

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

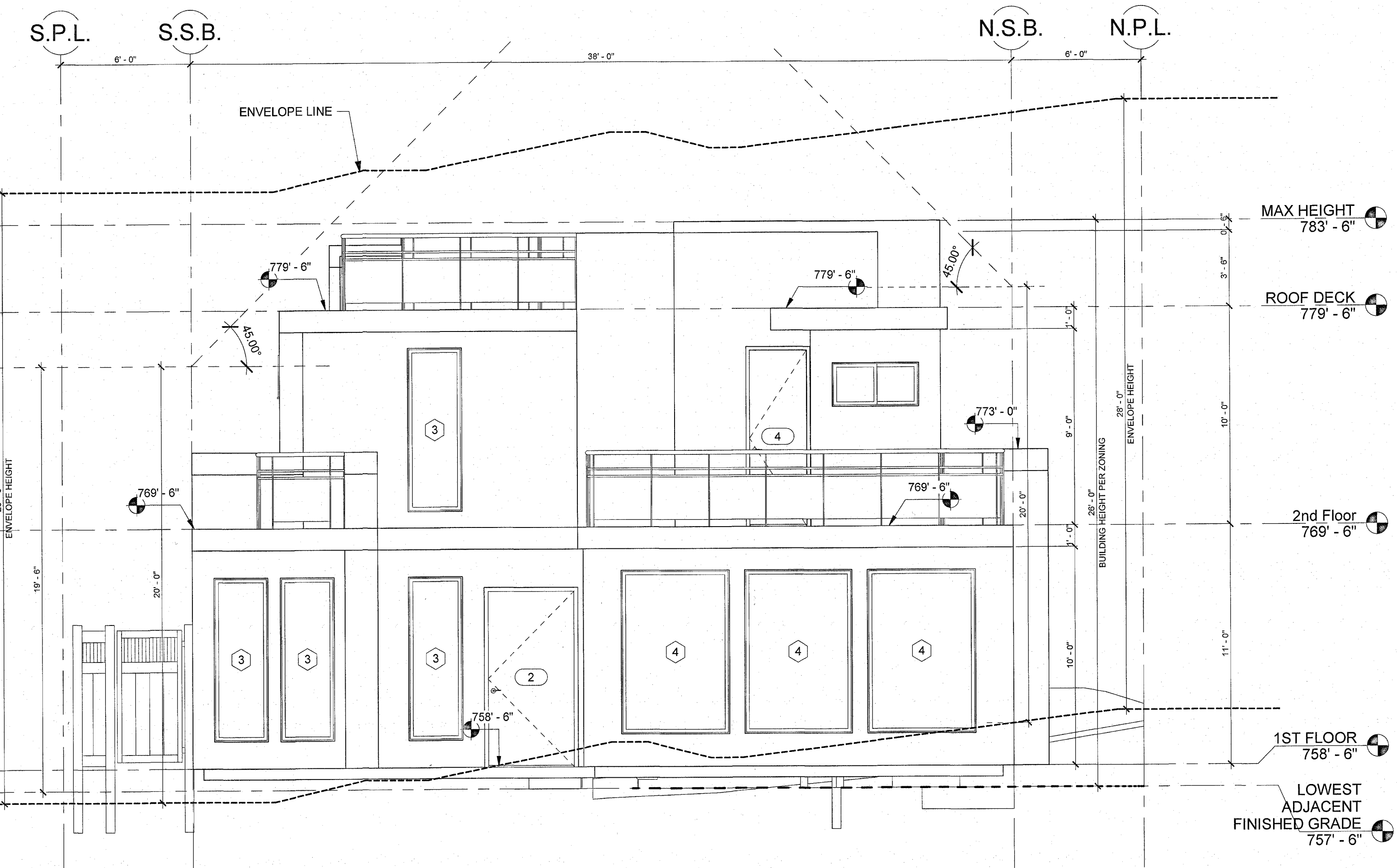
ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

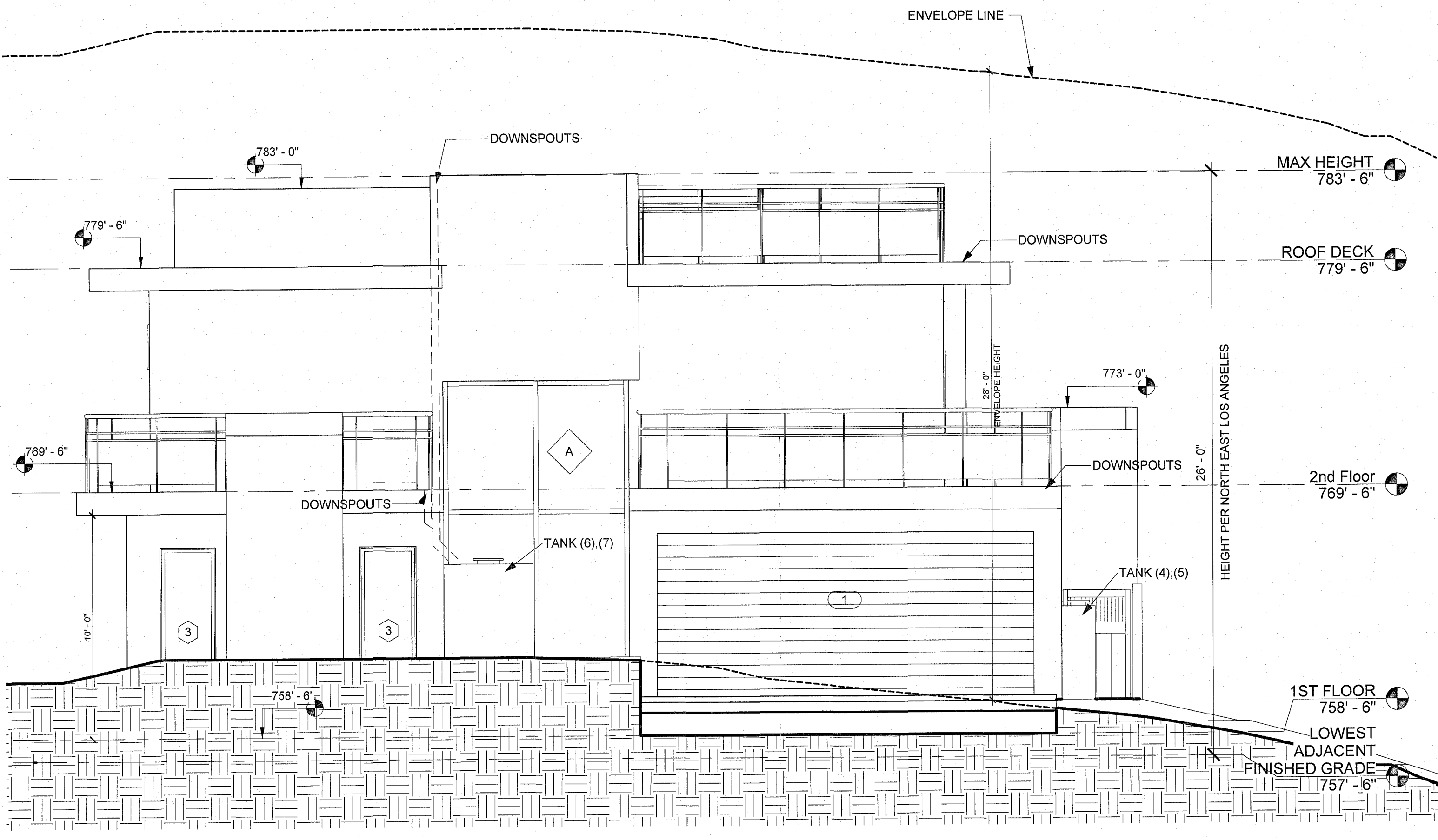
If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

