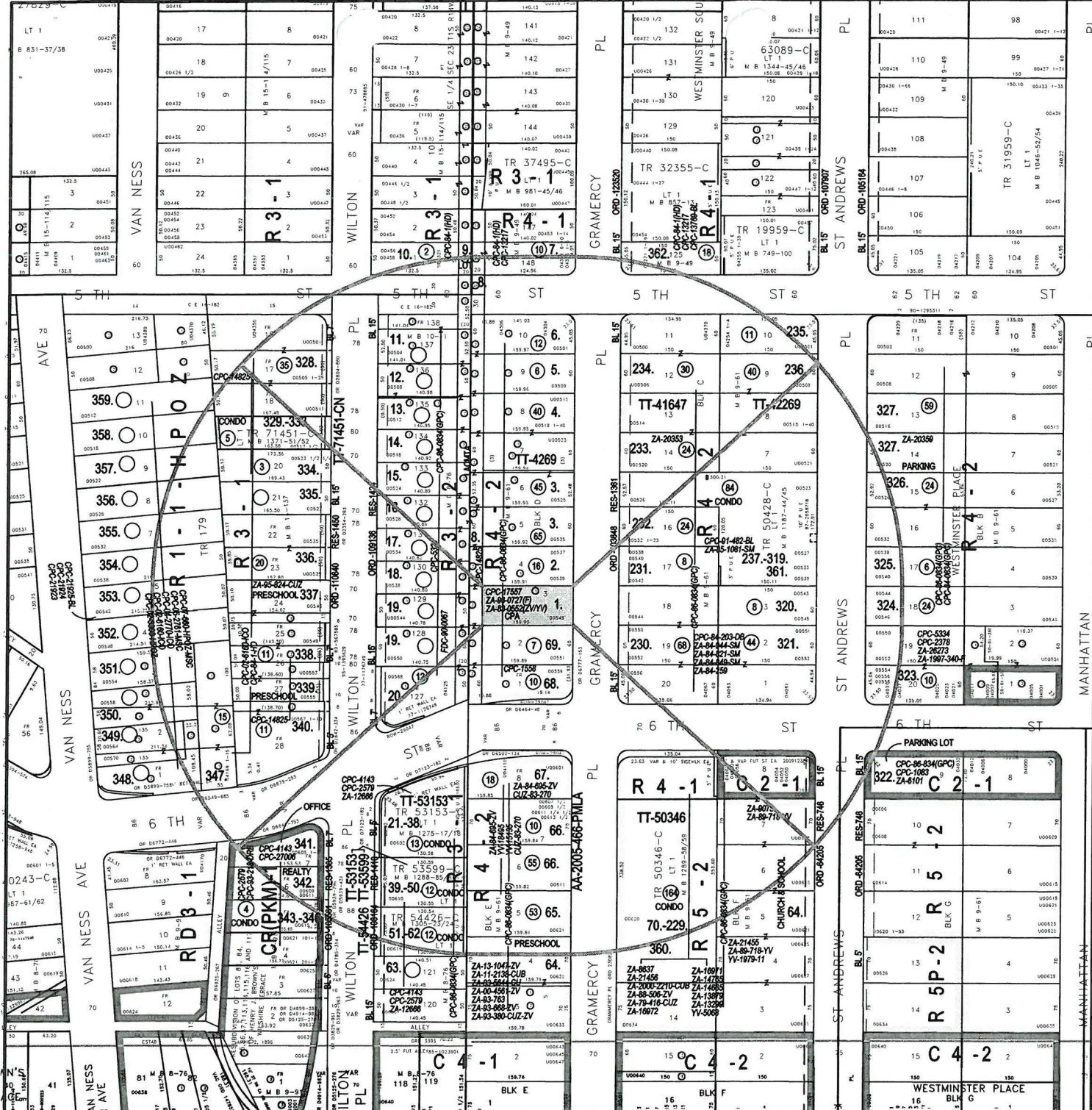
ZA 2016-4911-ZV

ZONE VARIANCE FOR 5415 S. GRAMMENCY PLACE. L.A.

THE SUBJECT PROPERTY WAS GRANTED A ZONE VARIANCE FOR OFFICE USE OF A NON-PROFIT ORGANIZATION IN 1993. THE USE OF OFFICE DID NOT CREATE ANY ALTERNATION OR MODIFICATION TO THE SURROUNDING ENVIRONMENT. THE REQUEST OF THIS VARIANCE SHALL KEEP THE PROPERTY IN SAME OR BETTER CONDITION.

THE MAIN USE OF THE PROPERTY STILL REMAIN RESIDENTIAL USE FOR THE PROPERTY OWNER. THE REQUEST OF THIS VARIANCE IS DUE TO HER ABILITY OF DAILY TRAVEL. THEREFORE, THERE WOULD NOT ADVERSELY AFFECT ANY ELEMENT OF GENERAL PLAN.

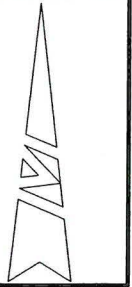
ZA 2016-4911-ZV



LEGAL DESCRIPTION:
 LOT: 3 ARB 1
 TRACT: WESTMINSTER PLACE
 SITUS ADDRESS:
 545 S. GRAMERCY PL.
 APN:
 5504-026-003

ZONE VARIANCE

<p>T.B. C.D. : 4 - DAVID RYU C.T. : 2117.04 P.A. : WILSHIRE</p> <p>DRAWN BY : MORESERVICES 12106 LAMBERT AVE. EL MONTE, CA. 91732 17-362 (626) 350-5944 moreservices@sbcglobal.net</p>	<p>PAGE : 633 GRID : H2</p>	<p>APPLICANT AP DESIGN 9541 BLACKLEY ST. TEMPLE CITY, CA. 91780 ANDY RYU</p> <p>OWNER EDJ PROPERTIES LLC 545 S. GRAMERCY PL LOS ANGELES, CA. 90020</p>	<p>CASE : D.M. : 135B193 SCALE : 1" = 100' USES : FIELD ACRES : .220</p>	<p>DATE : 3/18/2016 updated : 8/16/2017</p>
--	---------------------------------	--	--	---



DEPARTMENT OF MOTOR VEHICLES

PLACARD NUMBER: 405757D

DISABLED PERSON
PLACARD IDENTIFICATION
CARD/RECEIPT

EXPIRES: 06/30/2017

DATE ISSUED: 02/27/2015

This identification card or facsimile copy is to be carried by the placard owner. Present it to any peace officer upon demand. Immediately notify DMV by mail of any change of address. When parking, hang the placard from the rear view mirror, remove it from the mirror when driving.

**When your placard is properly displayed,
you may park in or on:**

TYPE: N1 TV: 92 CO: 19
DOB: 05/29/1953

- * Disabled person parking spaces (blue zones)
- * Street metered zones without paying.
- * Green zones without restrictions to time limits.
- * Streets where preferential parking privileges are given to residents and merchants.

ISSUED TO

KIM DEBORAH E
702 S SERRANO AVE APT 401

LOS ANGELES CA 90005

You may not park in or on:

- * Red, Yellow, White or Tow Away Zones.
- * Crosshatch marked spaces next to disabled person parking spaces.

It is considered misuse to:

- * Display a placard unless the disabled owner is being transported.
- * Display a placard which has been cancelled or revoked.
- * Loan your placard to anyone, including family members.

Misuse is a misdemeanor (section 4461VC) and can result in cancellation or revocation of the placard, loss of parking privileges, and/or fines.

**Purchase of fuel
(Business & Professions Code 13660):**

State law requires service stations to refuel a disabled person's vehicle at self-service rates, except self-service facilities with only one cashier.



APPLICATION FOR DISABLED PERSON PLACARD OR PLATES

(NOTE: For lost, stolen, or mutilated disabled person or disabled veteran license plates or placard, please complete an Application For Replacement Plates, Stickers, and Documents (form REG 168 available on DMV Web)).

Please check at least one of the following boxes:

- | | | | |
|---|--------|---|--------|
| <input type="checkbox"/> Permanent Parking Placard | No Fee | <input type="checkbox"/> Disabled Person License Plates | No Fee |
| <input checked="" type="checkbox"/> Temporary Parking Placard | \$6 | <input type="checkbox"/> Travel Parking Placard | No Fee |

Travel Parking Placards are issued to applicants with permanent disabilities. A California resident, applying for a Travel Parking Placard, must have a permanent parking placard or disabled person or disabled veteran license plates, but not both. Travel Parking Placards are issued to non-residents for no more than 90 days and to California residents for no more than 30 days.

All applicants must complete sections A, B and E. Disabled Person License Plate applicants must also complete section C.

A. APPLICANT'S TRUE FULL NAME (PLEASE PRINT)

LAST NAME KIM	FIRST NAME DEBORAH	MIDDLE NAME OR ORGANIZATION NAME E.	DATE OF BIRTH (NOT REQUIRED FOR ORGANIZATIONS) Month 5 Day 29 Year 53
RESIDENCE OR ORGANIZATION ADDRESS (APT/SPACE) 2061 Glen Springs Rd			DRIVER LICENSE NUMBER (NOT REQUIRED FOR ORGANIZATIONS) N9470034
CITY Pasadena	STATE CA	ZIP CODE 91107	DAYTIME TELEPHONE NUMBER (213) 321-1929
MAILING ADDRESS 3435 WILSHIRE BLVD #2350		CITY LA	STATE CA
		ZIP CODE 90010	

B. Were you ever issued Disabled Person or Disabled Veteran License Plates or a Permanent Parking Placard in California?

- YES - A doctor's disability certification is NOT required, unless the placard was canceled by the department or is no longer on record. The disabled person or veteran license plates or permanent placard number is _____
- NO - A doctor's certification is required. The doctor must complete sections F and G on the reverse side.

C. IF YOU ARE APPLYING FOR DISABLED PERSON LICENSE PLATES, please describe the vehicle that is registered to you on which you will put the disabled person license plate.

LICENSE PLATE NUMBER	VEHICLE IDENTIFICATION NUMBER	MAKE
----------------------	-------------------------------	------

COMMERCIAL VEHICLE EXEMPTION

I am requesting an exemption from weight fees for the vehicle described above. It weighs less than 8,001 pounds unladen and is the only commercial vehicle for which I have requested this exemption. Yes No

D. IMPORTANT INFORMATION - PLEASE READ

IT IS ILLEGAL

- To allow someone to use your placard, if you are not in the vehicle.
- To possess or display a counterfeit placard.
- For an individual to have more than one permanent placard.
- To alter a placard or placard identification card.
- To provide false information to obtain a placard or disabled person plates.
- To forge a doctor's signature.

IMPORTANT

- The only legal use of a placard is its display by the person to whom it is issued. The disabled person does not have to own or drive the vehicle to use the placard.
- Placard abuse or misuse can result in the cancellation and revocation of the placard and loss of the privileges it provides.
- Placard and disabled person license plate abuse is a misdemeanor punishable by a fine of not less than \$250, not more than \$1,000, or by imprisonment in a county jail for not more than 6 months, or by both fine and imprisonment. The court may also impose a civil penalty of not more than \$1,500, for each conviction.
- To alter, forge, counterfeit or falsify a plate is a felony punishable by 16 months to 3 years in a state prison or up to 1 year in the county jail.
- A person who forges, counterfeits, falsifies or passes, attempts to pass, acquires, possesses, sells, or attempts to sell a genuine or counterfeit placard, or a person who displays with fraudulent intent, or causes or permits to be displayed a forged, counterfeit or false placard is guilty of a misdemeanor and upon conviction shall be punished by imprisonment in the county jail for 6 months or by a fine of not less than \$500 or more than \$1,000, or by both fine and imprisonment. The court may also impose a civil penalty of not more than \$2,500 for each conviction.
- The plate and/or placard must be surrendered to DMV within 60 days of the death of the disabled person.
- Any information contained in this application will be available to local public law enforcement or the local agencies responsible for the enforcement of parking regulations.

E. APPLICANT'S SIGNATURE AND CERTIFICATION

- I have read the "Important Information" in section D and I fully understand and take responsibility for the use of the disabled person placard or plates that are issued to me.

I certify under penalty of perjury under the laws of the State of California that all the information I have provided is true and correct and that I am a disabled person per CVC 296.6 (as defined in section F) and that I am

- Permanently or Temporarily disabled due to: _____

EXECUTED AT (CITY STATE) LOS ANGELES CA	DATE 3/3/05	SIGNATURE OF APPLICANT <i>[Signature]</i>
---	-----------------------	--

F. DOCTOR'S CERTIFICATION SABILITY

A full legible description of the illness or disability must be provided for numbers 3, 4, 5, 6 and 7 below. A licensed physician or surgeon may certify to items 1 - 7, a licensed chiropractor may certify to items 5 - 7 only, and a licensed physician or surgeon who specializes in diseases of the eye or a licensed optometrist may only certify to item 8.

My patient Deborah E. Kim (PRINTED NAME OF PATIENT) meets the requirements of a disabled person found in CVC 295.5 as he or she suffers from the following:

- 1 A lung disease to the extent that forced (respiratory) expiratory volume for one second when measured by spirometry is less than one liter or arterial oxygen tension (pO2) is less than 60 mm/Hg on room air while the person is at rest.
- 2 A cardiovascular disease to the extent that the person's functional limitations are classified in severity as class III or class IV based upon standards accepted by the American Heart Association.
- 3 A diagnosed disease or disorder which substantially impairs or interferes with mobility due to (please print)
Cervical radiculitis due to disc herniation
- 4 A severe disability in which he or she is unable to move without the aid of an assistive device, which is due to (please print):
- 5 A significant limitation in the use of lower extremities due to (please print):
- 6 The loss, or loss of the use of one or more lower extremities. Loss of use due to (please print):
- 7 The loss, or loss of the use of, both hands. Loss of use due to (please print):
- 8 Central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle not greater than 20 degrees.

Please check the appropriate box(es)

PERMANENT PLACARD

TEMPORARY PLACARD

TRAVEL PLACARD

Valid until: Month 9 Day 3 Year 05
(Cannot exceed 6 months)

Valid until: Month ___ Day ___ Year ___
(Cannot exceed 30 days for a California resident and 90 days for a non-resident.)

G. DOCTOR'S SIGNATURE AND CERTIFICATION

PRINT DOCTOR'S LAST NAME <u>RO</u>	FIRST NAME <u>KYOO</u>	MIDDLE NAME <u>SANG</u>	DOCTOR'S DAYTIME TELEPHONE NUMBER <u>(818) 240-5241</u>
DOCTOR'S ADDRESS <u>439 ARDEN AVE. # 780 GLENDALE</u>			STATE <u>CA</u>
			ZIP CODE <u>91205</u>

I certify that I am a Physician Surgeon Chiropractor Optometrist and I certify under penalty of perjury under the laws of the State of California that the information I have provided is true and correct and that I will retain information sufficient to substantiate this certification and shall make that information available for inspection by the Medical Board of California at the department's request. (CVC Section 22511.65)

EXECUTED AT (CITY, STATE) <u>GLENDALE, CA</u>	DATE <u>3/3/05</u>
--	-----------------------

DOCTOR'S SIGNATURE <u>(Signature)</u>	DOCTOR'S MEDICAL LICENSE NUMBER							
	<u>A</u>	<u>2</u>	<u>6</u>	<u>0</u>	<u>7</u>	<u>9</u>		

H. CERTIFICATION OF READILY OBSERVABLE AND UNCONTESTED PERMANENT DISABILITY (DMV USE ONLY)

SIGNATURE OF DMV EMPLOYEE	LINE DATE STAMP

When this form is completed, it may be mailed to: DMV Placard
P.O. Box 942869
Sacramento, CA 94269-0001

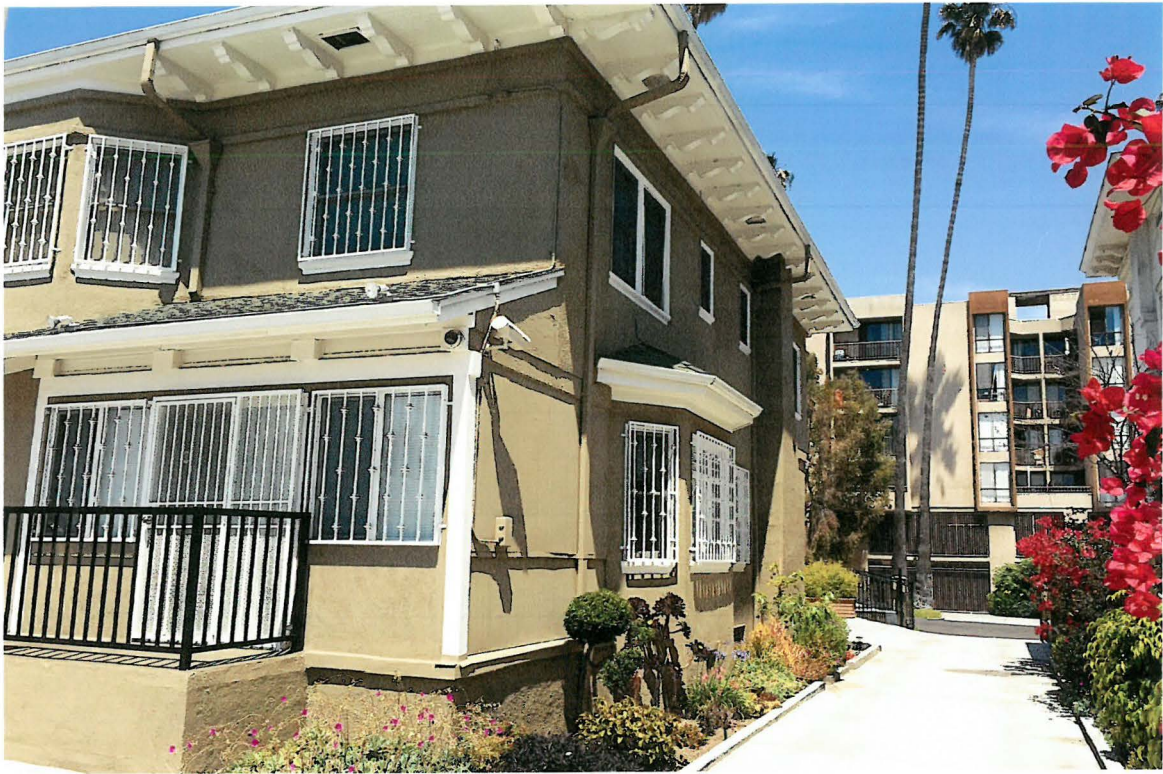
or submitted to your nearest DMV office. It is recommended that you make an appointment if submitting this form to your nearest DMV office, by calling 1-800-777-0133.