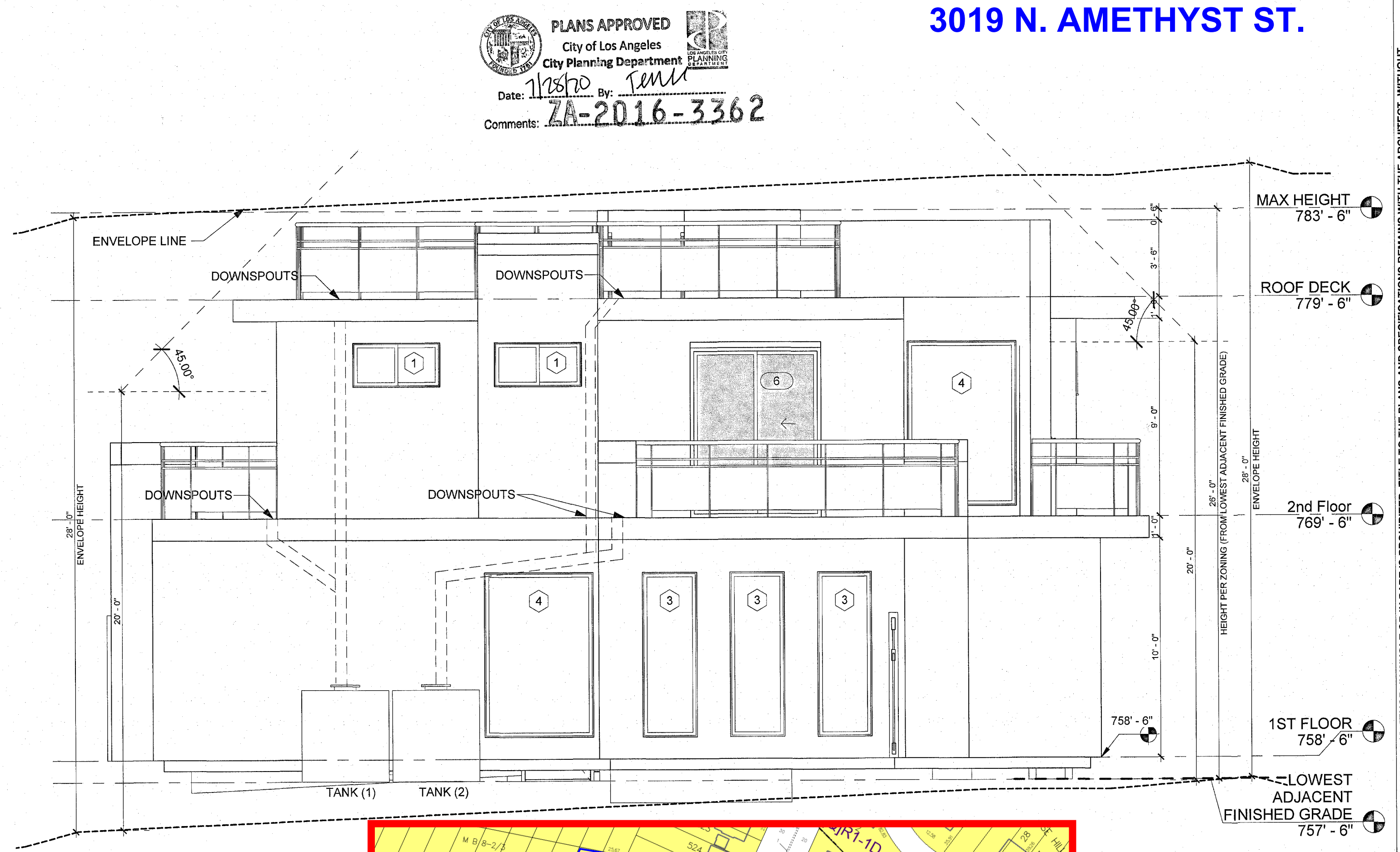
SECONDARY SUBMISSIONS



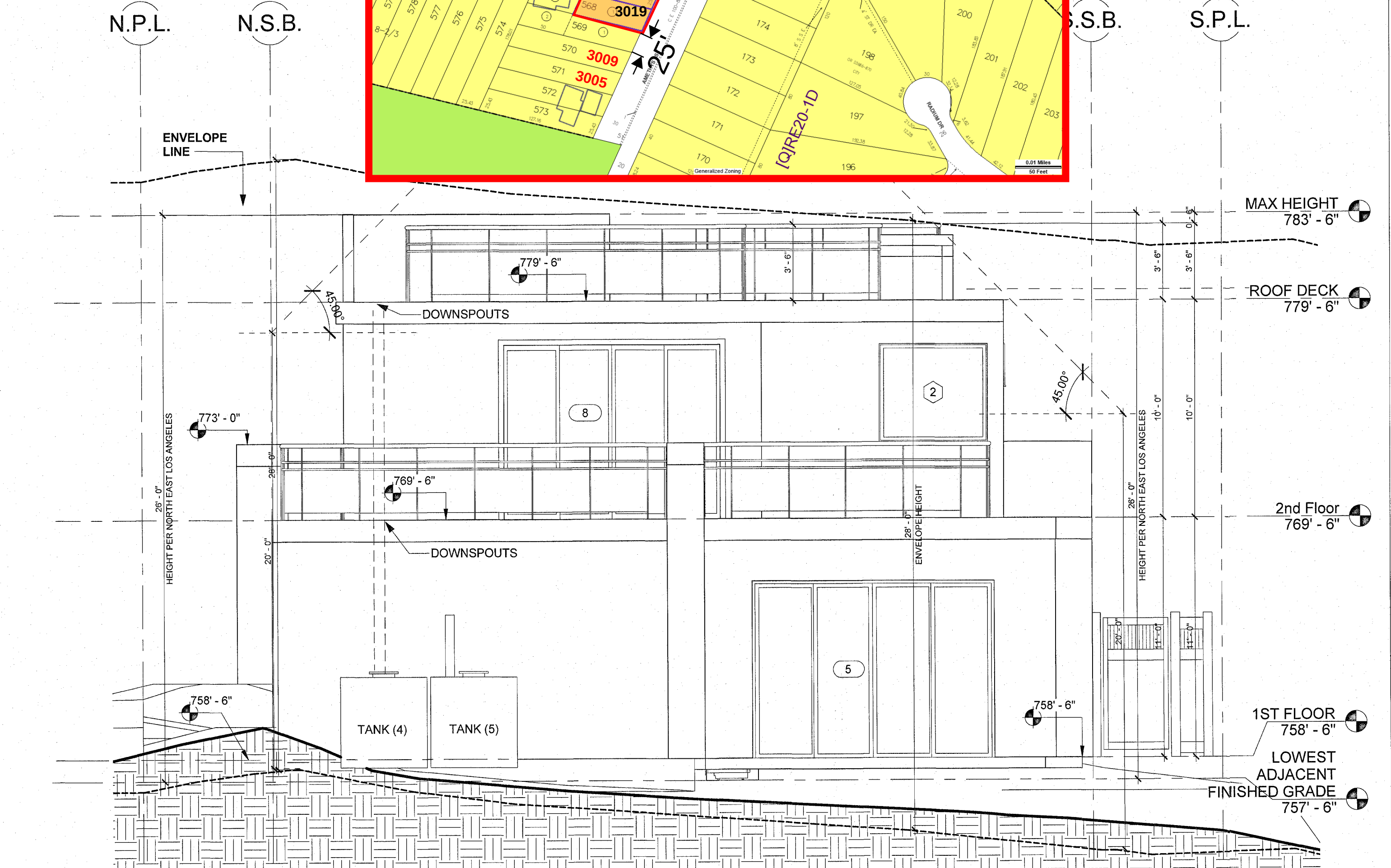
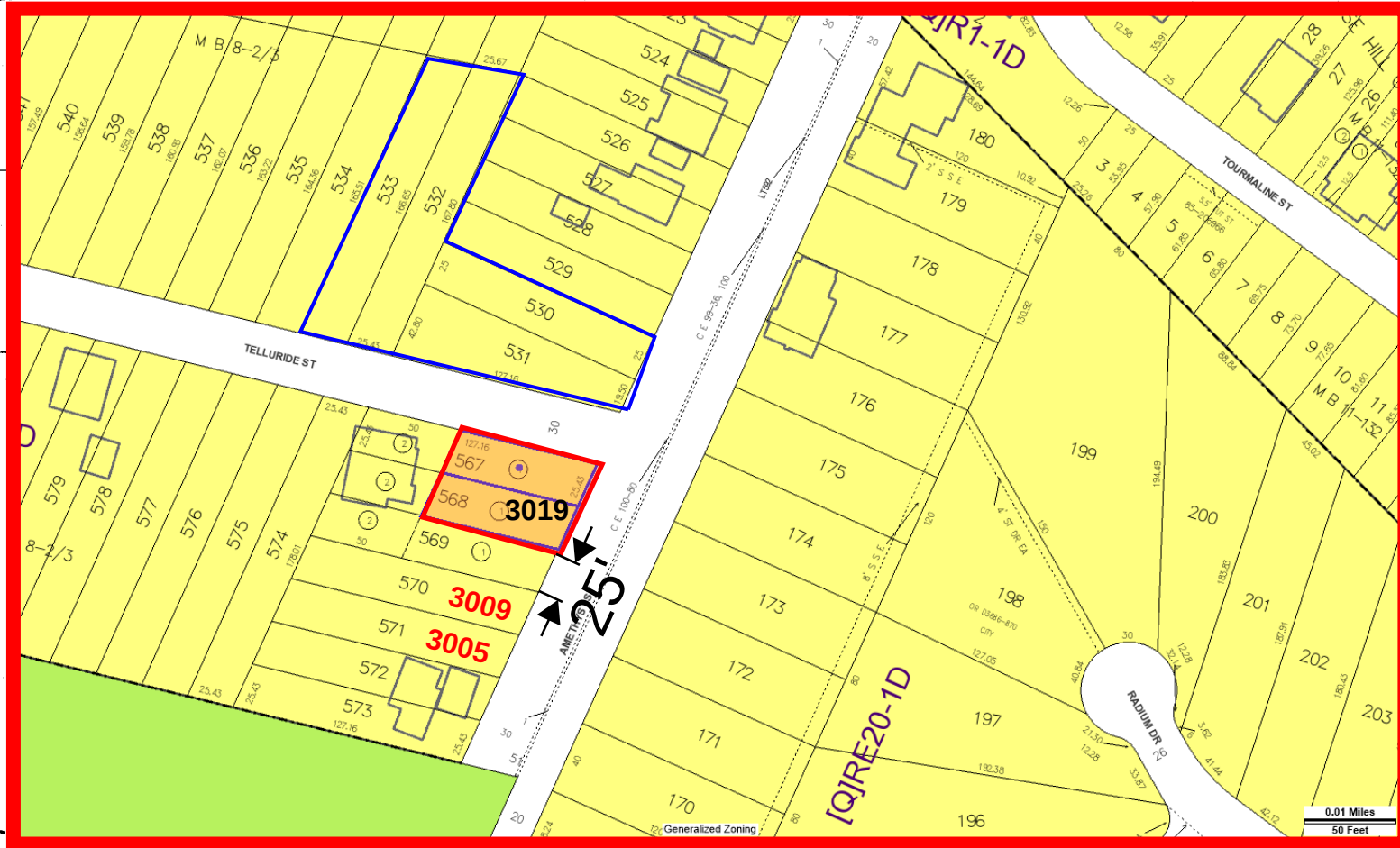
- 2-STORY SINGLE FAMILY HOUSE
- 25 FEET AWAY FROM 3005 & 3009 AMETHYST.
- MAXIMUM HEIGHT = 26 FEET
- CLOSER TO STREET SIDE (15' TO AMETHYST ST & 5' TO TELLURIDE ST
- APPROVED JULY 28, 2020



② North Elevation - RIGHT
1/4" = 1'-0"



③ South Elevation - LEFT
1/4" = 1'-0"

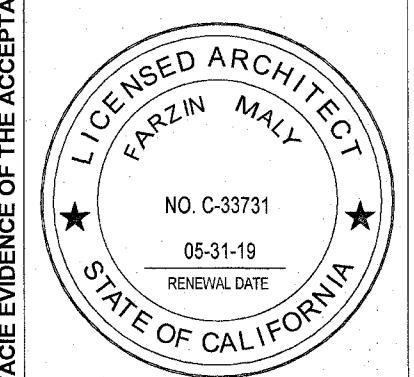


④ West Elevation - REAR
1/4" = 1'-0"

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 1/28/20 By: [Signature]
Comments: ZA-2016-3362

3019 N. AMETHYST ST.

ELEVATIONS



PROJECT NO:
DATE:
5/18/2020 3:21:28 PM
DRAWN BY:
Author
APPROVED BY:
Approver

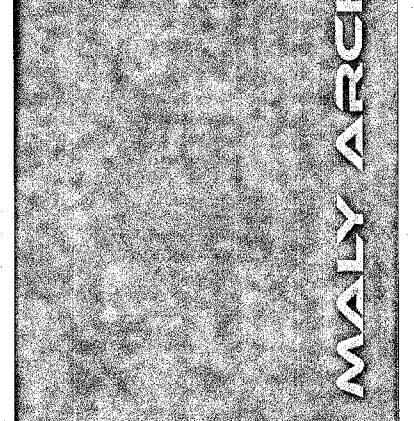
SHEET NO:
A4.01

OWNER AND PROJECT ADDRESS:
BRET LOUIS
3019 AMETHYST ST LOS ANGELES CA, 90032

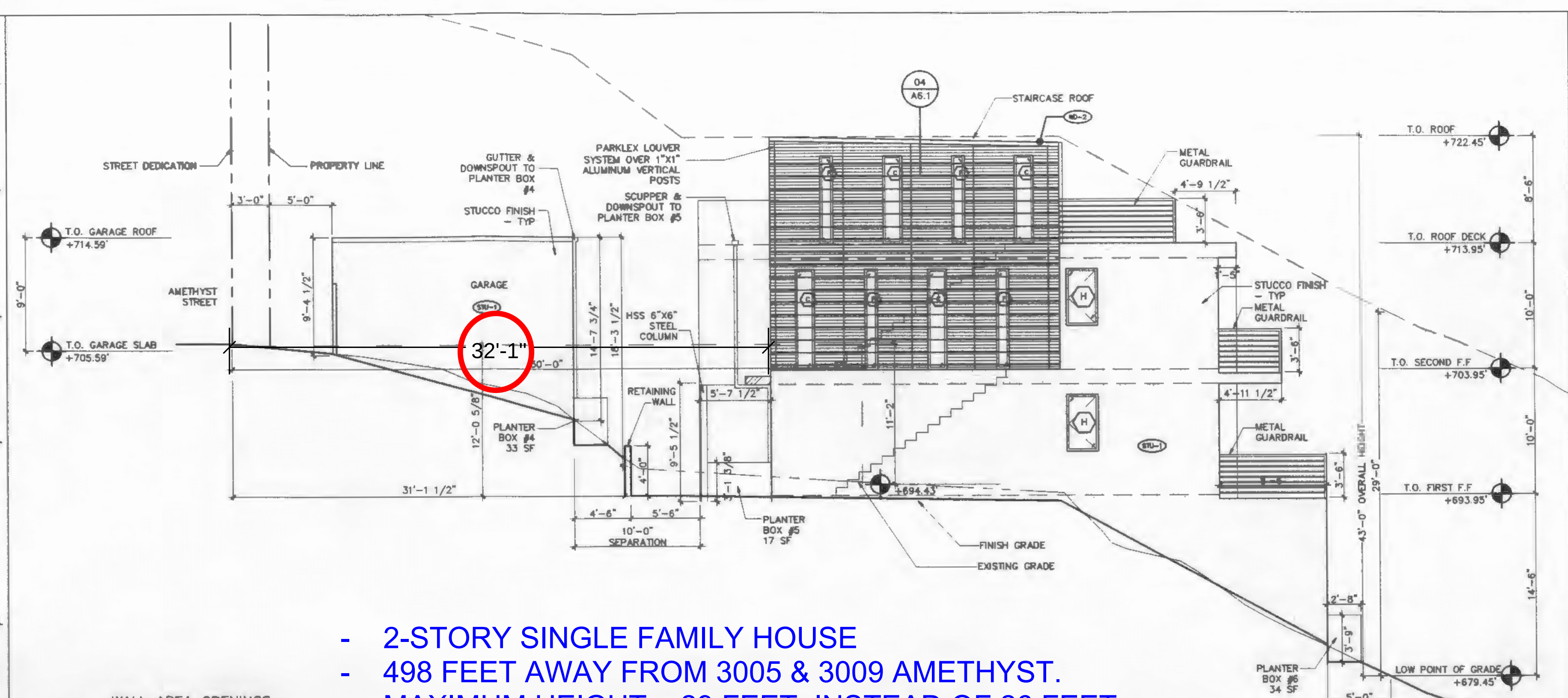
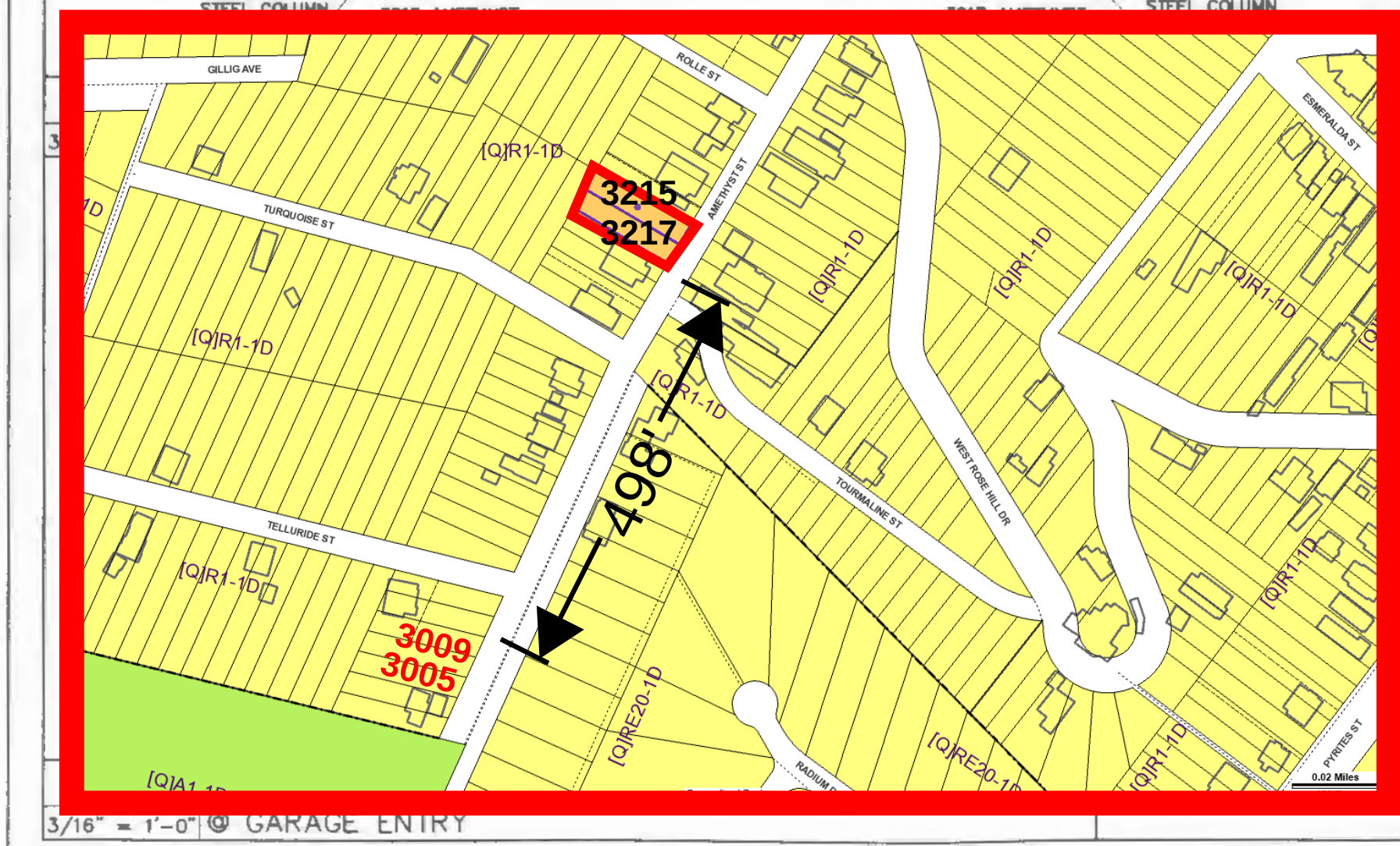
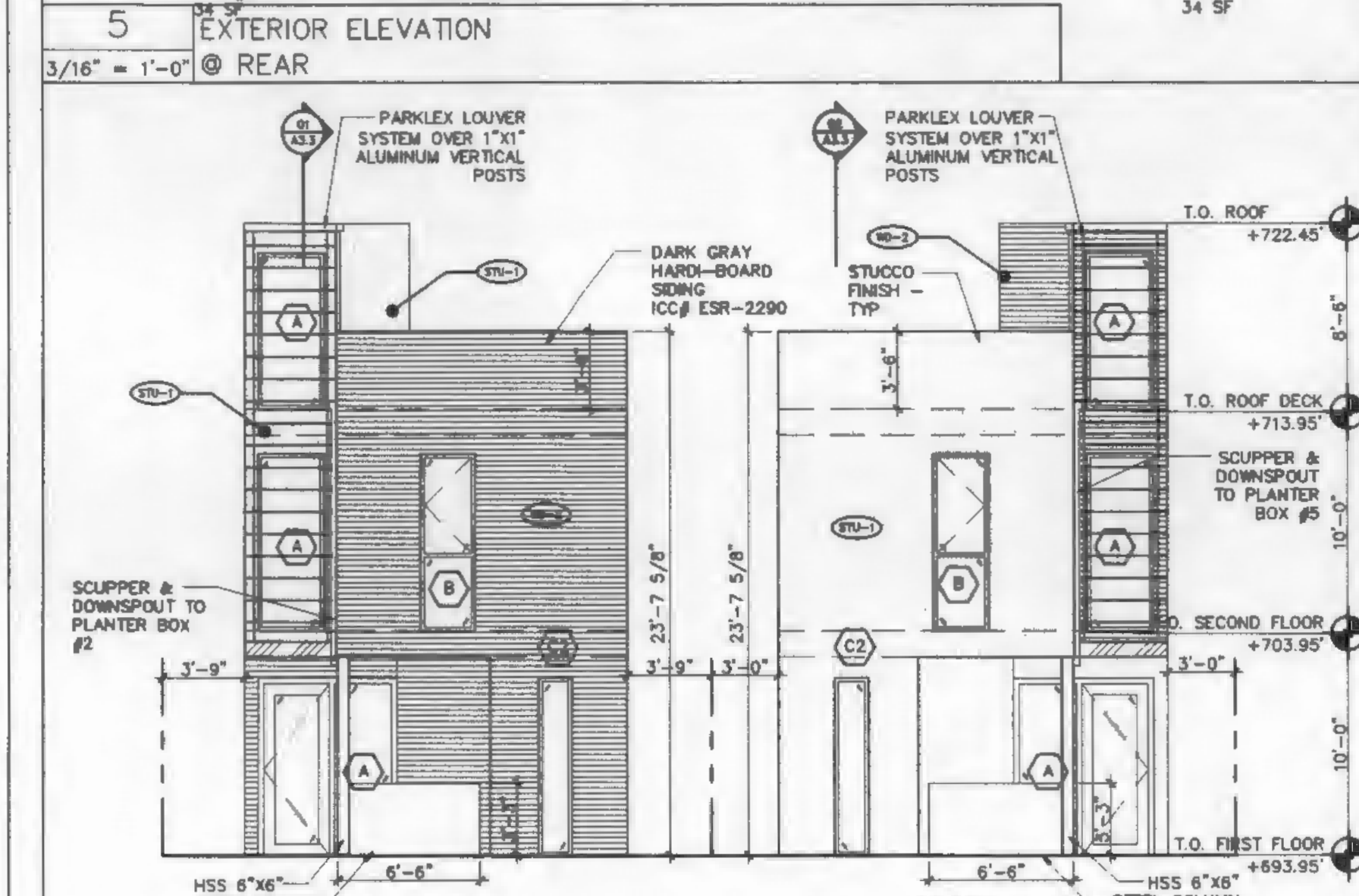
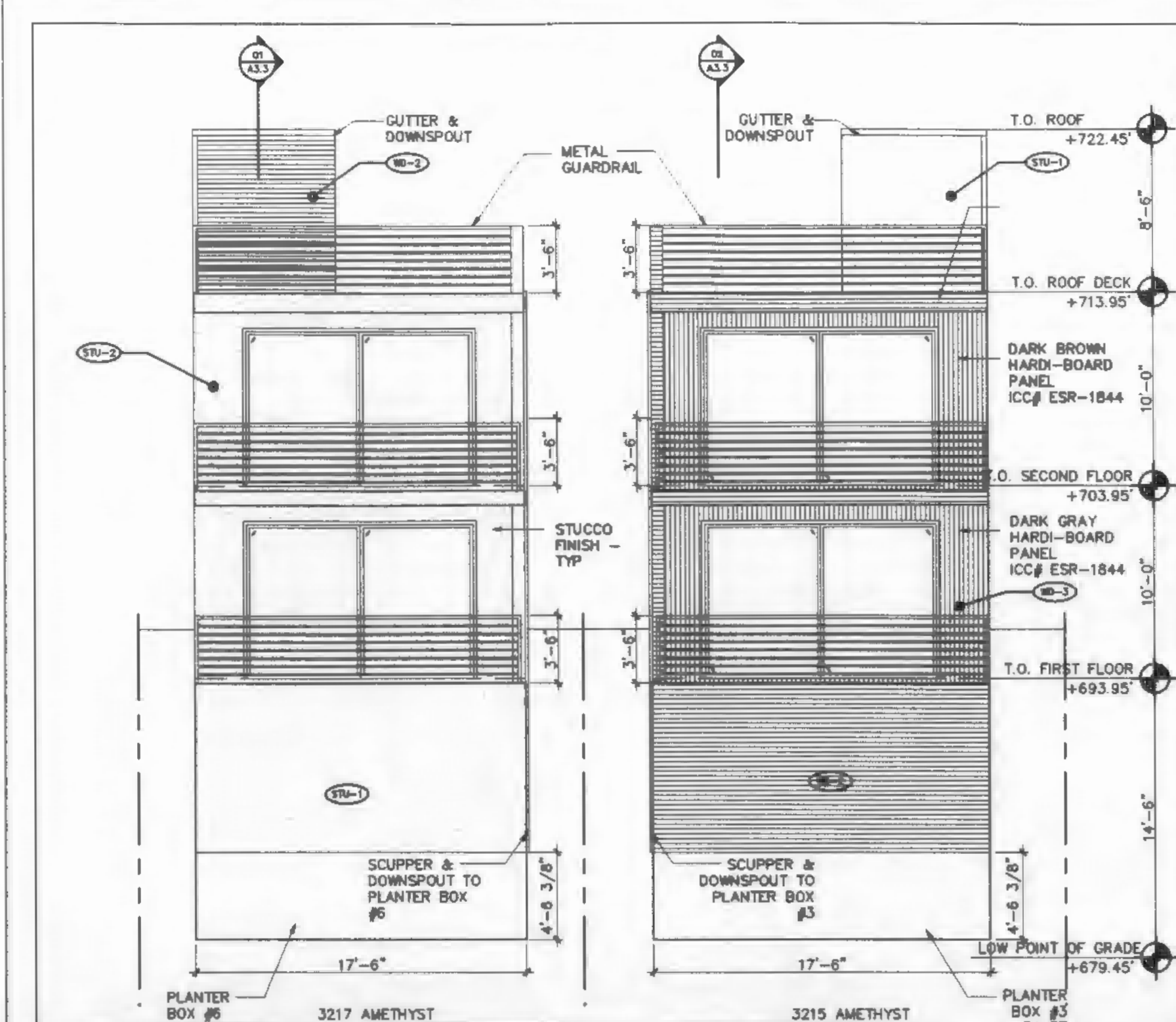
ARCHITECT:
FARZIN MALY
7136 Haskell Ave. #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