A



B

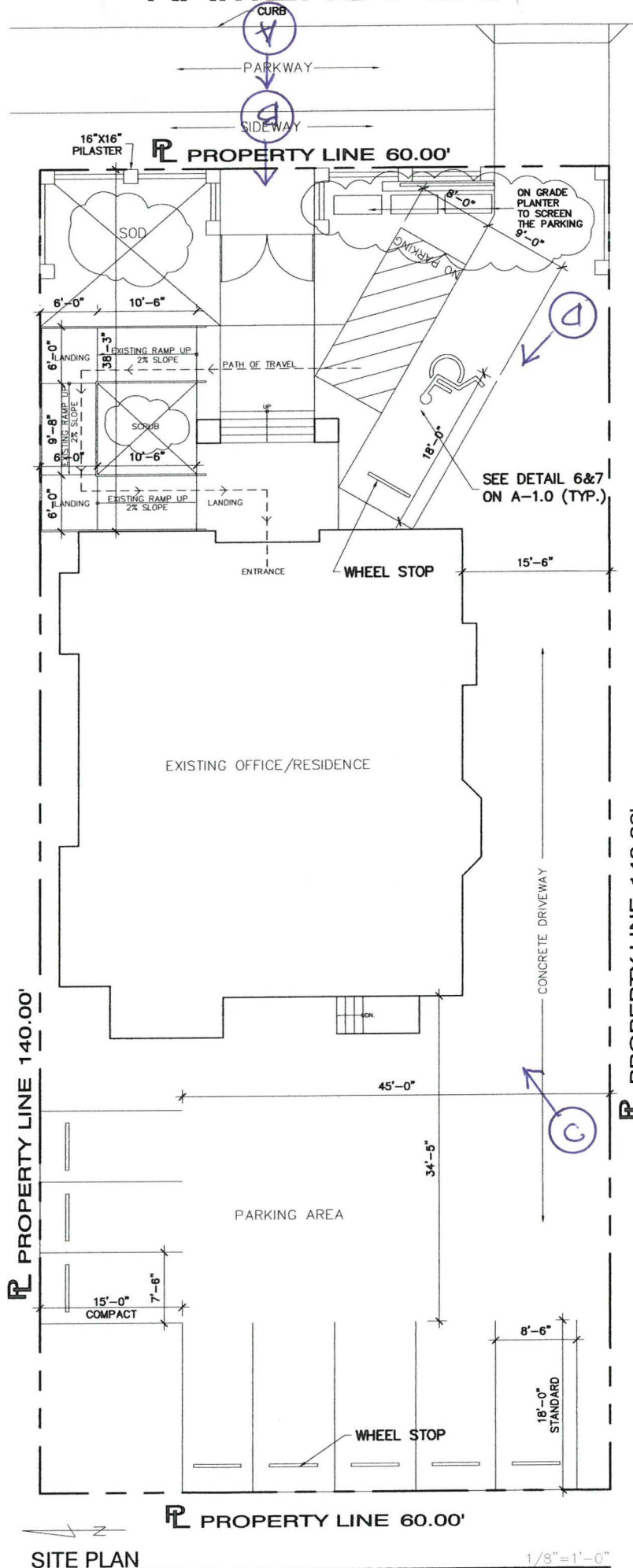


(C)



(D)

RAMERCY LAN



SITE PLAN

1/8" = 1'-0"

ZA 2016-4911-2V

CORRESPONDENCE



Joe Luckey <joe.luckey@lacity.org>

case ZA-2016-4911-ZV

zzz <mixthevortex@yahoo.com>

Wed, Nov 1, 2017 at 12:21 PM

To: Joe Luckey <joe.luckey@lacity.org>

Hi, Joe

i ment to include this info i realize i did not make it,

here is a summary of pre 2013

The issue with 545 S Gramercy PL , Zaps the energy right out of me and created health issues , it has effected my quality of life, witch in turn effects others like my Mother.

545 is a single family home it was used as so, in the early 1990s they erected very low profile rot iron fence 4ft high in the front, painted colors,

so lets fast forward to early 2000s ,545 was rented out to Monks i remember they'd bang on sticks all day and put a speaker in the front window blasting The word,

the police was called multiple times, then they left , then i notice a couple guys show up in the morning and leave at night, they ended up being criminals ,

i was approached in front by two investigators asking if i new the people at 545 i said no, i asked why they said they committed a bad financial crime in the property.

Then a family moved in ,children , dogs. there were comments from people in my building, saying they seen them exchange brick of money and was suspicious.

August 2013

i met Deborah and Kenny they were waiting in front to be let in to the property.

that evening 12am three laborers showed up cleaning the property it was a mess previous owners left in a rush.

Odd

Kenny started working on the property he is not licensed ,working without permits , moving fence lines around without surveying the property

He is operating out of 545 to this day

kenny commented at the time ,Deborah Kim converts property s and sells them.

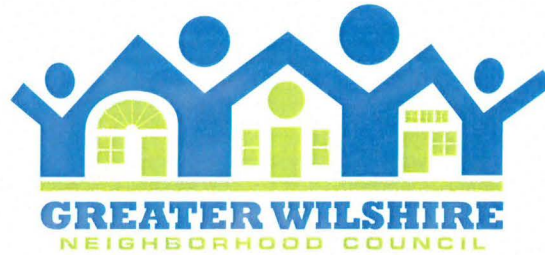
Thanks
Terry Sorensen

4 attachments



Screen shot 2015-10-19 at 12.10.50 PM.png
1568K

- Edj Properties, LLC - CA, GA, ID, MD, ME, NV, TX, WA, and WI - Bizapedia.webarchive**
1858K
- Edj Properties LLC - Los Angeles, California 90020 | United States Directory .webarchive**
6469K
- UNI TECH - 545 S Gramercy PI Los Angeles CA 90020-4914 USA - CalifornianBusinesses.webarchive**
3303K



Applicant: Debora Kim, EDJ Properties, LLC

To: Andy Yu, AP.design.2046@gmail.com (applicant Rep)

CC: Joe Lucky, joe.lucky@lacity.org
Julia Duncan, Julia.duncan@lacity.org
Catherine Landers, Catherine.landern@lacity.org
Caroline Moser, Chair - Land Use Cmte, windsorsquare@greaterwilshire.org
Shirlee Fuqua, admin@greaterwilshire.org

Address: 545 S. Gramercy Place., Los Angeles 90020

Re: Pursuant to LAMC section 12.27 applicant request a zone variance for a proposed an office use on first floor and residential use at existing two story building.

Case Nos: ZA-2016-4911-ZV, ENV-2016-4912-EAF

Date: 11/28/2017

Letter of Opposition

At the meeting of its Board on 4/12/17, the Greater Wilshire Neighborhood Council voted 15-0-1 to oppose the request for a zone variance for a proposed an office use on first floor and residential use at existing two story building at 545 S. Gramercy Place.

We thank you for your interest in the Greater Wilshire Neighborhood Council.

Regards,
Joseph Hoffman
Secretary, Greater Wilshire Neighborhood Council



Jack Chiang <jack.chiang@lacity.org>

Fwd: 545 S. Gramercy Place

Joe Luckey <joe.luckey@lacity.org>
To: Jack Chiang <jack.chiang@lacity.org>

Wed, Nov 29, 2017 at 10:21 AM

Morning Jack,

Please see the following correspondence I just received from the Greater Wilshire Neighborhood Council for Case No. ZA-2016-4911-ZV.

----- Forwarded message -----

From: **Joe Hoffman - Secretary** <secretary@greaterwilshire.org>

Date: Wed, Nov 29, 2017 at 10:09 AM

Subject: 545 S. Gramercy Place

To: Catherine Landers <catherine.landern@lacity.org>

Cc: joe.luckey@lacity.org, Shirlee Fuqua <admin@greaterwilshire.org>, Julia Duncan <julia.duncan@lacity.org>, windsorsquare@greaterwilshire.org

Hello Catherine,

We had a neighbor of this property, Terry Sorensen, appear before the Greater Wilshire NC Land Use Committee at our meeting last night to complain about ongoing violations regarding the usage. I could not find the original letter regarding the GWNC's opposition to the request for a zoning variance so I have prepared a new one (attached). The Land Use Committee also recommended that Mr. Sorensen contact you directly. It appears a hearing was scheduled for 11/7/17 but I do not see a ZA determination posted at this point.

Thank you for your attention to this.

Best regards,

Joe Hoffman

--

Joe Hoffman - Secretary, Renter Representative
Greater Wilshire Neighborhood Council
GreaterWilshire.org

--



Joe Luckey III, City Planning Associate
Department of City Planning

T: (213) 978-1340 | joe.luckey@lacity.org

200 N. Spring St., Room 620

Los Angeles, CA. 90012



My regular day off is on 2nd Fridays.

In my absence, feel free to contact my supervisor Ms. Gardner: (213) 978-1445 | Kinikia.Gardner@lacity.org

Fwd: ZA-2016-4911-ZV Neighborhood Council oppose the Variance

Joe Luckey <joe.luckey@lacity.org>
To: Jack Chiang <jack.chiang@lacity.org>

Tue, Feb 20, 2018 at 8:56 AM

Good Morning Jack,

Please see the following information forwarded by the abutting neighbor. I intend to revisit this case next week. Thank you!

----- Forwarded message -----

From: zzz <mixthevortex@yahoo.com>
Date: Fri, Feb 16, 2018 at 3:41 PM
Subject: ZA-2016-4911-ZV Neighborhood Council oppose the Variance
To: Joe Luckey <joe.luckey@lacity.org>

Zoning Administration:

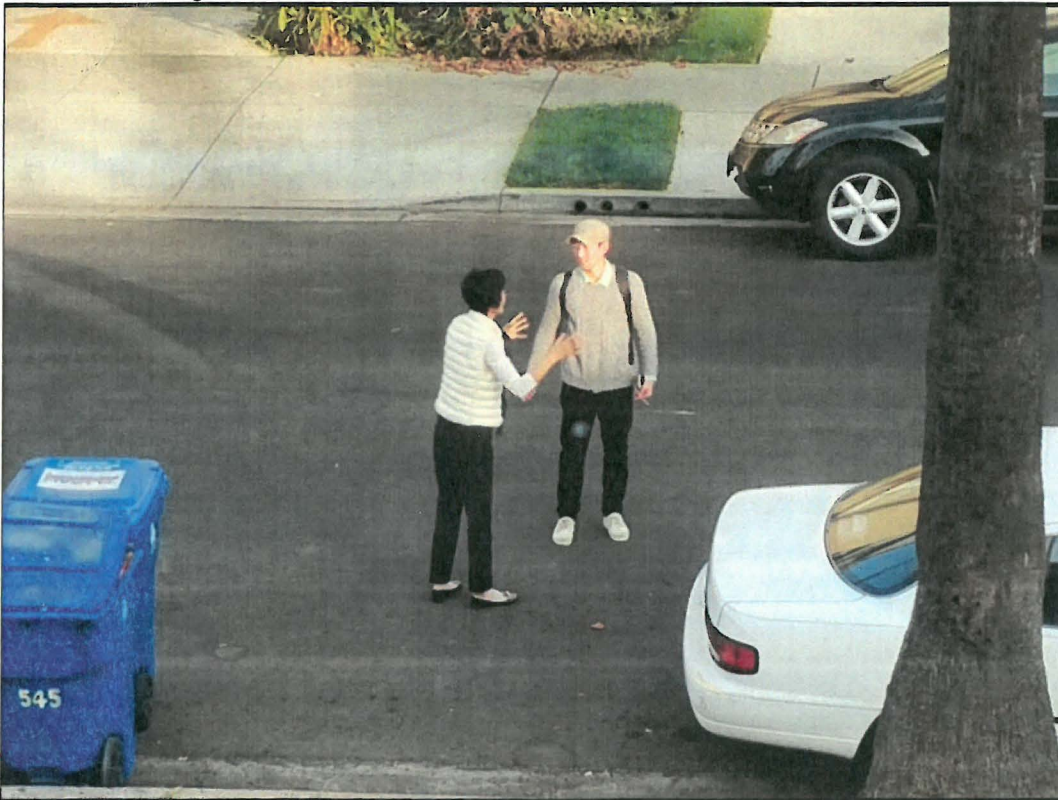
Dear Sir / Madam

I Terry-Marie Sorensen, Greater Wilshire Neighborhood Council oppose the Variance: ZA-2016-4911-ZV

I Strongly Oppose a non Residential use of the property [545 S Gramercy pl.](#)

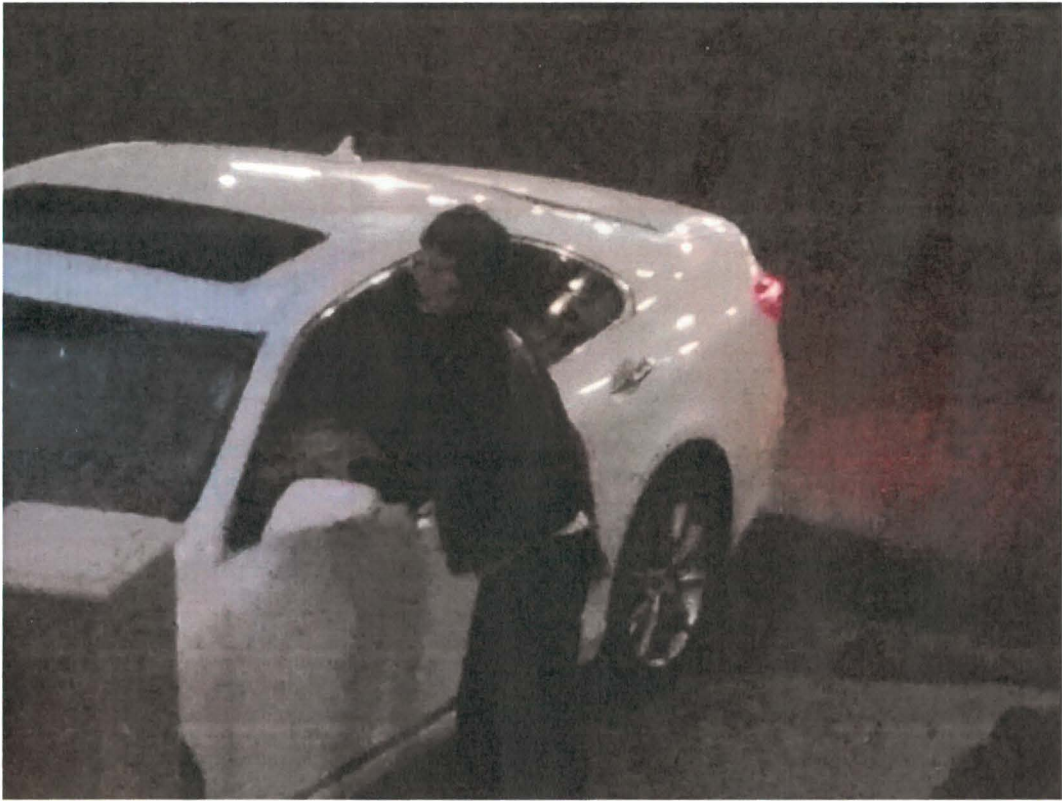
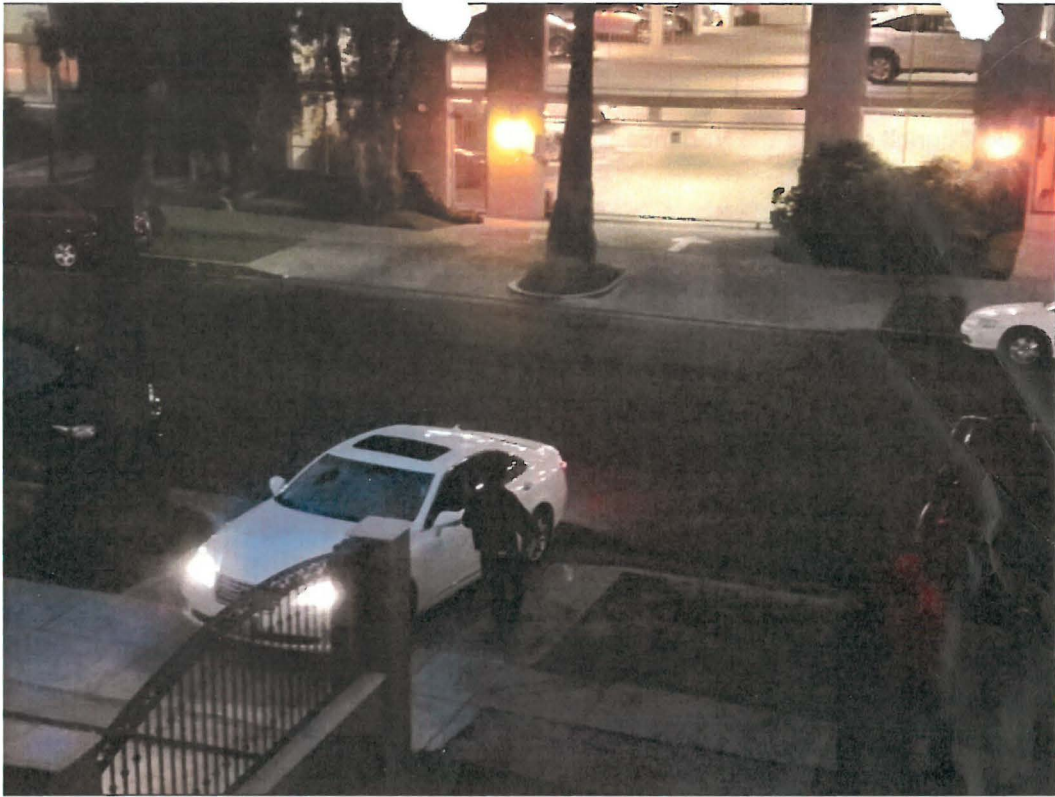
Deborah is claiming to be Handicap she is Not : at the Land Use Committee she said here Handicap was do to a car accident. she showed up at the meeting pretending her back was immobile and could barely walk.