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REV	NO.	DATE
1	2	3
NO.	NO.	NO.

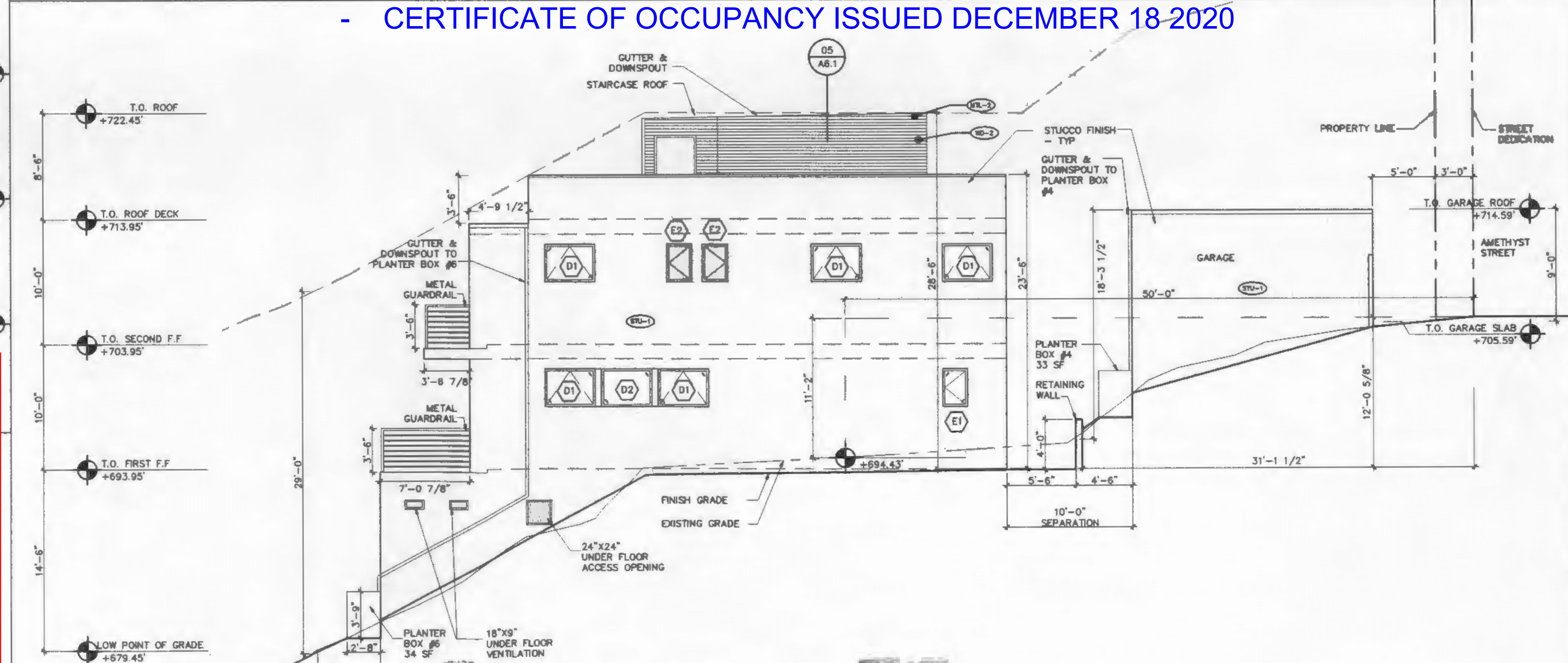


3215 N. AMETHYST ST.
3217 N. AMETHYST ST.



	TOTAL AREA	OPENINGS	% OPEN
1ST FLOOR	377 SF	55 SF	15%
2ND FLOOR	409 SF	60 SF	15%
3RD FLOOR	189 SF	28 SF	15%

3 EXTERIOR ELEVATION
3/16" = 1'-0" 3217 AMETHYST



	TOTAL AREA	OPENINGS	% OPEN
1ST FLOOR	408 SF	35 SF	8%
2ND FLOOR	408 SF	39 SF	9%

1 EXTERIOR ELEVATION
3/16" = 1'-0" 3217 AMETHYST

- 2-STORY SINGLE FAMILY HOUSE
- 498 FEET AWAY FROM 3005 & 3009 AMETHYST.
- MAXIMUM HEIGHT = 29 FEET, INSTEAD OF 26 FEET
- CLOSER TO RIDGELINE
- CLOSER TO STREET SIDE (32' TO AMETHYST ST)
- APPROVED DECEMBER 12, 2017
- CERTIFICATE OF OCCUPANCY ISSUED DECEMBER 18 2020



PLANS APPROVED
City of Los Angeles
City Planning Department



Date: 12/2/17 By: [Signature]

Comments: CASB # 2015-0566-ZAA-ZAN

1 ZA-2015-0566-ZAD-ZAA

OWNER: Benjamin Horning
305 N. Harbor Blvd.
#106
Los Angeles, CA 90026
(909) 730-0185

LANDSCAPE: Emerald Design
305 N. Harbor Blvd.
Ste. 222
Fullerton, CA 92630
(714) 880-0417

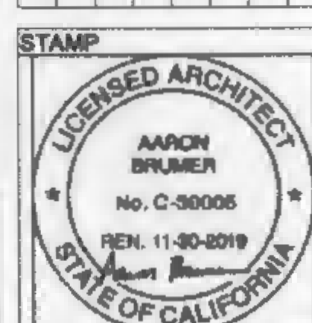
CIVIL: KES Technologies Inc
8 Orchard St., 200
Lake Forest, CA 92650
(949) 232-8883
(916) 489-4076

STRUCTURAL: Albert Avila Engineers
5855 Topanga Cyn Blvd
Woodland Hills, CA 91387
(818) 422-9234

ARCHITECT: Aaron Brumer & Assoc. Arch.
16757 Morrison St
Encino, CA 91436
(310) 422-9234