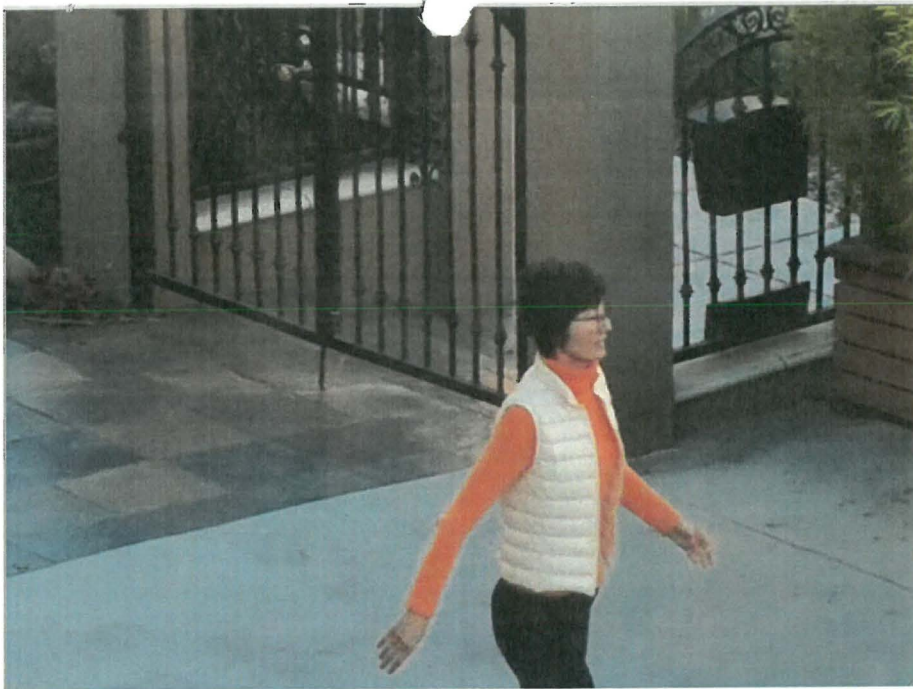
Deborah conducting business in the street

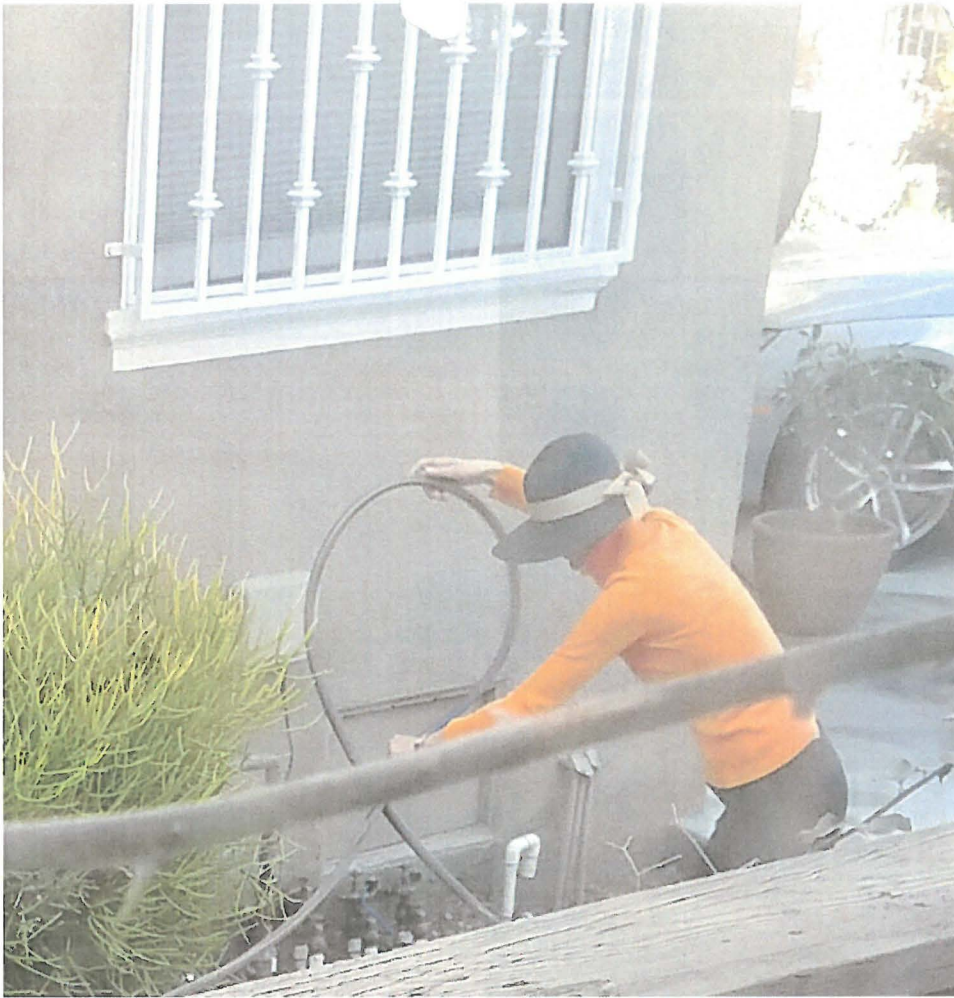


Deborah running to a car

This Client sat in the driveway honking there horn, until Deborah came out with the papers,







I would like to add the business at [545 Gramercy](#) is ruining, and is not good for the Demographics of my property, and the residentially Zoned Area. There Demeanor and performance is if they where entering a Office Building on a Boulevard. From the time there Tires hit the Driveway. This applies to the Employees and Patrons.

Issues not mentioned previously.

**There are cameras on all four sides,(Five Cameras)
I am concerned the dome camera on the Westerly South Corner is invading my privacy.
The cameras have a viewing angle of 180"**

**They installed two halogen lights in front so bright a person living two property's North complained the light was shining on there bed at night,
the light was hitting his ceiling and reflecting down.**

This was mentioned because it touches on the premise of the actives at [545 S. Gramercy](#)



Business: #1
Deborah E Kim: office is the North side of the 1st floor:



Showing up for work at 6:00am



[Kim Deborah E CPA](#)
Dna Cycle Inc
3435 Wilshire Boulevard # 2350
Los Angeles, CA 90010 - [View Map](#)
Phone: (213) 381-1414

Deborah E Kim Accountancy Corp loc. 1 Los Angeles, CA

545 S Gramercy Pl
Los Angeles, CA 90020
(213) 381-1414

Business Profile

Web site	plus.google.com/107175460198878335784/about
Number of Employees	Up to 4
Annual Revenue	Up to \$500,000
Years in business	10 or More Years
Type of business	Accountants
SIC	8721-008
Square Footage	Up to 999
No. of PCs	5 to 9



DEBORAH E. KIM
& ASSOCIATES, INC.
Certified Public Accountants

Deborah E. Kim
Certified Public Accountant

545 S. Gramercy Place
Los Angeles, CA 90020
Tel. (213) 381-1414
Fax. (213) 381-6296
deborahkimcpa@sbcglobal.net

Edj Properties LLC - Los Angeles, California 90020

Edj Properties LLC is categorized under Operators of Nonresidential Buildings in Los Angeles, CA .

EDJ PROPERTIES, LLC

There are 9 companies that go by the name of Edj Properties, LLC.

These companies are located in Alpharetta GA, Atlanta GA, Boise ID, Brunswick ME, Georgetown TX, Los Angeles CA, Princess Anne MD, Sheboygan WI, and Tacoma WA.

UNI TECH is located in Los Angeles County with address at 545 S Gramercy Pl, Los Angeles, CA 90020-4914. They can be reached via phone at (213) 384-0280. UNI TECH is classified under SIC Code 874213 (Marketing Program & Service).

[Click here if you wish to remove this record.](#)

🏠 545 S Gramercy Pl
Los Angeles, CA 90020-4914

☎ (213) 384-0280

ANNUAL REVENUE:
\$612,000

EMPLOYEE: 3

SIC CODE: Marketing
Program & Service
(874213)

STATE: CA (CA)

CITY: Los Angeles

COUNTY: Los Angeles

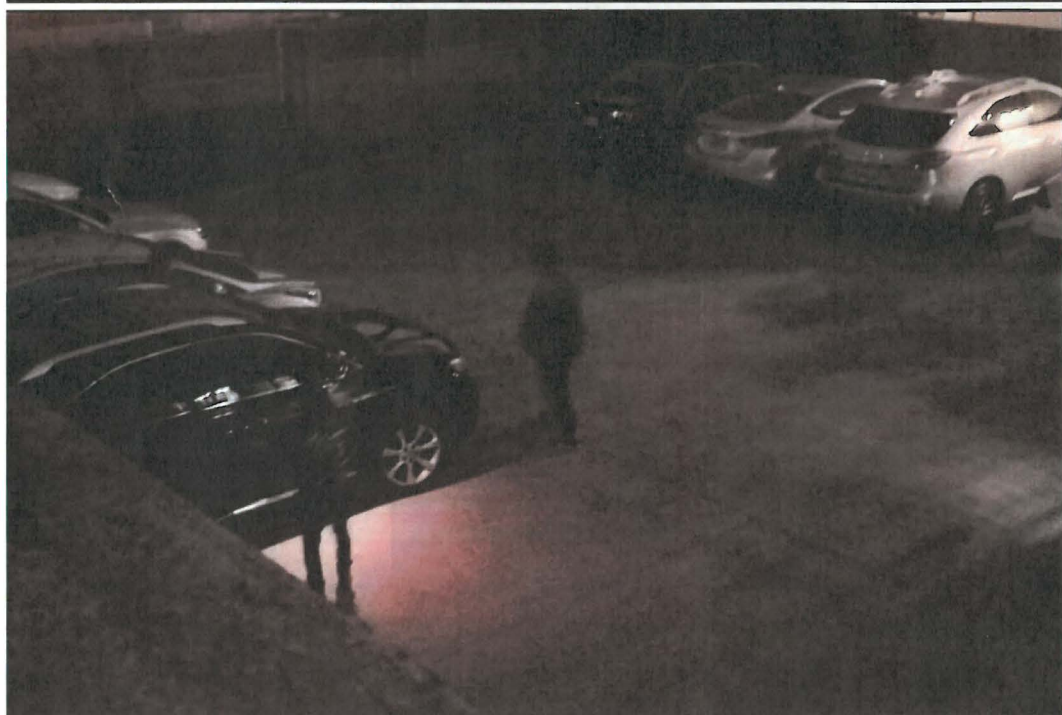
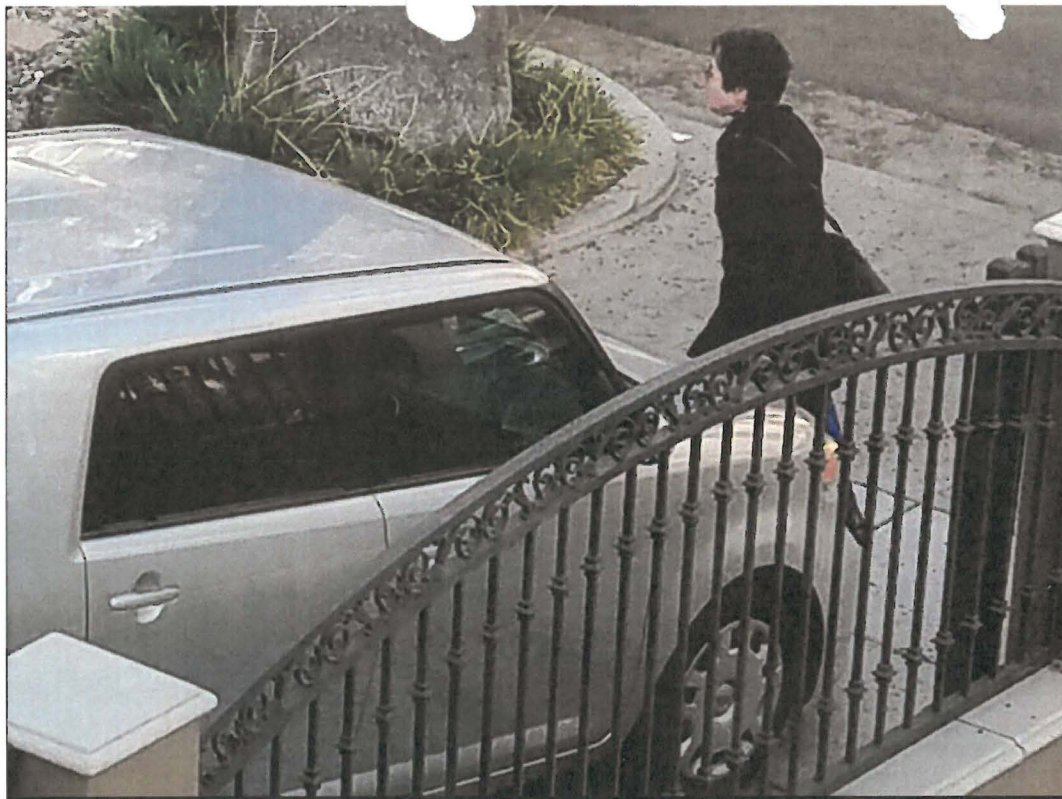
FIPS CODE: 06037

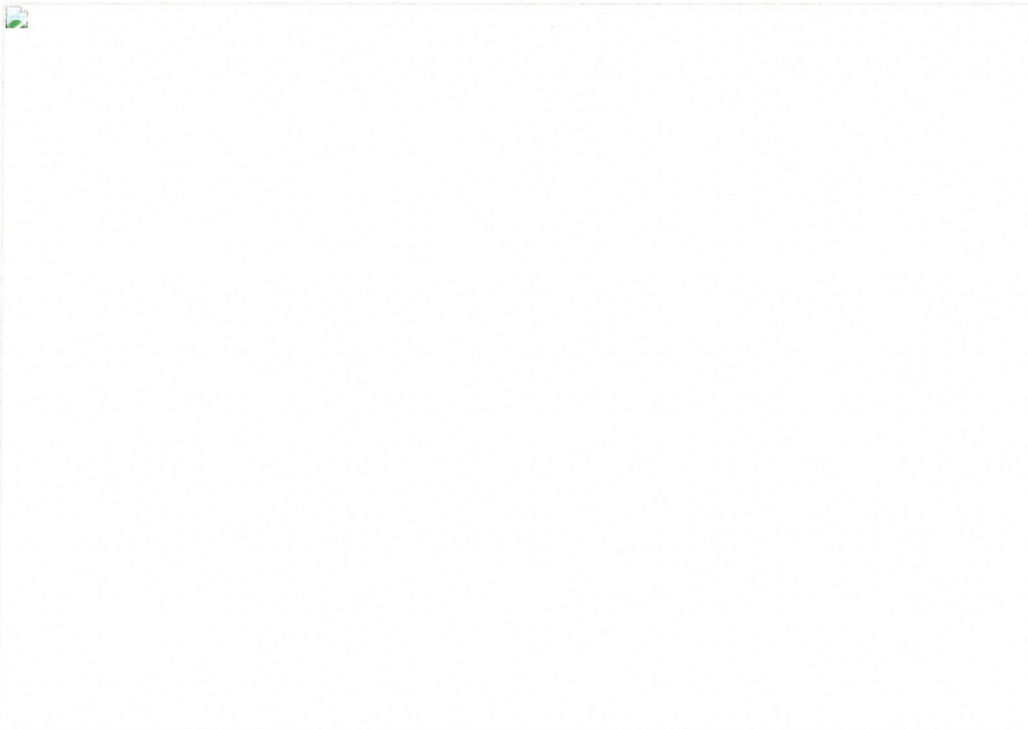
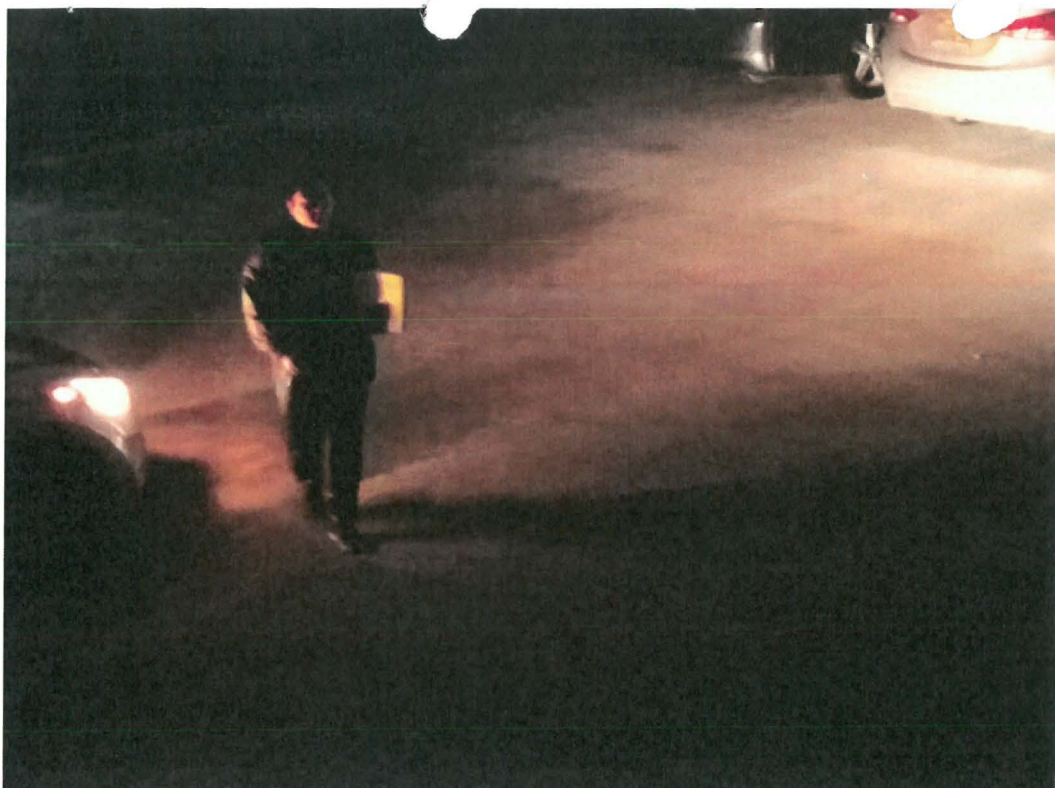
ZIP CODE: 90020-4914

All day and night these Clients show up, they fill the back yard up with cars



A client not yielding for, a pedestrian walking

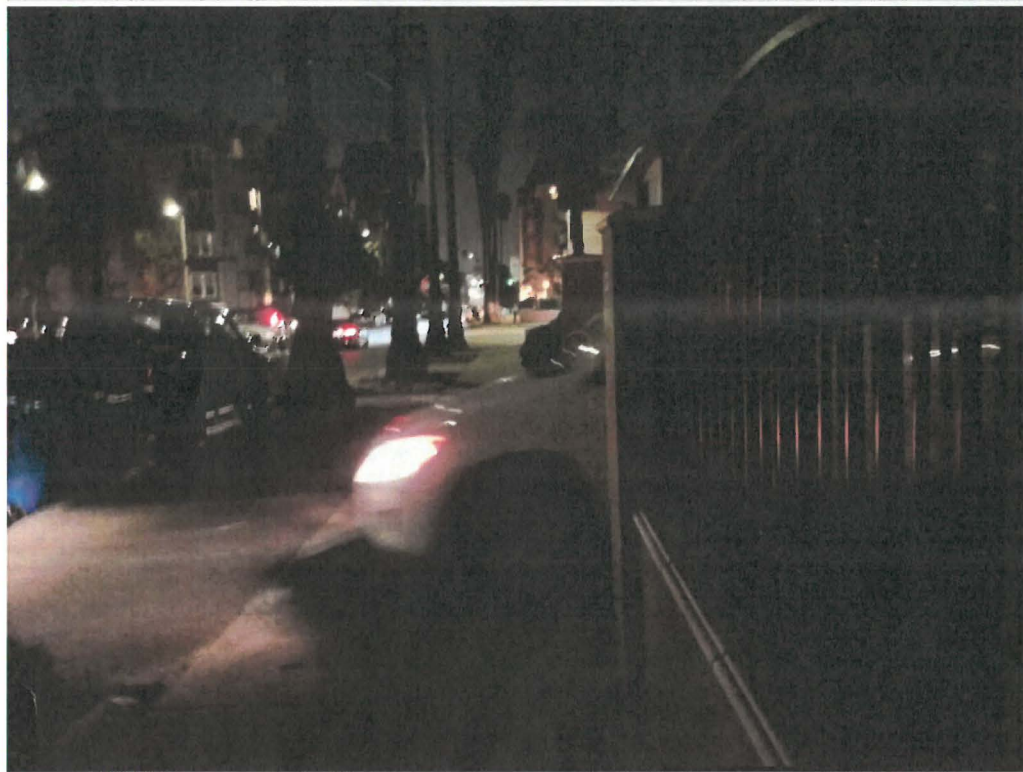


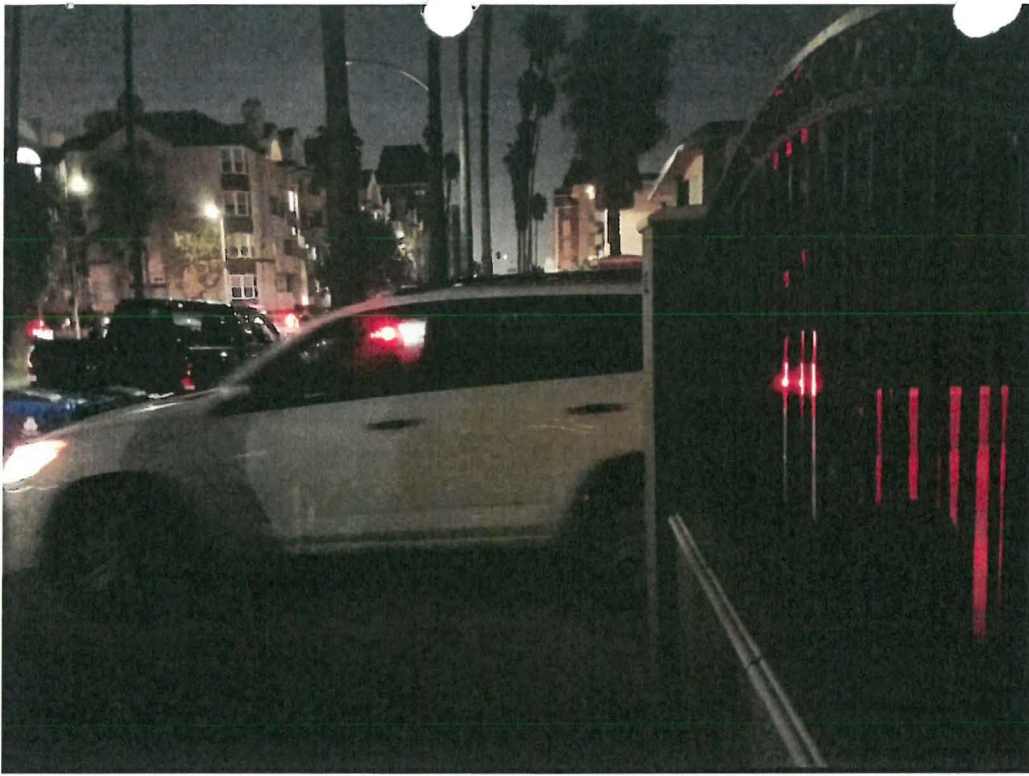




Business in the evening

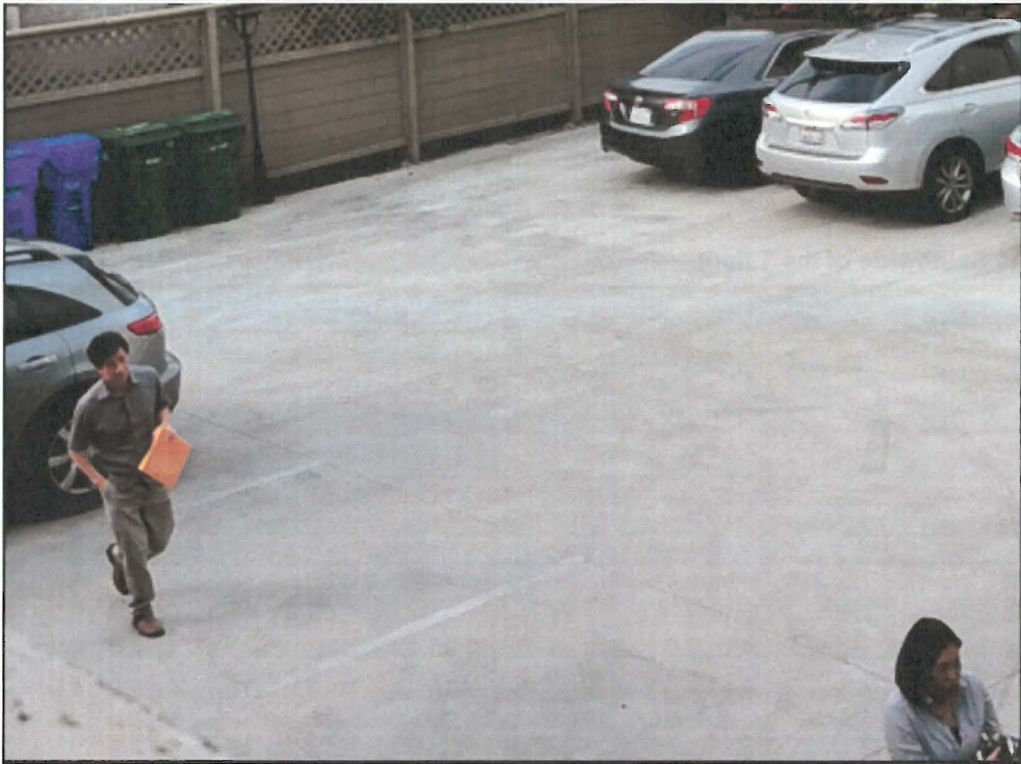






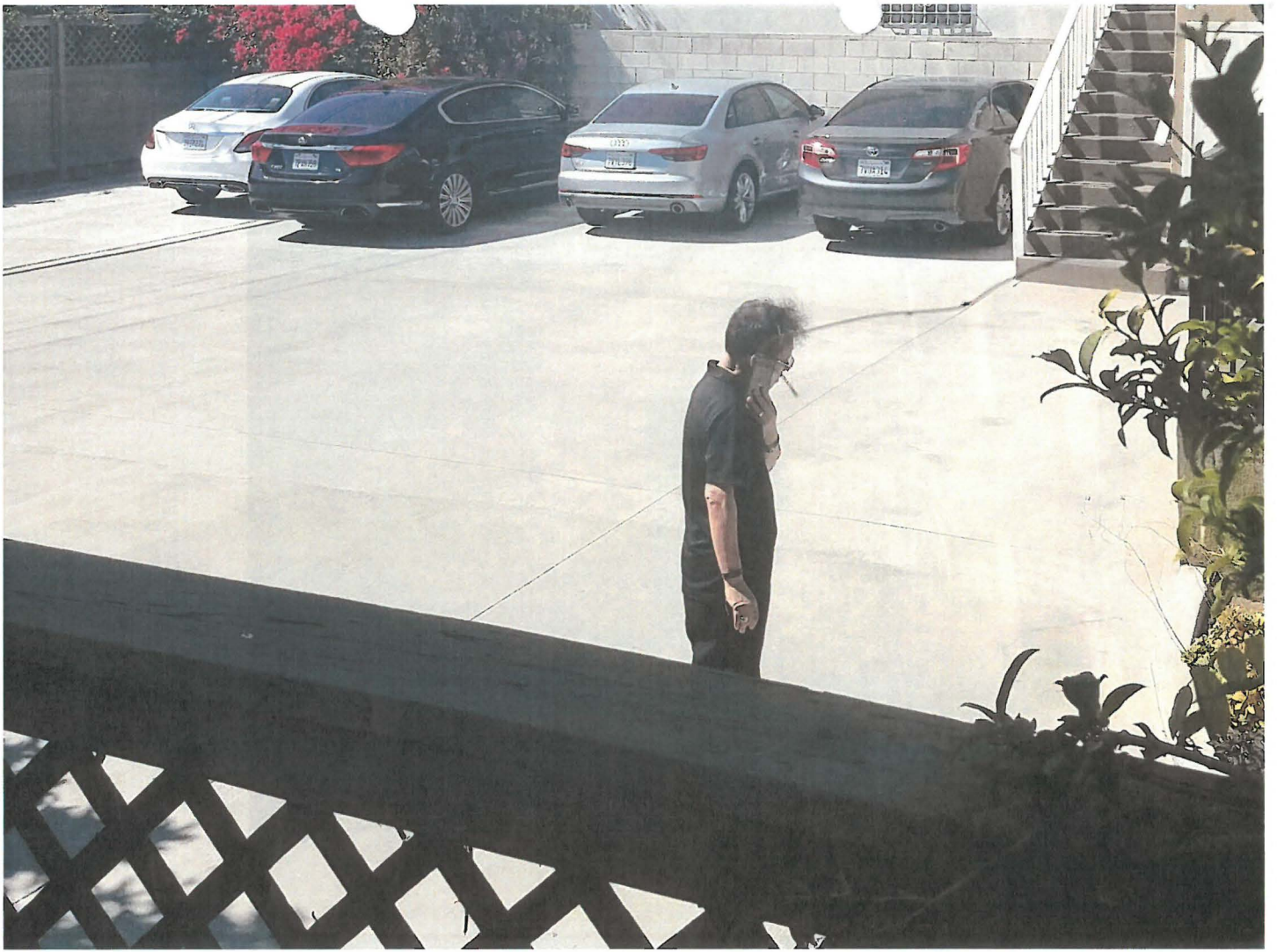
Business: #2

There is a another business on the South side of the 1 floor



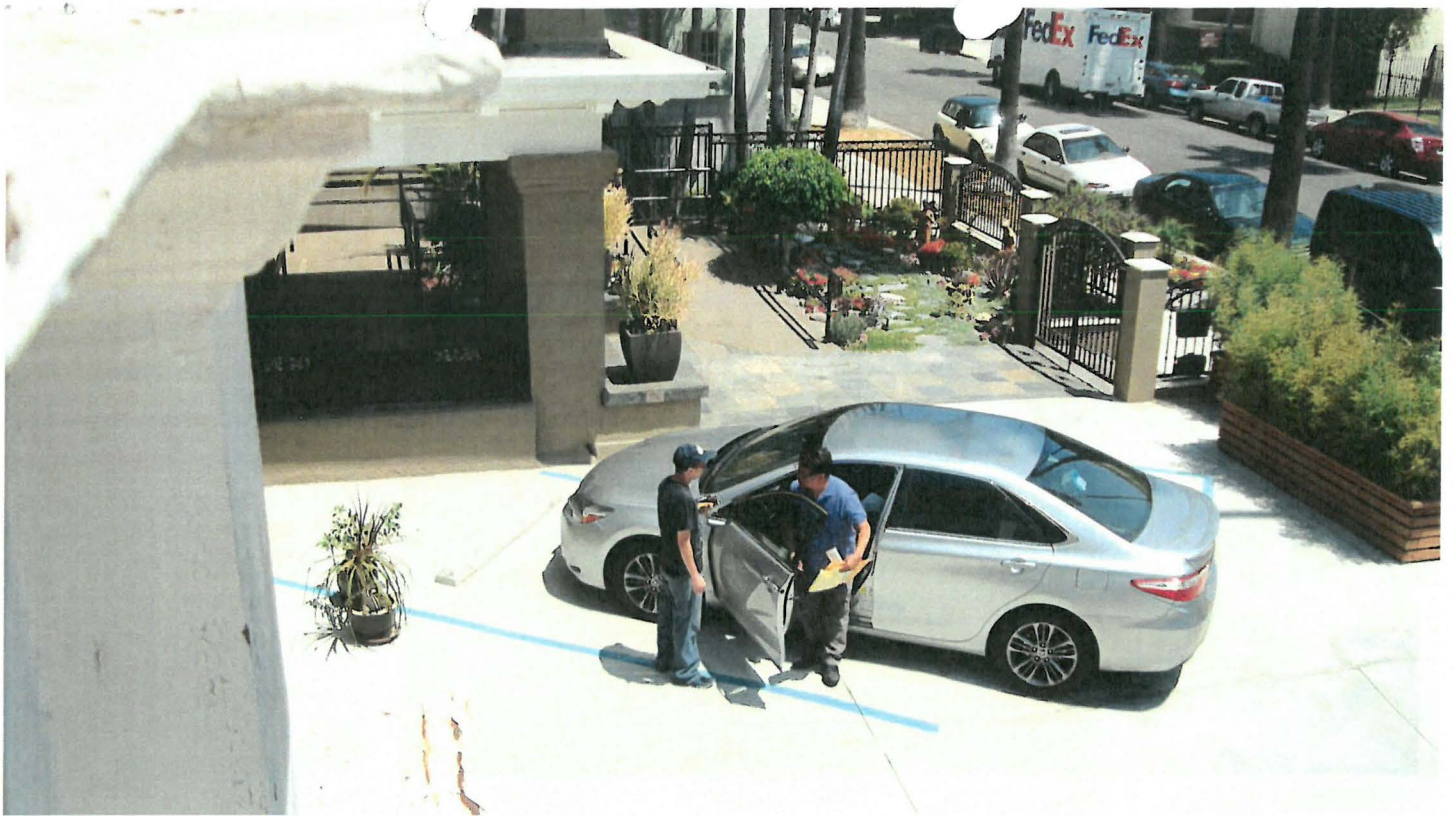
Smokers Shoving cigarettes under the fence











Business: #3

Kenny is operating a construction, painting, ect business out of 545

EXK ENTERPRISE INC.

- Plan
- Permit
- Remodel
- Renovation

Kenny Kim
President



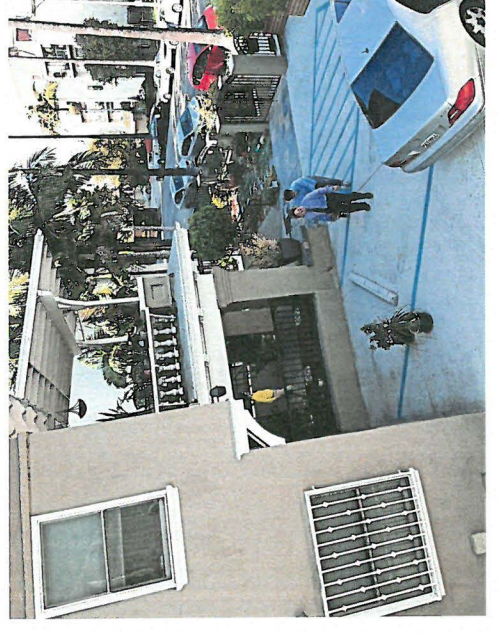
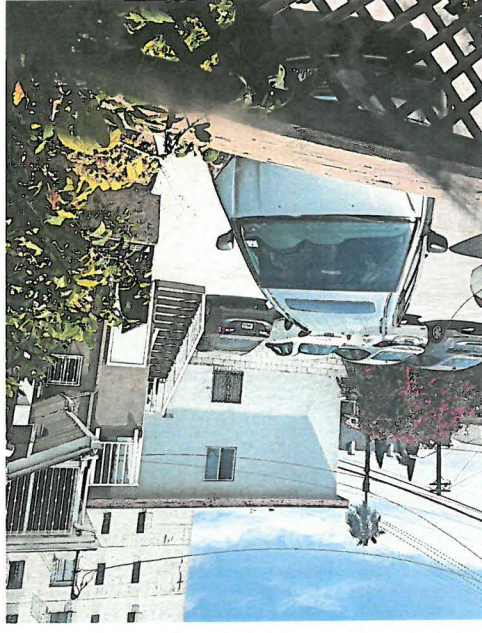
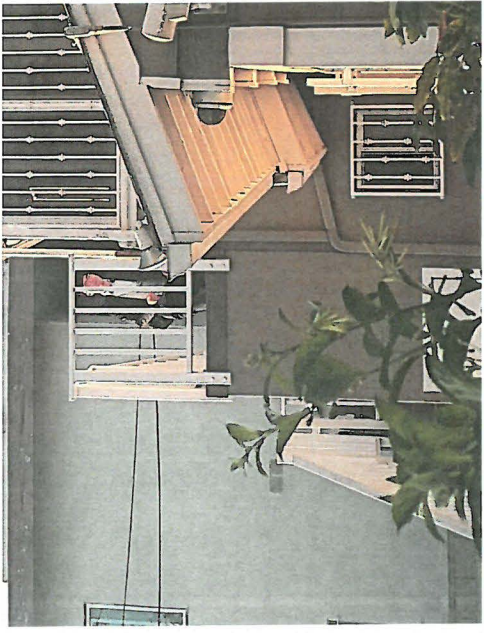
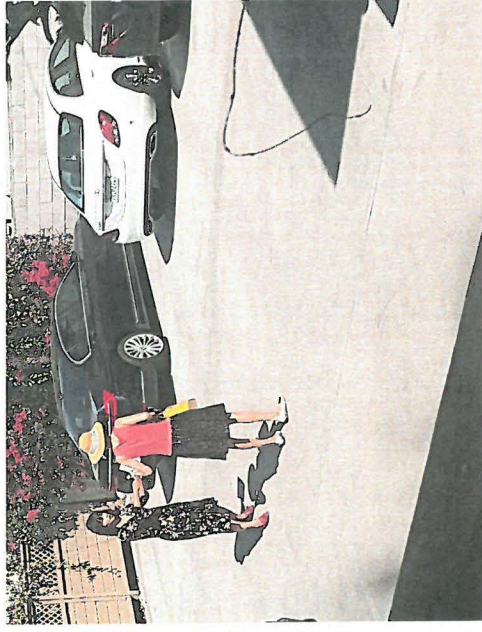
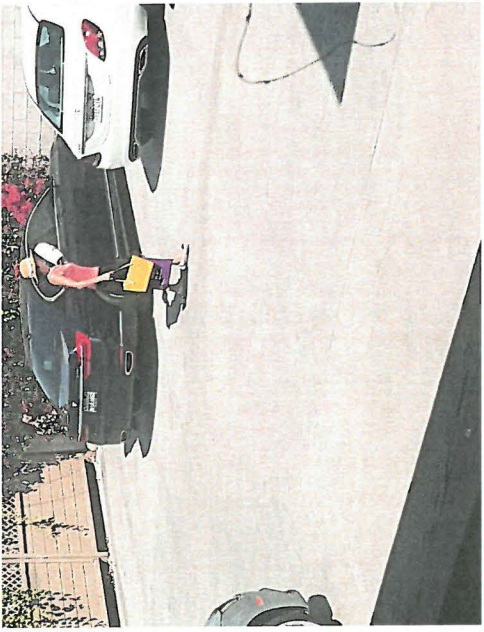
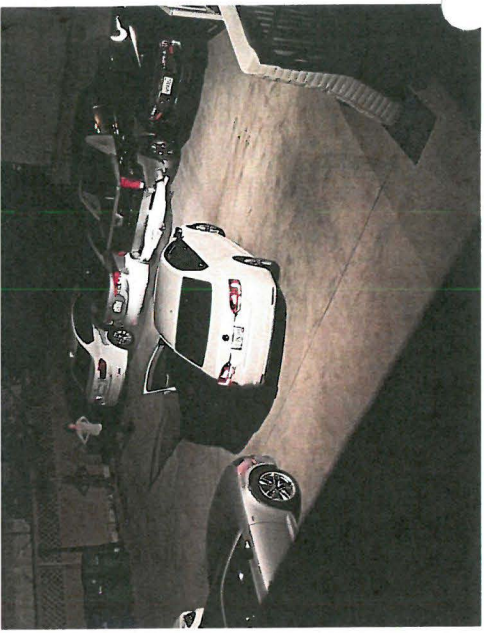
Tel: 213-200-3707

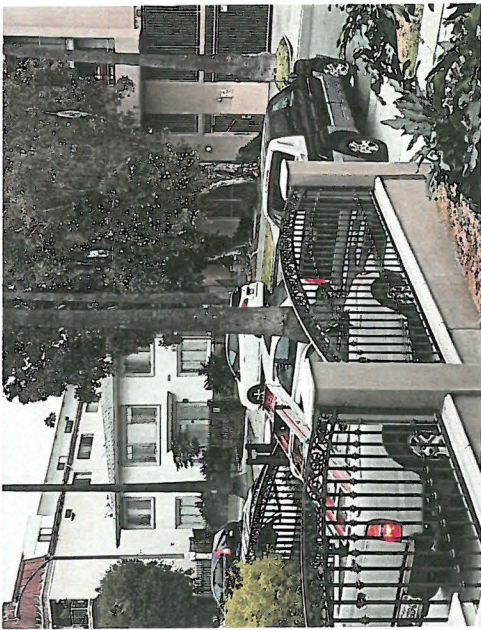
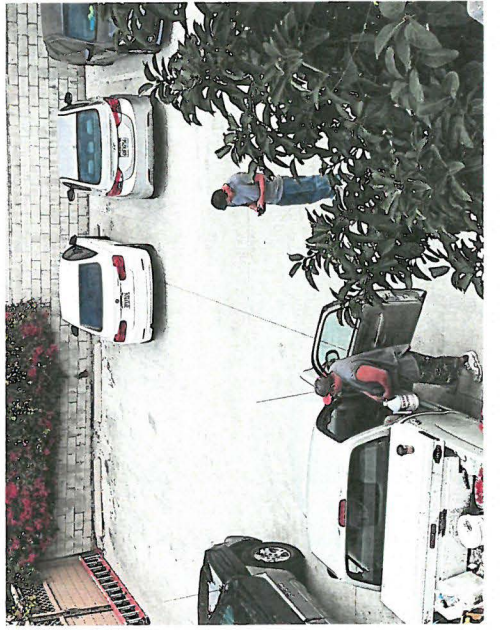
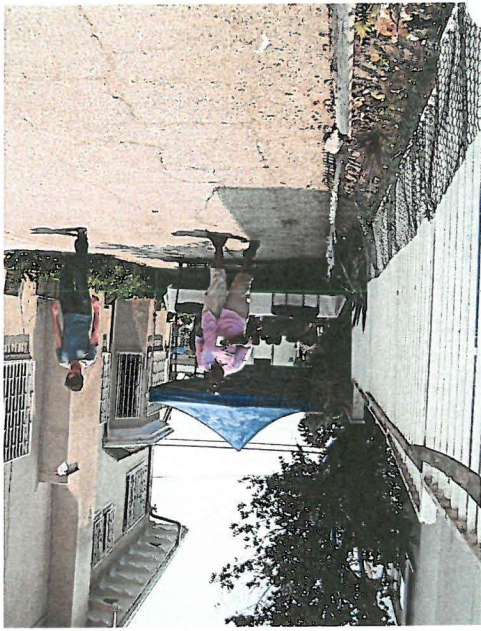
Email: kennykim6245@gmail.com

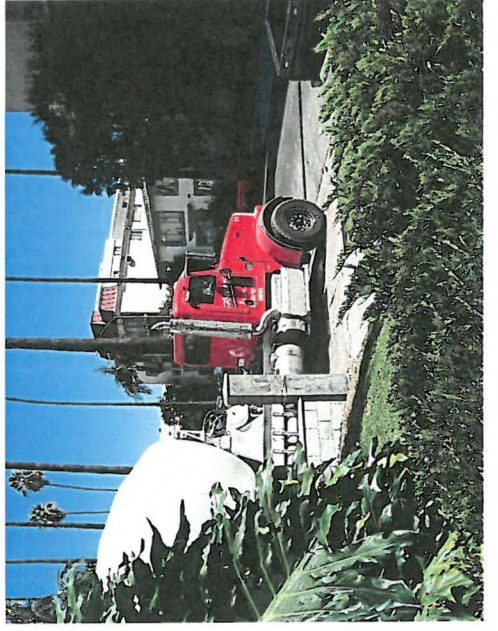
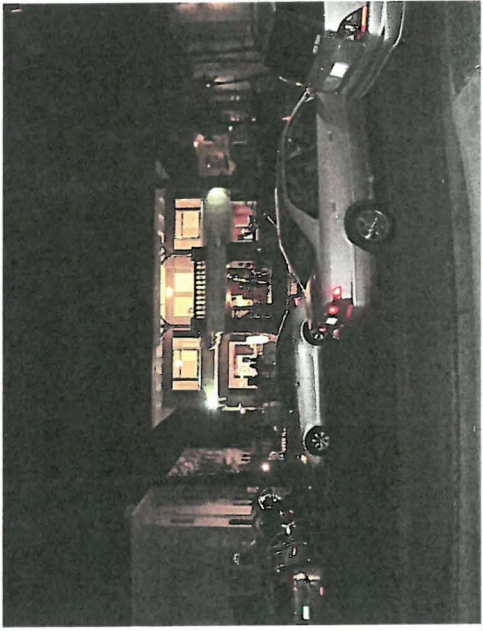
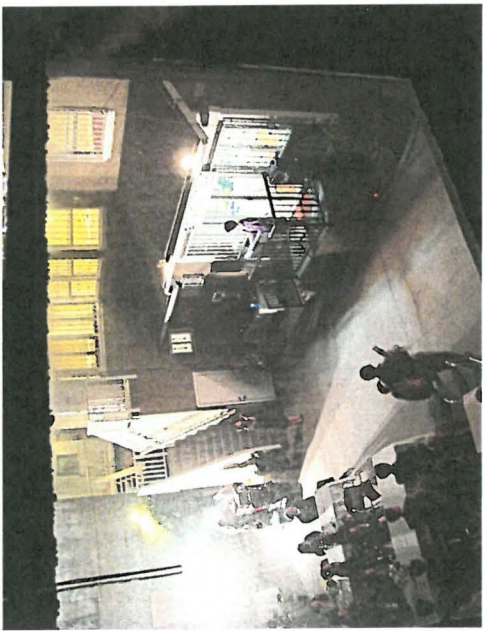
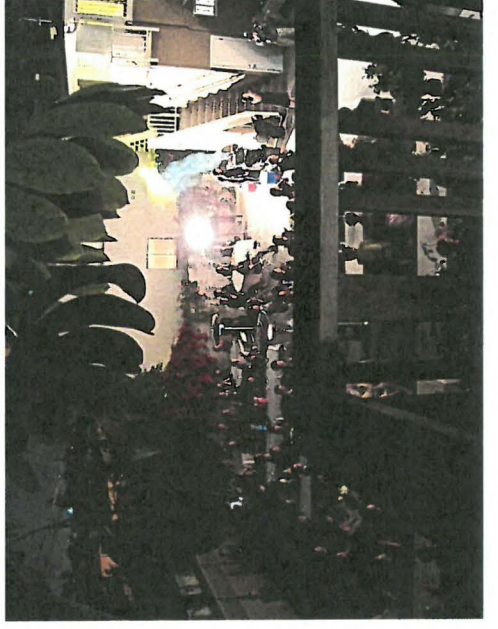
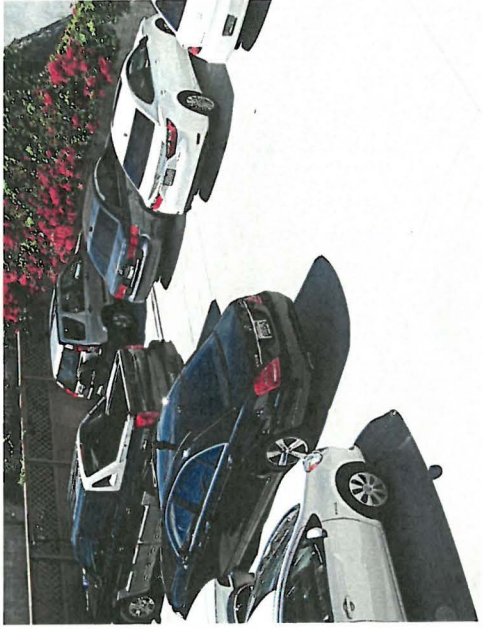
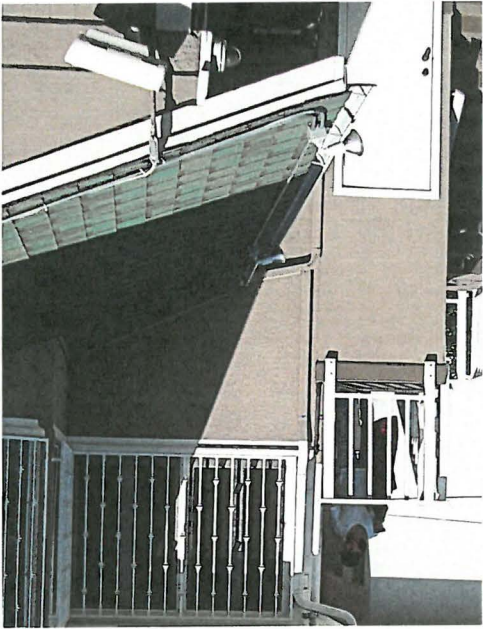


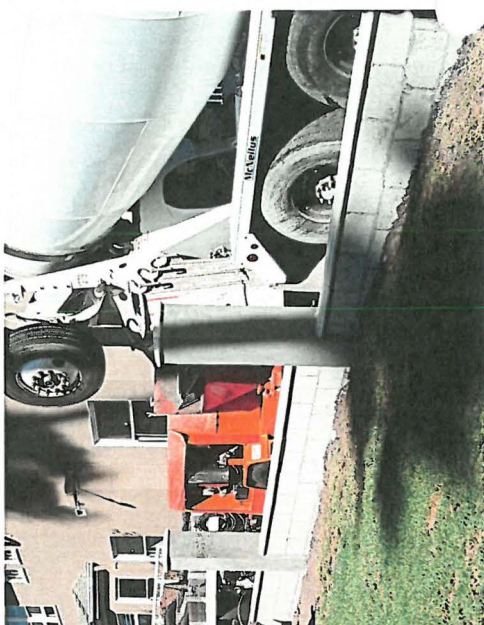
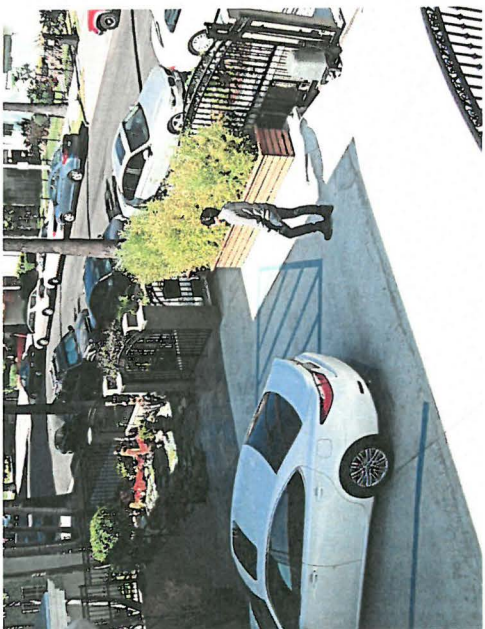
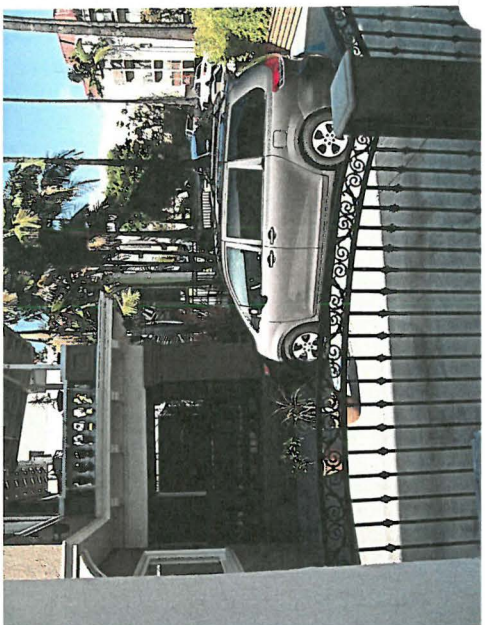
This going on at 2:00am

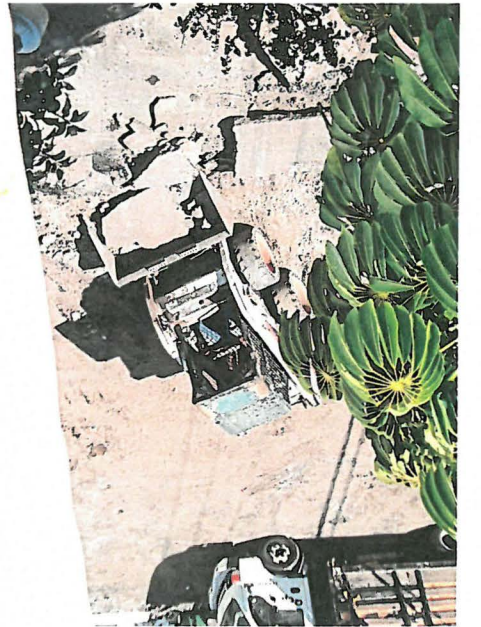
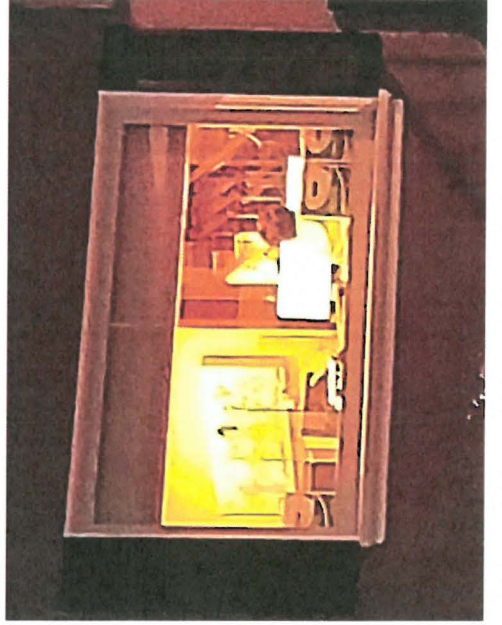
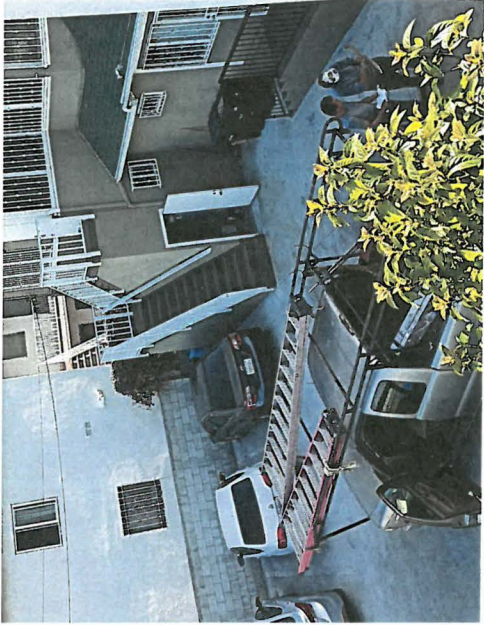












ENVIRONMENTAL CLEARANCE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
--	------------------------------

PROJECT TITLE Zone Variance	LOG REFERENCE ENV-2016-4911-ZV
---------------------------------------	--

PROJECT LOCATION
545 South Gramercy Place

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 a Zone Variance from LAMC Section 12.21 A.1(a) to allow a change of use from a two-story non-profit philanthropic office building to a two-story mixed use for-profit office at the first floor and dwelling unit on the second floor

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:


CONTACT PERSON Andy Yu	AREA CODE TELEPHONE NUMBER EXT. (626) 458-8111
----------------------------------	--

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1
Class <u>5</u> Category <u>23</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)		

JUSTIFICATION FOR PROJECT EXEMPTION:
 Granting or renewal of a variance or conditional use for a non-significant change of use of land.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE Project Planner	DATE 10/16/17
---	---------------------------------	-------------------------

FEE:	RECEIPT NO.	REC'D. BY	DATE
-------------	--------------------	------------------	-------------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

Andy Yu
 NAME (PRINTED)

 SIGNATURE

 DATE

MISCELLANEOUS

**(Reports,
Orders,
Permits, etc)**

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY

INCIDENT CODE
921-94



REF. NO. **H.L.**

A **545 GRAMERCY PL S** **6 TH ST**
 TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) **WESTMINSTER PLACE (M R 9-81)** **BLKD 3 (Ard 1)**

LOT TYPE **LS** LOT SIZE **100 X 159** ZONE **R4-2** BUILDING LINE ALLEY

APPROXIMATE BASEMENTS AND RESTRICTIONS

DIST. MAP **135B193**
 ASSESSOR'S ID **550 1026003**
 CENSUS TRACT **2117** ADDR. APPD. DATE **DC 3/2/96**
 COUNCIL DIST **4** FIRE DISTRICT **DC** FLOOD ZONE
 GRADING HIGHWAY DEED SEISMIC STUDY

B PROPERTY OWNER **KOREAN HEALTH EDUCATION** PHONE **2134274000** APPLICANT **IL UNG LIM** PHONE **8184476884**
 ADDRESS **545 S GRAMERCY PL** SUITE/UNIT NO. ADDRESS **136 W CAMINO REAL** SUITE/UNIT NO.
 CITY/STATE/ZIP **LOS ANGELES CA 90020** CITY/STATE/ZIP **ARCADIA CA 91007**

ARCHITECT NAME ADDRESS LIC CLASS ACTIVE STATE LIC NO CITY BUS LIC NO PHONE NO
 ENGINEER
 CONTRACTOR **BLUM CONSTRUCTION 136 W CAMINO REAL ARCADIA CA 91007 B 414834 01450269 8184476884**

PROPOSED USE OF BUILDING **(2) Miscellaneous Buildings and Structures** EXISTING USE OF BUILDING (Leave blank for new buildings)
 DESCRIPTION OF WORK
 DAMAGE REPAIR <10% PATCH PLASTER/ DRYWALL INT. NON-STRUCTURAL REMODEL DOOR/WINDOW CHANGEOUT RE-STUCCOING RE-ROOF
 OTHER (Describe) **BLOCK WALL PER CITY STD**

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FEEDING BREAKERS <40
 MECHANICAL WORK FOR HEAVY DUTY FIRE SPRINKLERS!
 HVAC WORK FOR HEAVY DUTY SIZE < 300,000 BTU AND A.C. SIZE < 10 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELICT. CONTR. NAME ADDRESS LIC CLASS ACTIVE STATE LIC NO CITY BUS LIC NO PHONE NO
 PLUMB. CONTR.
 HVAC CONTR.

OWNER OR OWNER'S AGENT

D NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC FABRICATOR REQ'D FOR
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS	STD. CONC. P.A.	TYPE OF INSPECTION	DISTRICT INSPECTION OFFICE
LATERAL/FOR SYSTEMS	SHEARWALL	EB/CFB	SMRSF/OMRSF
SPECIAL INSPECTIONS	CONC > 1000 PSI	FIELD WELDING	GUMITE/SHOTCRETE
	MASONRY	REBAR WELDS	GRADING

FOR CASHIER'S USE ONLY

NO. FILED IN 145 FILE
 03/08/96 10:15 AM
 BLDG PERMITS & INVOICE # 00550000
 EI RESIDENTIAL SYS DEV 0.60
 ONE STOP 4.48
 MISCELLANEOUS 1.49
 CITY PLAN SHAD 5.00
 NO FILE 2.22
 TOTAL 14.80

E P.C. NO. **CC** VALUATION (including all fixed operating equipment) \$ **6000** (L1)

PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR.	SUPPLEMENT TO PERMIT NO.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	
FIELD INSPECTION	BLDG. PERMIT	PLAN MAINT.	PLAN CHECKED BY CKUMABE
FIELD INSPECTION	ELEC. PRMT. (80%)	FIRE HYDRANT	D.A. PLAN CHECKED BY
FIELD INSPECTION	PLUMB. PRMT. (80%)	ARTS DEV. FEE	ZONING PERMITTED BY CKUMABE DATE 3/8/96
RELOCATION FEE	HVAC PRMT. (15%)	SCHOOL DIST. FEE	APPLICATION APPROVED BY CKUMABE BSID 55521
		SCH. DIST. PL. AREA	PRINT CKUMABE DATE 3/8/96
			SIGN CKUMABE

ENERGY SURCHARGES OTHER ATTACHMENTS (Describe)
 D.A. SURCH. SEWER CAP REQ'D YES NO YES

-NO PLOT PLAN-

Notice: A portion of this fee has been established by LA Unified Admin. plan which approved on June one and a half years after the fee has been paid. This notice requires that you pay this fee before you can start work. After the fee has been paid and construction has not commenced, or if work is suspended for more than 90 days, you must pay the fee again. (L.A.M.C.)

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot... Tract... REMOVED TO Lot... Tract...

Present location of building } 545 So. Granney Pl. Los Angeles City (House Number and Street) New location of building } 545 So. Granney Pl. (House Number and Street) Between what cross streets } 5. 6. 6 Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building Residence Families 1 Rooms 11 (Store, Residence, Apartment House, Hotel, or any other purpose) 2. Use of building AFTER alteration or moving Residence Families 1 Rooms 11 3. Owner (Print Name) ESTATE OF ESTHER AMADO Phone FT 5700 4. Owner's Address 545 So. Granney Pl. 5. Certificated Architect None State License No. Phone 6. Licensed Engineer None State License No. Phone 7. Contractor COLUMBIA BUILDERS INC. State License No. Phone 2329 8. Contractor's Address 3703 Wilshire Blvd. State 9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$2.00 xx 10. State how many buildings NOW } Residence on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose) 11. Size of existing building x Number of stories high 2 Height to highest point 12. Class of building Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work: Additional work on fire damage - No Street Changes - New Trunk - Drain Board Tile etc

Fill in Application on other Side and Sign Statement 00 (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 6347 PLANS Rec'd Plans and Specifications checked Corrections verified Plans, Specifications and Applications rechecked and approved Application checked and approved/SPRINKLER Required Valuation Included Specified Res-No Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition..... Size of Lot..... x..... Number of Stories when complete.....
Material of Foundation..... Width of Footing..... Depth of footing below ground.....
Width Foundation Wall..... Size of Redwood Sill..... x..... Material Exterior Walls.....
Size of Exterior Studs..... x..... Size of Interior Bearing Studs..... x.....
Joists: First Floor..... x..... Second Floor..... x..... Rafters..... x..... Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here..... Columbia Builders Inc.
(Owner or Authorized Agent)

By..... [Signature]

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)	
(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)	

REMARKS:

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Tract.....

Present location of building } 545 South Grammeey Place (House Number and Street) New location of building } Between what cross streets } 6th and 5th streets

Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building Residence Families 1 Rooms 10
2. Use of building AFTER alteration or moving Residence Families 1 Rooms 10
3. Owner (Print Name) E. Amado (Estate) Phone FI 5840
4. Owner's Address 545 South Grammeey Place
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor Columbia Builders Inc State License No. Phone DR 2329
8. Contractor's Address 3723 Welschur Blvd RA 100
9. VALUATION OF PROPOSED WORK \$ 450.00
10. State how many buildings NOW } one - Residence
11. Size of existing building 20 x 50 Number of stories high 2 Height to highest point
12. Class of building Home Material of existing walls stucco Exterior framework (Wood or Steel)

Repair Fire damage - Roof, (a section) in top story Plaster ceilings a little structural repairs Putting back as was.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO 5080 PLANS Fee 3.50 Stamp here when Permit is issued APR 14 1962 Inspector

All applications must be filled out by applicant

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE)

S. W. Belden

(Applicant)

Lot No. E 1404 3 Block D

Westminster Place

District No. 29 M. B. page 3 F. B. page 122

No. 545 Gramercy Place Street

TAKE TO ROOM NO. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

O. K. City Engineer, O. K. City Assessor Deputy

- 1. PURPOSE OF BUILDING Garage Number of rooms 1
2. OWNER'S NAME S. W. BELDEN
3. Owner's address 604 Oxford Blvd
4. Architect's name
5. CONTRACTOR'S NAME
6. Contractor's address
7. ENTIRE COST OF PROPOSED BUILDING, \$ 20,000
8. Size of lot 60 x 142 Size of Building 18 x 20
9. Will building be erected on front or rear of lot? Rear
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof 16
11. Height of first floor joist above curb level, or surface
12. Character of ground; rock, clay, sand, filled, etc. Clay
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 12
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 12
16. GIVE width of FOUNDATION and cellar wall at top 8
17. NUMBER and KIND of chimneys Number of flues
18. Number of inlets to each flue Interior size of flues
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders
EXTERIOR studs 2 x 2 INTERIOR BEARING studs Interior Non-bearing studs
Ceiling joist Roof rafters 2 x 4 FIRST FLOOR JOISTS
SECOND FLOOR JOIST Third floor joist Fourth floor joist

Date issued OCT 4 1912

Application Received

PERMIT NO. 12269

OVER

740 10-2-12
All applications must be filled out by applicant

WARD 2

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE) S.W. Belden

(Applicant)

Lot No. E 1404 3 Block D

Westminster Place

District No. 29 M. B. page 3 F. B. page 122

No. 545 Gramercy Place Street

O.K. City Engineer O.K. City Assessor
By: [Signature] Deputy

PLANS CHECKED BY-O.K. [Signature]

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

- PURPOSE OF BUILDING Residence Number of rooms 11
- OWNER'S NAME S.W. BELDEN
- Owner's address 604 Oxford Blvd.
- Architect's name Frank Tyler
- CONTRACTOR'S NAME
- Contractor's address
- ENTIRE COST OF PROPOSED BUILDING, \$ 9500.00
- Size of lot 60 x 142 Size of Building 41' x 52'9"
- Will building be erected on front or rear of lot? Front
- NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 30'
- Height of first floor joist above curb level, or surface 3'
- Character of ground; rock, clay, sand, filled, etc. Clay
- Of what material will FOUNDATION and cellar walls be built? Concrete
- GIVE depth of FOUNDATION below the surface of ground 12-18 18"
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 18" x 16"
- GIVE width of FOUNDATION and cellar wall at top 8"
- NUMBER and KIND of chimneys 2 roof 1 g... Number of flues 2 2 1
- Number of inlets to each flue 1 Interior size of flues 8x8-8x8 & 8x12
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4 & 6
- EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 4
- Ceiling joist x Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
- SECOND FLOOR JOIST 2 x 10 Third floor joist 2 x 4 & 8 Fourth floor joist x

Date issued OCT 4-1912 191

Application Received [Signature] OVER

PERMIT NO. 12268

3

APPLICATION FOR INSPECT

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-AIR-DEMOLISH FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 3, arbl	BLOCK D	TRACT Westminster Place	CITY CLERK RES NO. AP 9-61	DIST MAP 135 B 193	CENSUS TRACT 2117
2. PRESENT USE OF BUILDING	Dwelling (Single family)		NEW USE OF BUILDING Office (non-profit office)		ZONE R4-2	
3. JOB ADDRESS	545 S. Gramercy Pl., Los Angeles			SUITE/UNIT NO.	FIRE DIST. 4	COUN DIST 4
4. BETWEEN CROSS STREETS	AND		6th ST.		LOT TYPE int	
5. OWNER'S NAME	(KPTERA) Korean Health Education, Information & Referral Center		BUILDING PHONE (213) 732-5648	LOT SIZE inc legal		
6. OWNER'S ADDRESS	981 S. Western Ave., #404, Los Angeles, 90016			CITY ZIP		
7. ENGINEER	JONG CHOI		BUS. LIC. NO. C40577	ACTIVE STATE LIC. NO. 813 931-7502	PHONE	ALLEY
8. ARCHITECT OR DESIGNER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	5015 W. WASHINGTON, LA, 90016		CITY ZIP			
10. CONTRACTOR	DDK Develop		BUS. LIC. NO. 52365	ACTIVE STATE LIC. NO. 97344-9	PHONE 7881128	CPC 17557
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT 23	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-sfd. garage		CORD 165,302 SA 10(A) ZI 1560	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS wood	ROOF wood	FLOOR wood		2F 1583	
13. JOB ADDRESS	545 Gramercy Pl., Los Angeles, 90020			SUITE/UNIT NO. 90020		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20,000.00			DIST. OFF. LA P.C. REQ'D yes		
15. NEW WORK (Describe)	change of use to office; 100sqft room addition; restroom improvement; handicapped access in main entrance; parking improve. in rear			GRADING SEISMIC HWY. DED. FLOOD		
NEW USE OF BUILDING OFFICE		SIZE OF ADDITION 6x10	STORIES 2	HEIGHT	FILE WITH	
TYPE VN	GROUP OCC. B2	MAX. OCC. 41	BUILDING PLANS CHECKED W. BARRELL		ZONING ZONE B 1794	
DWELL UNITS -	BUILDING AREA 160	ZONING AREA	APPLICATION APPROVAL W. BARRELL (71589)		INSPECTOR INSPECTOR	
GUEST ROOMS -	PARKING REQ'D 9	PARKING PROVIDED S 4 C 4 HC 1	INSPECTOR ACTIVITY CS GEN MAJ. S. EQ.		INSPECTOR	
P.C. 158.10	G.P.I. + NP	CONT. INSP.	12/11/92 03:37:45PM LA03 7-2394 C 10		B & S 06-B-3 (R 7/90)	
S.P.C. 19.76	P.M.		BLDG PLAN CHECK 158.10			
B.P. 209.25	F.H.		SYS DEVL 2.43			
I.F.			ONE STOP 3.18			
			TOTAL 170.75			
			CHECK 170.75			
NEW AFFIDAVITS			01/27/94 10:35:10AM LA06 1-4995 C 09			
PLAN CHECK EXTENDED TO PER			BLDG PLAN CHECK 19.76			
ADMINISTRATIVE APPROVAL DATED			BLDG PERMIT CD 209.25			
BY			INVOICE \$ 0097889 BB			
D.A.D. PLANS CHECKED (Approved by unlicensed handshild by O. Day on 12-21-93 94LA 14282)			BY RESIDENTIAL 4.20			
HOUSING MITIGATION FEE ORDINANCE			ONE STOP 4.66			
ASBESTOS NOTIFICATION			SYS DEV 13.99			
Check Box: <input type="checkbox"/> Notification letter sent to AQMD or EPA.			SCHOOL DEV CON 16.20			
<input checked="" type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project.			TOTAL 268.06			
Signature: [Signature] Date: 11-10-93			CHECK 268.06			

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: 1-5-94 Lic. Class: B Lic. Number: 83685 Contractor: [Signature] (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. B & P. C. for this reason:

Date: 1/5/94 Owner's Signature: [Signature]

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. Insurance Company

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Health & Safety.

Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	ADDRESS APPROVED	DRIVEWAY <input checked="" type="checkbox"/> NEEDS "A" PERMIT
Jewelry	Y4584-3 R92900480 R9300408 C9350008	SEWER AVAILABLE	REQUIRED
CEQA	SFC NOT APPLICABLE	NOT AVAILABLE	COMPLETED
Grading	PRIVATE SEWAGE SYSTEM APPROVED	SFC PAID	FLOOD CLEARANCE
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	SFC DUE	
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)		
CRA	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
Transp. Station	APPROVED PER REDEV. PROJECT		
Planning	APPROVED FOR DRIVEWAY LOCATION		
Housing	APPROVED FOR ORD #		
Construction Tax	WORK SHEET # 93-3600		
Cultural Affairs	APPROVED UNDER CASE # 2093-0552 JV		
Rent Stabilization Division	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
	HOUSING AUTHORITY AFFIDAVIT NO.		
	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION
 S.D. = 000 X 0.27 = 16.20
 SEE ZONE & YARD VARIANCE TO ALLOW AN PHILANTHROPIC INSTITUTION 14' side yard, over height fence 110' front yard, parking in rear & front yard.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH
 See Modification for ~~Separation~~ reduced exit separation on second floor.

Department of Housing and Safety
 Disabled Access Division

HANDICAPPED ACCESS - UNREASONABLE HARDSHIP FINDING
 Violation below current amount. Sec. 2-110A(4)(1)(A)(B), Title 24

PROJECT ADDRESS 545 S. GRANCEY P.O. NO. BB6186

- Type of facility OFFICE
- Used by the general public for SEE ICE
- Total cost of planned construction \$ 20,000
- The Title 24 accessibility improvement needs create the following impact on the financial feasibility of the project:
 - Change project, even must be renegotiated.
 - Project would be abandoned, insufficient funds.
 - Other: (explain)
- Accessibility features not within the area of remodel, repair or addition which would not be installed and their associated costs:
 - Path of travel to entrance turning, does not comply with ADA \$ 2,200
 - Entrance ramp built, but not ADA \$ 2,000
 - Path of travel within building facility stairs, elevators \$ 18,000
 - Drinking fountains N/A. N/A. AT 216 \$ N/A
 - Telephones N/A \$ N/A
 - Other: \$ 0
- The accessibility features increase construction costs by 17,520
- Name: Charles H. Kim Signature: [Signature]
- Firm: Charles Kim & Assoc Address: 501 SHATTUCK PL #105 CHICAGO 90020

- Priorities:
- An accessible entrance The path of travel to the bldg entry will be made to comply by building 3 new accessible pedestrian ramps
 - An accessible route to the altered area
 - At least one accessible restroom for each sex
 - Accessible telephones and drinking fountains
 - Additional accessible elements - (parking, storage, etc.)

TOTAL: \$ 17,520
 Approved by Enforcing Official: [Signature] Date: 12-21-93

Provident Title Co.
Escrow No. 98484-024
Title Order No. 70718-2

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 23 1982 AT 8 A.M.
Recorder's Office

NAME
Street Address
City & State
Korean Health Education
Information and Referral Center
545 S. Gramercy Place
Los Angeles, California 90020

FEE \$25 F
A.F.N.E. 84 1

MAIL TAX STATEMENTS TO

NAME
Street Address
City & State
Same as above

SPACE ABOVE FOR USE IN PREPARING TAX STATEMENTS
DOCUMENTARY TRANSFER TAX \$...
 Computed on full value of property conveyed
 Or computed on full value less liens and encumbrances remaining at time of sale.
SALVADO LAVIS COMPANY
Salvado Lavis
Signature of Declarant or Agent (printing tax form name)

442A14232

A.P.N. 5504-026-003

Grant Deed

5504-26-3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STELLA A. LAVIS, TRUSTEE OF THE SALVO LAVIS AND STELLA A. LAVIS, 1982 TRUST, dated May 3, 1982, do hereby

GRANT to KOREAN HEALTH EDUCATION INFORMATION AND REFERRAL CENTER, a California non-profit corporation

the real property in the CITY OF LOS ANGELES County of LOS ANGELES State of California, described as:

LOT THREE (3), IN BLOCK "D", OF WESTMINSTER PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT INCLUDED IN A STRIP OFF THE WESTERN SIDE OF BLOCK "D" CONVEYED TO LOS ANGELES RAILWAY COMPANY, BY DEED RECORDED IN BOOK 2756, PAGE 262 OF RECORDS, BEING NINETEEN AND EIGHTY-EIGHT HUNDREDTHS (19.88) FEET WIDE ON SIXTH STREET AND NINETEEN AND NINETY-EIGHT HUNDREDTHS (19.98) FEET WIDE ON NINTH STREET.

Loca
NOV 16 1982
ART F. TAGATAO
CARTOGRAPHER
DEPT. OF BLDG. & SAFETY

Dated SEPTEMBER 11, 1982

Stella A. Lavis Trustee
STELLA A. LAVIS, TRUSTEE
OF THE SALVO LAVIS AND
STELLA A. LAVIS TRUST, COUNTY OF
LOS ANGELES

STATE OF CALIFORNIA
COUNTY OF Los Angeles) ss:
On September 11, 1982 before me,
the undersigned, a Notary Public in and for said state, personally
appeared Stella A. Lavis

CLEARANCE AGENCY "ADDRESS CODES"

(NOTE: Address Code 3 not in use at this time - Contact your plan check engineer for instructions)

Code	Agency Name	Agency Address	(Call First)
1	Bureau of Engineering (Within Central District) Figueroa Plaza: 201 N. Figueroa Street (See NOTE at bottom right)	- Address Approval - Highway Dedication / Hillside Ord. - Flood/Drainage: 1149 S. Broadway Appointment required - call first - Sewer / Driveway - Excavation/Marquee: 201 N. Fig. St., 3 rd Floor	(213) 482-7030 (213) 482-7030 (213) 485-4820 (213) 482-7030 (213) 482-7048
1	Bureau of Engineering (Outside Central District)	Harbor District - (7:30 am to 4:30 pm) 638 S. Beacon St., Suite 427, San Pedro Valley District - 6262 Van Nuys Blvd, Room 251, Van Nuys West Los Angeles District - 1828 Sawtelle Blvd., 3 rd Floor, West LA	(310) 732-4677 (818) 374-5090 (310) 575-8384
1	Street Use Permits	1149 S. Broadway, 3 rd Floor	(213) 847-6000
2	City Planning Department		
	Development Services Center, DSC @ All City Planning, Planning & Clearances with the City Hall Building Case Condition Clearing via appointment: <i>Hours: Mon - Thu, 9:00 AM to 3:00 PM; Wed from 9:00 AM to 4:00 PM</i>		
	DSC Metro Counter	Fig. Plaza: 201 N. Figueroa St., 4 th Floor, Los Angeles, 90012	(213) 482-7077
	DSC Valley Counter	Marvin Braude Bldg: 6262 Van Nuys Blvd., Rm 251, Van Nuys	(818) 374-5050
	Office of Historic Resources (OHR) - HPOZ/Historic Cultural Monuments/Mills Act -- APPOINTMENT ONLY --		
	Historic Monuments & Mills Act	City Hall: 200 N. Spring St., Room 620, Los Angeles, 90012	(213) 978-1200
	HPOZ	City Hall: 200 N. Spring St., Room 601, Los Angeles, 90012	(213) 978-1198
	Plan Implementation Division & Neighborhood Projects - Specific Plan/DRB/GDO/TOD/SN/NSO/POD/OP/O -- APPOINTMENT ONLY --		
	Metro Neighborhood Projects	City Hall: 200 N. Spring St., Room 621, Los Angeles, 90012	(213) 978-1160
	Valley Neighborhood Projects	Marvin Braude Bldg: 6262 Van Nuys Blvd., Rm 430, Van Nuys	(818) 374-5072
	Schedule Case Filing or Case Condition Clearances - Online		
	cityplanning.lacity.org. Click on "Development Services Centers", then "Make Appointment"		
	Department Phone Directory - Online		
	cityplanning.lacity.org. Click on "Planning Contacts"		
4	Building & Safety Figueroa Plaza: 201 N. Figueroa Street (see NOTE at bottom right)	Disabled Access: See DA corrections Hold / ZI: See plan check engineer Grading: Go to District Office for project	Call plan checker Call plan checker (213) 482-0480
5	Fire Department Figueroa Plaza: 201 N. Figueroa Street (See NOTE at bottom right)	Construction Services Unit: 201 N. Figueroa St., Suite 300 Hydrants and Access Unit: 221 N. Figueroa St., Suite 1500 Van Nuys: 6262 Van Nuys Blvd., Room 251 West LA: 1828 Sawtelle Blvd., 2 nd Floor	(213) 482-6900 (213) 482-6543 (818) 374-5005 (310) 575-8271
6	Transportation Department ZI 1729, 1870 = West Valley ZI 1448, 1874, 1887, 2192 = WLA ZI 2351 = DOT @ CalTrans Building (All others = Fig. Plaza)	Fig. Plaza: 201 N. Fig. St. - (See NOTE) (Only check payments accepted) West Valley: 6262 Van Nuys Blvd., #320 West LA.: 7166 W. Manchester Ave. - Additional Phone # for WLA CalTrans: 100 S. Main St., 9 th Floor Bicycle Corrals: 100 S. Main St., 9 th Floor	(213) 482-7024 (818) 374-4699 (213) 485-1062 (310) 524-8253 (213) 972-8485 (213) 972-4962

Code	Agency Name	Agency Address	(Call First)
7	Los Angeles County Health Department Admin. HQ: 5050 Commerce Dr. Baldwin Park, (626) 430-5560	3530 Wilshire Blvd., 9 th Floor, LA 90010 6851 Lennox Ave., 3 rd Floor, Van Nuys 6053 Bristol Pkwy., 2 nd Floor, Culver City 122 W. 8 th St., Room 20-A, San Pedro	(213) 351-7352 (818) 902-4470 (310) 665-8483 (310) 519-6081
8	Community Redevelopment Agency (CRA)	Figueroa Plaza: 201 N. Figueroa St. (See NOTE at bottom right)	(213) 482-6595
9	Calif. Div. of Occupational Safety and Health Appointment required - call first	320 W. 4 th St., Suite 850, LA 6150 Van Nuys Blvd., Room 405, Van Nuys	(213) 576-7451 (818) 901-5403
10	South Coast Air Quality Management District (SCAQMD)	21865 E. Copley Dr., Diamond Bar Hours: Tuesday - Friday, 7:30 am-5:00 pm	(909) 396-2000 ** Call first **
11	Department of Conservation, Division of Oil and Gas	5816 Corporate Ave., Room 200, Cypress	(714) 816-6847
12	Cultural Affairs Department 201 N. Figueroa St., 14 th Floor, LA	City Property/Marques(Public Way), Arts Development Fees, and Mural Signs	(213) 202-5500
13	Department of Water and Power, Real Estate Division	111 N. Hope St., Room 1031 Los Angeles, CA 90012	(213) 367-0562
16	Housing Department Density bonus/parking incentive Demo/reduction of units/rooms Tenant Habitability Plan	1200 W. 7 th St., 1 st Floor 1200 W. 7 th St., 1 st Floor 3550 Wilshire Blvd., #1500, Koreatown 201 N. Figueroa St., 4 th Floor, Tu & Th	(213) 808-8598 (213) 808-8537 (213) 252-1464
17	Metro. Trans. Authority (MTA) Primary Contact: Than Win Email: win@metro.net	MTA, Project Engineering Facilities One Gateway Plaza - 16 th Floor Los Angeles, CA 90012	Call for appoint. (213) 922-1405
18	Port of Los Angeles	425 S. Palos Verdes St., San Pedro	(310) 732-3850
19	Bureau of Sanitation	Industrial Waste Mgmt. Div. (Fats/Oils/Grease) 2714 Media Center Dr., Glassell Park Watershed Project Division (Stormwater) Recycling Division (Waste Hauler) 201 N. Figueroa St., 3 rd Floor	Call for appoint. (323) 342-6118 (213) 482-7066
20	LA County Fire Department	5825 Rickenbacker Rd., Commerce Hours: Monday - Thursday, 8:30 am-3:30 pm	(323) 890-4106 ** Call First **
21	Los Angeles World Airport Email: LAXPlanning@lawa.org	1 World Way Administration East, Room 109	(424) 646-7690 or Email
22	Office of Finance	Fig. Plaza: 201 N. Fig. St. - (See NOTE) Van Nuys: 6262 Van Nuys Blvd., Room 110 West LA: 1828 Sawtelle Blvd., Room 102 City Hall: 200 N. Spring St., Room 101	(213) 482-7032 (818) 374-6850 (310) 575-8888 (213) 473-5901
23	Bureau of Street Services, Urban Forestry Division	1149 S. Broadway, 4 th Floor Los Angeles, CA 90015	(213) 847-3077

NOTE: For clearances required from agencies located at 201 N. Figueroa Street (between Temple St. & 1st St. in downtown Los Angeles), sign-in at the 4th floor receptionist counter for a "Q-Matic" referral to the appropriate 3rd or 4th floor counter.

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ



ERIC GARCETTI
MAYOR

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

3000
w/100 18th

ORDER TO COMPLY-SUPPLEMENTAL

DEBROAH KIM
545 S GRAMERCY PL
LOS ANGELES, CA 90020

CASE #: 516515
ORDER #: A-3948626
EFFECTIVE DATE: December 30, 2015
COMPLIANCE DATE: January 29, 2016

APPL OF
SITE ADDRESS: 545 S GRAMERCY PL

ASSESSORS PARCEL NO.: 5504-026-003
ZONE: R4; Multiple Dwelling Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. A permit is required for the building change of use.

You are therefore ordered to: Obtain all required building permits for changing the use of building from a 2 story non-profit philanthropic office building to a 2 story mixed use for-profit office at 1st floor & single family dwelling on the 2nd floor.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: The use of this building has changed and a permit needs to reflect the current use the building.

ZA 2016-4911-zv

NON-COMPLIANCE FEE WARNING

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

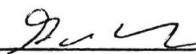
INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: December 15, 2015

GORDON ZUBER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045

Gordon.Zuber@lacity.org



REVIEWED BY



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL

KIM,DEBORAH E
702 S SERRANO AVE #401
LOS ANGELES, CA 90005

CASE #: 516515
ORDER #: A-3948626
EFFECTIVE DATE: December 30, 2015
COMPLIANCE DATE: January 29, 2016

OWNER OF
SITE ADDRESS: **545 S GRAMERCY PL**

ASSESSORS PARCEL NO.: 5504-026-003
ZONE: R4; Multiple Dwelling Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. A permit is required for the building change of use.

You are therefore ordered to: Obtain all required building permits for changing the use of building from a 2 story non-profit philanthropic office building to a 2 story mixed use for-profit office at 1st floor & single family dwelling on the 2nd floor.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: The use of this building has changed and a permit needs to reflect the current use the building.

NON-COMPLIANCE FEE WARNING :

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: December 15, 2015

GORDON ZUBER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045

Gordon.Zuber@lacity.org



REVIEWED BY

CITY OF LOS ANGELES
CALIFORNIA

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP
DANIEL GREEN
ALBERT LANDINI
WILLIAM LILLENBERG
JOHN J. PARKER, JR.
JON PERICA
HORACE E. TRAMEL, JR.



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

ROOM 600, CITY HALL
LOS ANGELES, CA 90012-4801
(213) 485-3851

October 5, 1993

Laura Jeon (A)
Korean Health, Education
Information & Referral Center
981 South Western Avenue, #404
Los Angeles, CA 90006

Mark Brown (R)
Brown/Meshul, Inc.
3733 Motor Avenue, #201
Los Angeles, CA 90034

Re: CASE NO. ZA 93-0552(ZV)(YV)
ZONE AND YARD VARIANCE
545 Gramercy Place
Wilshire Planning Area
Zone : R4-2
D. M.: 4584/135B189
C. D.: 4
CEQA : MND 93-0203ZV(YV)
Fish & Game: Exempt
Legal Description: Easterly
137.9 feet of Lot 3, Block D,
Westminster Place Tract

Department of Building and Safety

ZA 2016-4911-ZV

Pursuant to Los Angeles Municipal Code Section 12.27-B,1 and Charter Section 98, I hereby APPROVE:

a variance to permit a 3-foot encroachment for a distance of 9 feet into the required front yard for an accessory parking area where parking is otherwise prohibited under Section 12.21-A,6(a) of the Municipal Code;

a variance from Section 12.21-A,6(d) of the Municipal Code, to delete a minimum 3-foot in height wall requirement for that portion of the parking area which extends into the required front yard;

and a variance from Section 12.21-C,3(a) of the Municipal Code, to allow a philanthropic institution to occupy a building maintaining an existing nonconforming northerly 14-inch side yard in lieu of the 12-foot side yard required,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan dated September 23, 1993 and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to



the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over within 24 hours of its occurrence.
5. The north facade of the building shall contain no doors or windows.
6. The plot plan shall indicate a 6-foot in height wood fence the length of the north property line.
7. The adult day care use of the property is permitted as an accessory use of the philanthropic main use.

TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION - OBSERVANCE OF CONDITIONS

The variance hereby allowed is conditional upon the privileges' being utilized (i.e., in the case of a use variance, the use approved being lawfully conducted on the site) within one year after the effective date hereof, and if they are not utilized or construction work (i.e., actual substantial physical improvements installed) is not begun within said time and carried on diligently to completion, this authorization shall become void and any privilege or variance granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit (the request for the extension having been submitted on the appropriate forms prior to the expiration of the grant and accompanied by the appropriate fee) after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the variance. (Note: By law only two (2) one year time extensions may be granted.) Once any portion of the variance privilege is utilized, the other conditions thereof become immediately operative and must be strictly observed.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this variance is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then this variance shall be subject to revocation as provided in Section 12.27 of the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER OCTOBER 20, 1993, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE

REQUIRED FEE AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:

Los Angeles City Hall
200 North Spring Street
Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 989-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the report of the Zoning Analyst thereon, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that practical difficulties, unnecessary hardships or results inconsistent with the general purpose of the zoning regulations would result from a strict enforcement thereof, and that the five requirements and prerequisites for granting a variance as enumerated in Section 98 of the City Charter and Section 12.27-B,1 of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a gently sloping, rectangular, interior, approximate 0.22 net acre parcel of land, having a 60-foot frontage along the westerly side of Gramercy Place, with a uniform depth of 140 feet, classified in the R4-2 Zone. The existing vacant dwelling was originally constructed in 1912, and observes a nonconforming 14-inch northerly side yard setback. All other yard areas conform to current zoning regulations.

Properties northerly, southerly and easterly across Gramercy Place are within the R4-2 Zone and are fully developed with apartments. The property adjacent to the south contains five units. The property adjacent to the north contains 16 units. Property across Gramercy Place is developed with a 68-unit building.

Property abutting the rear or westerly boundary line of the subject property is part of a 40-foot in width right-of-way owned by the Metropolitan Transit Authority and utilized by the Southern California Rapid Transit District (SCRTD) as a bus layover facility. Buses enter the facility at Sixth Street and proceed in a northerly direction exiting westbound on Fifth Street.

Abutting the subject property within the right-of-way is a one-story, restroom building for use by operators of equipment of the SCRTD.

South Gramercy Place, adjoining the subject property to the east, is a Local Street dedicated to a width of 60 feet and fully improved with curbs, gutters, and sidewalks.

The applicant, the Korean Health, Education, Information and Referral Center (KHEIR), a non-profit philanthropic institution, has recently purchased the subject property which contains a two-story dwelling, for the purpose of establishing an adult day care and philanthropic office use. Staff was told by the representative of the applicant that the proposed project involves conversion of the existing, two-story, approximate 4,289 square-foot single-family dwelling to a philanthropic institution use including an approximate 100 square-foot addition to a rear portion of the existing first floor to create a shower facility for the day care use as recommended by the State of California. Other improvements, including disabled access ramps, will increase site accessibility. An accessory parking area will be created in the existing rear yard for eight parking spaces and a designated handicapped parking space is to be located in front of the existing main building. The day care program is limited by a State of California licensing requirement to a first floor only use. The adult day care program will provide nutritional, recreational and educational activities primarily for senior citizens. The program will operate between the hours of 9 a.m. to 5 p.m., Monday to Friday. The existing second floor will be remodeled to accommodate the organizational, administrative and referral components of the philanthropic institution which is devoted to the care of the aged, indigent and underprivileged persons. Office hours will be from 8 a.m. to 6 p.m., Monday to Friday, with occasional weeknight use, until 10 p.m., a maximum of four times per month.

A zone/use variance is requested to allow a 27 square-foot portion of the handicapped parking space to extend 3 feet into the required front yard area for a distance of 9 feet. In conjunction with the establishment of the proposed handicap parking space a use variance is requested to delete a 3-foot in height minimum wall required for portions of a parking lot in an A or R Zone extending into the required front yard. An area variance is also required to allow the permitted philanthropic institution to maintain an existing varying minimum 14-inch northerly side yard setback in lieu of the 12 feet usually required.

FINDINGS

In order for a variance to be granted, all five of the mandated findings delineated in City Charter Section 98 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

Denial of the request would unfairly impair/prevent the applicant from enjoying reasonable use of the subject site. The zoning regulations require certain setbacks from respective property lines in order to allow for buffering distance/compatibility between respective uses as

well as to allow for access in the event of an emergency. In this instance, the Code's desire to achieve compatibility between respective sites and the applicant's desire to provide a more functional can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

Denial of the request would unnecessarily cause economic waste resulting in structural changes which would alter the building reducing the amount of usable space and the architectural integrity of the structure. Further, waiver of the construction of a wall for the additional parking area in the front yard and allowing the parking in the front yard would serve to mitigate demand for needed parking.

To deny a yard variance request for a property containing an existing building situated at its present location since prior to establishment of the 1946 Comprehensive Zoning Ordinance and use variances to allow a minimal amount of paving to accommodate a single handicap parking space and delete a garden screen wall would as stated by the representative of the applicant be a hardship and unfairly impair/prevent the applicant from enjoying reasonable use of the subject site.

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

There are unique circumstances applicable to the subject property. The existing building was constructed in 1912 and currently maintains a nonconforming, minimum, approximate 14-inch northerly side yard. Subsequently, the abutting property northerly was developed with a 16-unit two-story apartment building and accessory outdoor pool and patio area. The nature of these improvements and their arrangement on the parcel maximizes separation of the main building on each property and also increases the amount of light and air between the properties. Renovation of the subject property will also result in complete closure of all openings in the northerly wall of the existing building and creation of a "one-hour" rated wall condition to address fire safety standards. This physical change will contribute both to life safety and privacy between adjacent uses.

Although all of the properties along the west side of the 500 block of Gramercy are affected by the adjoining Metropolitan Transit Authority right-of-way use, it is only the subject property which has a toilet facility abutting its westerly boundary line. As explained to staff by the representative of the applicant, this toilet facility, approximately 9 feet in height contributes to the uniqueness of the subject property and the denigration of its desirability for a continued residential use.

3. **Such 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.**

The encroachment into the required front yard area for a portion of one handicap parking space is minor. This parking space will be

situated adjacent to the existing driveway as it is the only reasonable location on the subject property from which a suitable "path of travel" into the building can be created for disabled access. The Department of Building and Safety categorizes this space as "standard" and the handicap space must therefore meet both the handicap and standard parking stall dimension requirements. In this instance the space must be 9 feet wide and 26 feet long.

In reality, all of the 234 square-foot parking area in front of the building is appropriately located with only 27 square feet, or 11.5 percent, located within a small portion of the required front yard area. The amount of parking area involved is not obtrusive. A 3-foot in height wall would not have aesthetic value and would not contribute to the safety of pedestrians.

The requested use and area variance involve a permitted use in a renovated building and the slight intrusion of a parking area into a required front yard on a street which, within 110 feet, contains two fully improved properties observing no front yard setback. Therefore, granting of the subject yard 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 to the property in question.

4. **The granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The requested variance to maintain a reduced side yard is for an existing condition and the applicant is only seeking to utilize the building at its long-standing location in conjunction with an allowed change in use of the building from a dwelling to a philanthropic institution. Upon completion of the proposed project residents of the adjacent northerly apartment building will be provided with more privacy since the northerly face of the subject building will no longer contain openings. Other surrounding properties will not be impacted as the existing building will be substantially as it now exists on the site.

The proposed renovation of the building and maintenance of the property will upgrade and beautify the neighborhood and provide a valuable community service. All of the existing improvements could be demolished and the parcel, classified in the R4-2 Zone, could be fully redeveloped with a more intensive 21-unit apartment building. The proposed use, on the other hand, will not increase the residential density of the area.

The proposed facility will be compatible with surrounding uses. The uses on the site will operate primarily during day time hours generally in opposition to the hours of active use of the adjacent residential properties. In addition, the institutional use is directed at meeting social service needs of the surrounding Korean Community. KHEIR complements services provided by other social service-oriented facilities in the vicinity, which include according to the representative of the applicant: the Korean Youth and Community Center, currently under construction on Wilton Place, south of Wilshire Boulevard; a child care center, located on Wilton Place, north of Sixth

Street; and a church and school facility located southerly of Sixth Street on St. Andrews Place.

The applicant has submitted the supportive signatures of several neighboring owners. Further, under the conditions imposed, no detrimental effects vis-a-vis adjoining/neighboring properties is envisioned.

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

The Wilshire District Plan designates the subject property for High Medium Residential land uses with a corresponding zone of R4 and Height District 2. Further, the General Plan supports the maintenance and upgrading of stable residential areas and the request is consistent with such goals.

ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
7. On June 16, 1993, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 93-0133(ZV) (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I hereby certify that action.
8. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

NOTICE

Congestion Management Program (CMP): The CMP is a new program enacted by the State Legislature with the passage of Assembly Bill 471 (July 10, 1989), as amended by Assembly Bill 1791 (February 11, 1990). The CMP's intent is to coordinate land use, transportation and air quality decisions on the regional highway and roadway system as defined by the Congestion Management Agency (CMA). The owner of any project or structure which contributes to the degradation of this system, based on standards adopted by the CMA, due to unmitigated trips, may be subject to additional trip mitigation measures to be imposed by the CMA (LACTC).


DANIEL GREEN
Associate Zoning Administrator

DG:lmc

cc: Councilman John Ferraro
Fourth District
Adjoining Property Owners
County Assessor

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

EMILY J. GABEL-LUDDY

DANIEL GREEN

LOURDES GREEN

ALBERT LANDINI

WILLIAM LILLENBERG

JOHN J. PARKER, JR.

JON PERICA

HORACE E. TRAMEL, JR.

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET
ROOM 1500
LOS ANGELES, CA 90012-2601
(213) 580-5495
FAX: (213) 580-5569

December 12, 1996

Laura Jeon (A)
Korean Health, Education,
Information & Referral Center
545 South Gramercy Place
Los Angeles, CA 90020

Department of Building and Safety

CASE NO. ZA 96-0727(F)
ZONING ADMINISTRATOR'S
DETERMINATION - FENCE HEIGHT
545 South Gramercy Place
Wilshire Planning Area
Zone : R4-2
D. M.: 135B193
C. D.: 4
CEQA : CE 96-0795
Fish & Game: Exempt
Legal Description: Easterly
137.9 feet of Lot No. 3, Block D,
Westminster Place Tract

Pursuant to Los Angeles Municipal Code Section 12.27-1,1 and Charter Section 98, I hereby APPROVE:

a 5-foot in height wrought iron fence with driveway and pedestrian walkway gates, in lieu of the 3-foot 6-inch high fence permitted within the required front yard for a distance of 90 linear feet,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION



Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the report of the Zoning Analyst thereon, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find as follows:

BACKGROUND

The subject property is a gently sloping, rectangular, interior, approximate 0.22 net acre parcel of land, having a 60-foot frontage along the westerly side of Gramercy Place, with a uniform depth of 140 feet, classified in the R4-2 Zone. The existing vacant residence was originally constructed in 1912, and is currently being used as a Health Care and Adult Day Care serving the surrounding community.

Adjoining properties to the north of the subject site are zoned R4-2 and are developed with an eight unit, two story with a reduced frontyard and two seven-story, 44-unit apartment buildings, built in the 1920's observing a zero front yard.

Adjoining properties to the south of the subject site are zoned R4-2 and are developed with two, two-story, eight-unit apartment buildings. Adjoining property to the east of the subject site is zoned R4-2 and is developed with a five-story (3 stories of units over two levels of parking) 68-unit apartments.

Adjoining properties to the west of the subject site are zoned R3-2 and are developed with two- and three-story apartments. The property westerly, abutting the rear boundary line of the subject property is part of a 40-foot-in-width right-of-way owned by the Metropolitan Transportation Authority (MTA) as a bus layover facility. Buses enter the facility at 6th Street and proceed in a northerly direction exiting westbound on 5th Street.

Gramercy Place, adjoining the subject property to the east, is a Local Street with a dedicated width of 60 feet and fully improved.

Sixth Street, approximately 120 feet to the south of the subject property is a designated Secondary Highway with a dedicated width of 70 feet and fully improved.

program provides nutritional, recreational and education programs and activities primarily for senior citizens. Some of the clientele will be over eighty years old and may be afflicted with Alzheimers Disease. The applicant further states that the 5-foot high fence is necessary to provide a secured environment for the day care clientele.

KHEIR has converted a large mansion style home built in 1912, to serve as the day care center and offices. The building has an approximately 25-foot front yard with one handicapped parking space located within the front yard [approved under ZA 93-0552(ZV)(YV)]. The subject property is now considered by the City to be an institutional use. The Zoning Administrator's Office has historically approved over-in-height fences to provide security for institutional uses located in residential areas such as day care centers, preschools, churches, schools, hospitals, etc.

The necessity of protecting the day care clientele is a legitimate request. A field survey of the neighborhood and review of the materials submitted by the applicant indicate that the majority of properties along Gramercy Place are developed with multi-family dwellings built at the R3 and R4 densities. Gramercy Place was observed by the Staff Analyst to be jammed with on-street parking and heavy traffic volumes. Sixth Street located approximately 120 feet south of the subject site, and Wilton place west of Gramercy Place, are designated Secondary Highways and accommodate heavy traffic volumes.

There is a generous 10-foot wide parkway between the front property line and the street, in addition to on-street parking. While vehicles arriving or delivering materials will block the sidewalk as they wait for the gates to be opened, they will not block the flow of traffic. For this reason, the setback of the drive gates normally required in front yard fence requests, has been waived.

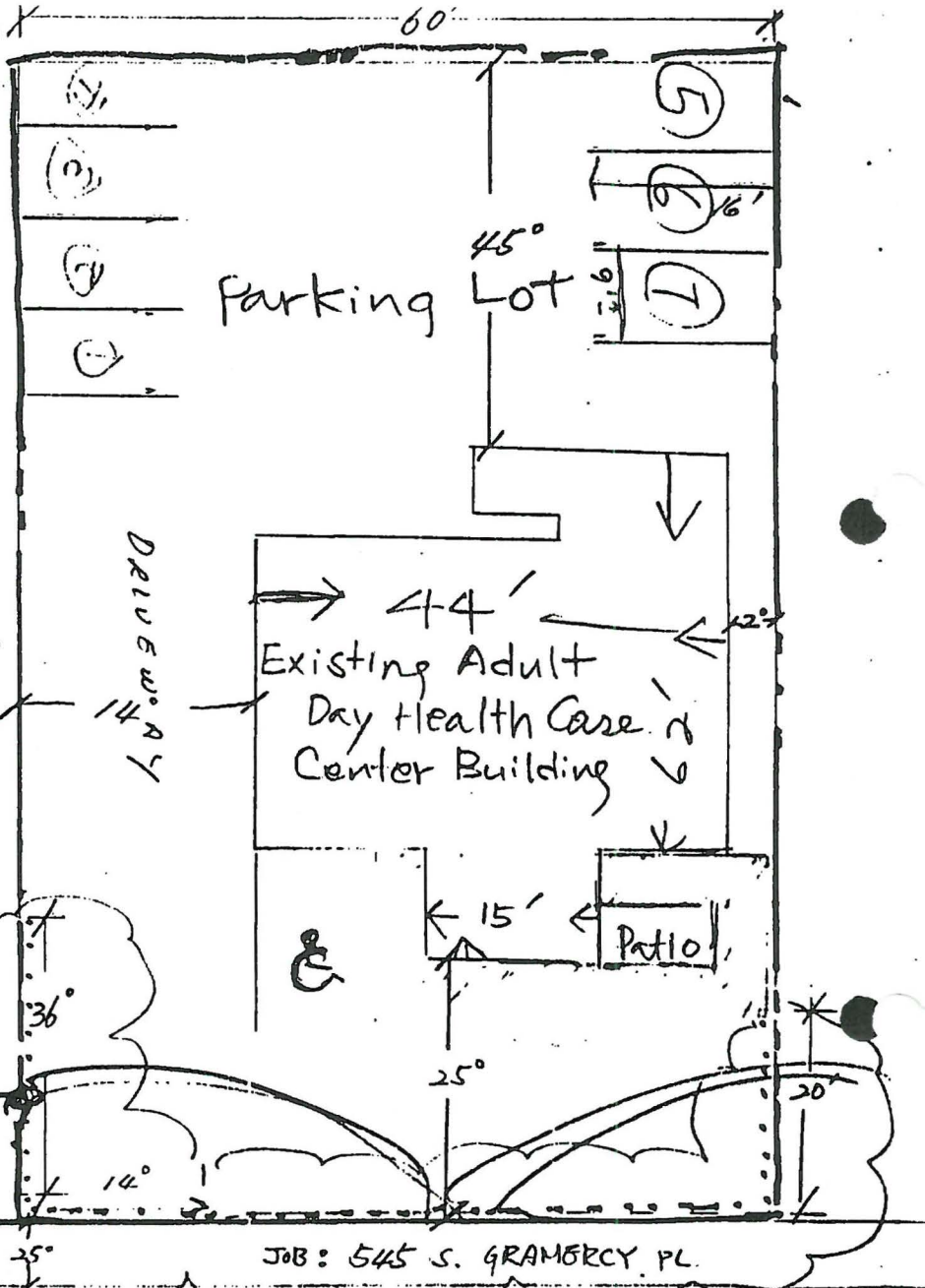
The age and potential mental state of the occupants, potential exposure to dangerous traffic and approval of similar cases to provide security for institutional uses like day care, preschools, churches, schools, hospitals, etc., render the instant request consistent with the public necessity, convenience, general welfare and good zoning practice .

The Wilshire Community plan designates the subject property for High Medium Density Housing with a corresponding zone of R4 and Height District No. 2. The proposed project is consistent with the purpose and intent of the general plan.

2. The fence will not be materially detrimental to the public welfare or injurious to the properties or improvements in the same zone or vicinity in which the subject property is located. In making these findings, the Zoning Administrator shall consider the environmental effect and appropriateness of materials, design and location of any proposed fence or wall, including any detrimental effect on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide.

The applicant states that the fence will not obstruct the visibility of pedestrian and/or vehicular traffic due to the fact that the fence is constructed of open wrought iron with a rolling wrought iron gate for

Property 545 S. Gramercy Pl
 Los Angeles
 Legal Dis; Por Lot 3
 Block D, Westminster PL
 CMP 9-61) Track
 EXCEPT TO RAILROAD
 SEE APPLICATION



North
 No Scale

Handwritten signature
 Frank Quano

75 44 57

GRAMERCY PL

P.P. OR
 JOB PER FRANK QUANO
 08/696

JOB: 545 S. GRAMERCY PL

EXHIBIT "A" 1 OF 2

ZA 960727(F)