PROJECT: Amethyst 1 & 2
3215 & 3217 Amethyst
St., Los Angeles, CA
90032

ISSUE	DATE	DESCRIPTION
1	07.01.2014	PLAN CHECK SUBMITTAL
2	02.05.2014	MASTER LAND USE APPLICATION SET
3	07.03.2014	MASTER LAND USE APPLICATION REVISIONS
4	07.12.2016	PLAN CHECK RESUBMITTAL
5	07.08.2017	PLAN CHECK CORRECTIONS
6	11.28.2017	PERMIT SET



DRAWING TITLE
EXTERIOR
ELEVATIONS

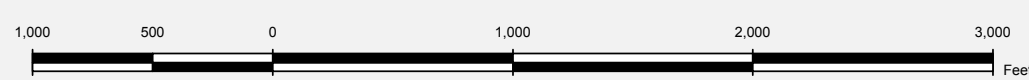
A3.1

Northeast LA Hillside Work Program

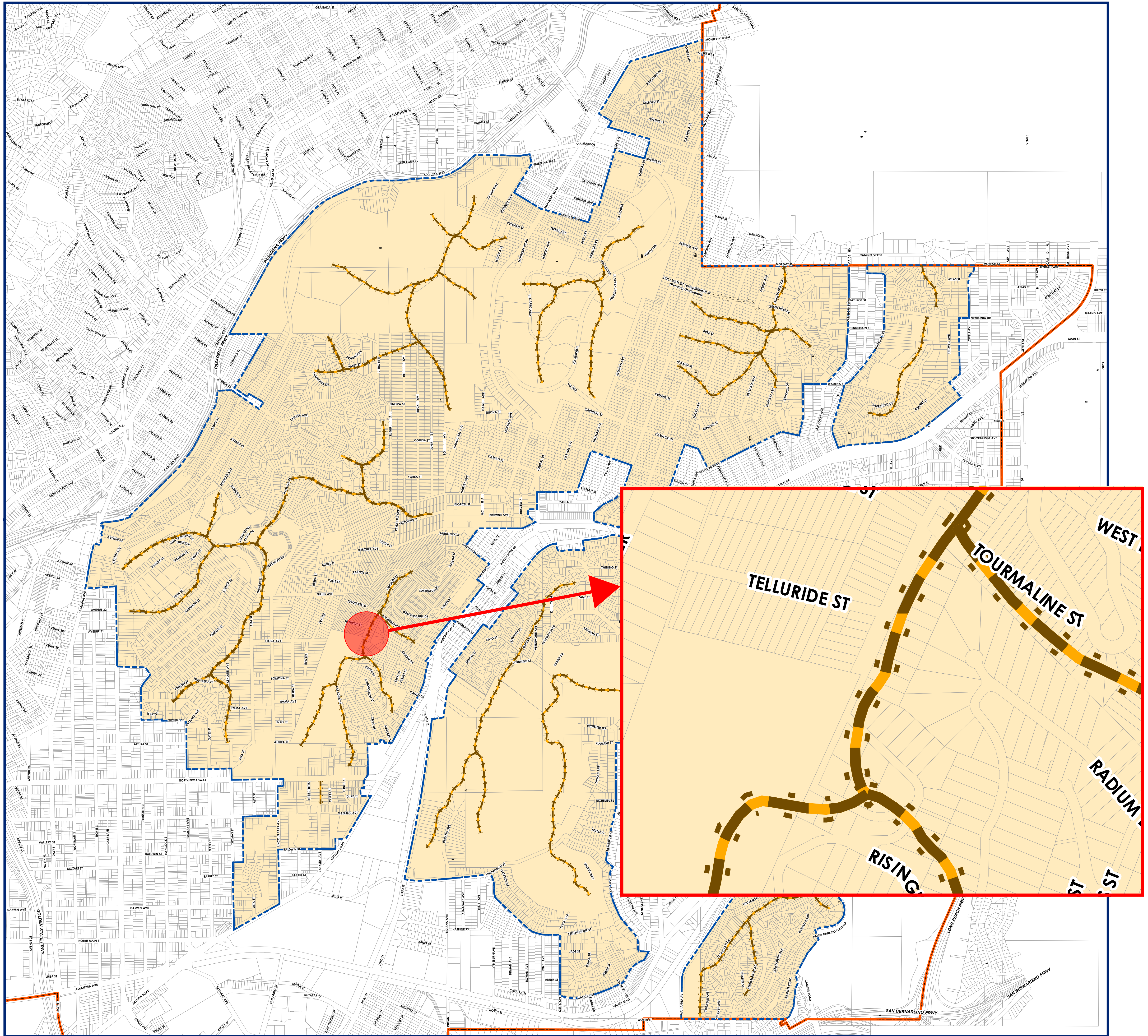
Ridgelines

 New Proposed Hillside Boundary

 Northeast LA Community Boundary



Date Printed: June, 2008

[illegible][illegible]

PROJECT ADDRESS: 3005 Amethyst St.
LA, CA 90032
PROJECT DESCRIPTION:
PROJECT TITLE:

SHEET TITLE:

Ridge Map

DRAWING SCALE

OWNER:
SINGLE FAMILY DWELLING

DATE:

Project Status

PROJECT JOB NUMBER:

A-14 01-2020

SHEET NUMBER:
A - 1.3



SCALE 1" = 8'

LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOTS 570 AND 571 OF ROSE HILL COURT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8, PAGES 2-3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:
THE BEARING N24°18'00"E, ON THE CENTERLINE OF AMETHYST STREET AS SHOWN ON ROSE HILL COURT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8, PAGES 2-3, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S NOTE:
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

ASSUMED BENCHMARK:
FOUND SPK/W AT CENTERLINE INTERSECTION OF AMETHYST ST. & TELLURIDE ST.
ELEV. = 760.00'

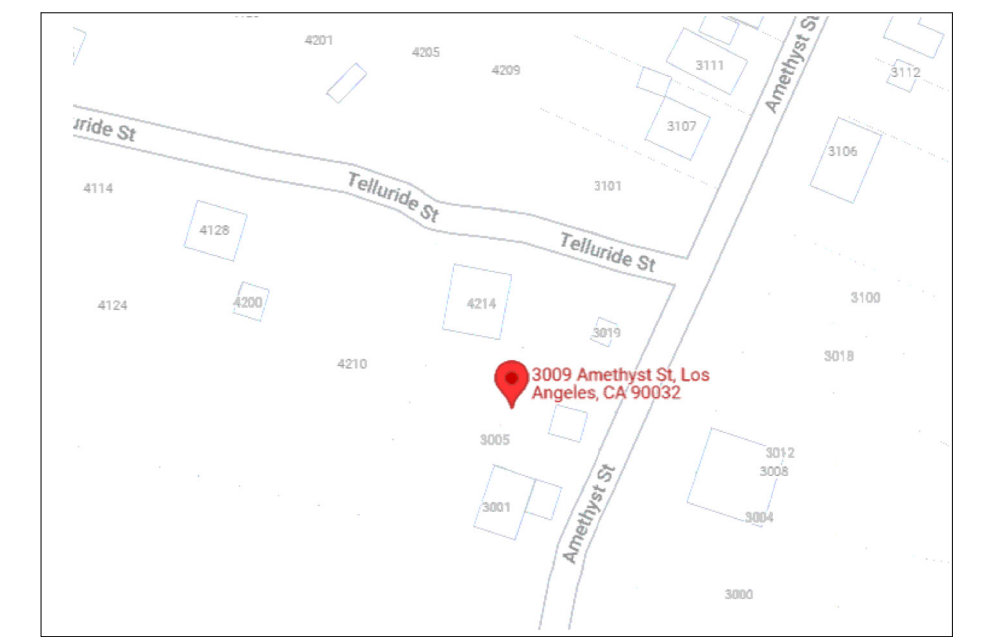
SYMBOLS:

	AIRCONDITIONING UNIT		IRRIGATION VALVE		STREET LIGHT
	CABLE TV BOX		MAIL BOX		STREET LIGHT BOX
	CATCH BASIN		PALM TREE		TELEPHONE MANHOLE
	COLUMN		PARK METER		TRAFFIC LIGHT CONTROL BOX
	DRAIN		PINE TREE		TREE
	FIRE HYDRANT		POWER POLE		WATER METER
	GAS METER		POWER POLE ANCHOR		WATER VALVE
	GAS VALVE		SEWER CL OUT		WATER VAULT
	GATE POST		SEWER MANHOLE		
	GTE PULL BOX		STORM DRAIN MANHOLE		

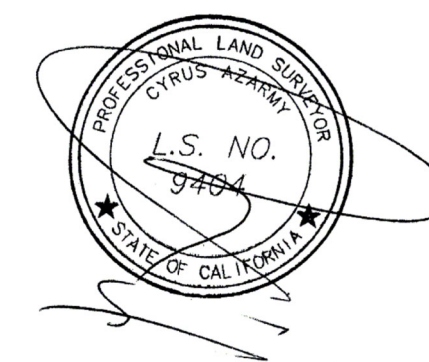
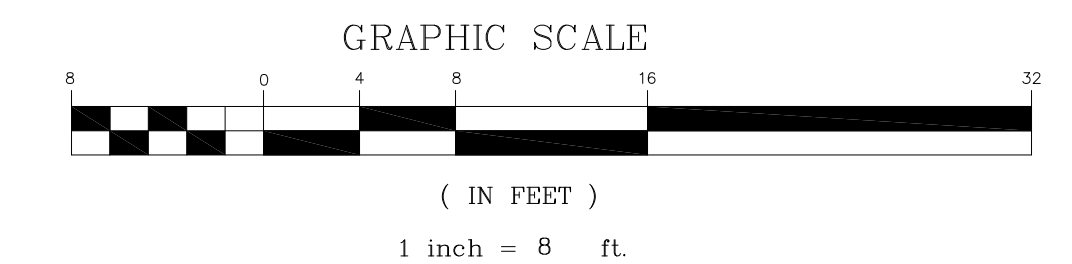
LEGEND:

ASP	ASPHALT	PC	PROPERTY CORNER
BC	BUILDING CORNER	PG	PAGE
BM	BENCHMARK	PI	POINT OF INTERSECTION
BW	BACK OF WALK	PL	PROPERTY LINE
CB	CATCH BASIN	PLR	PLANTER
CEFB	CITY ENGINEER'S FIELD BOOK	POL	POINT ON LINE
CF	CURB FACE	PMT.	PAVEMENT
C/L	CENTERLINE	PM	PARCEL MAP
CLF	CHAIN LINK FENCE	(R)	RECORD
COL	COLUMN	RCE	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	S.S.M.	STANDARD SURVEY MONUMENT
(OD)	DEED	SMH	SEWER MANHOLE
ELEC	ELECTRIC	S & T	SPIKE & TIN
EP	EDGE OF PAVEMENT	SPK/W	SPIKE & WISHER
ESMT.	EASEMENT	TC	TOP OF CURB ELEV.
FB	FIELD BOOK	TR	TRACT MAP
FD	FOUND	TW	TOP OF WALL ELEV.
FF	FINISH FLOOR ELEV.	WIF	WROUGHT IRON FENCE
FL	FLOWLINE ELEV.		
FS	FINISH SURFACE	NLY	NORTHERLY
INTER	INTERSECTION	SLY	SOUTHERLY
IP	IRON PIPE	ELY	EASTERLY
LS	LAND SURVEYOR	WLY	WESTERLY
L & T	LEAD & TACK	N/O	NORTH OF
(M)	MEASURED	S/O	SOUTH OF
MB	MAP BOOK	E/O	EAST OF
NO	NATURAL GRADE	W/O	WEST OF
OH	OVERHANG		

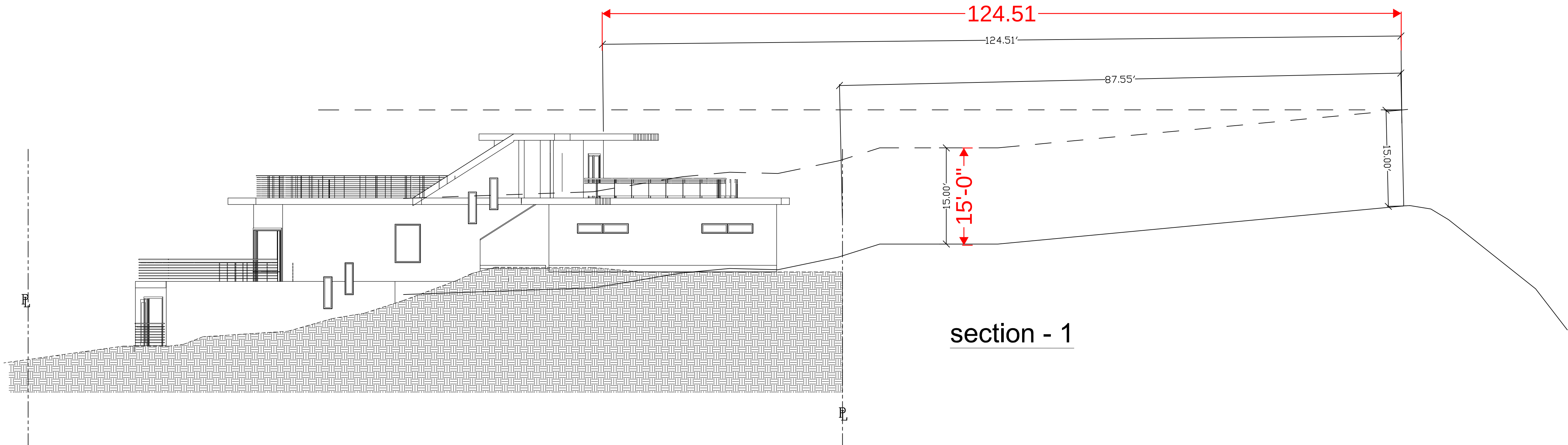
PROPERTY LINE
CENTERLINE
WALL
8" CONCRETE BLOCK WALL
BUILDING LINE
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE



VICINITY MAP
NOT TO SCALE



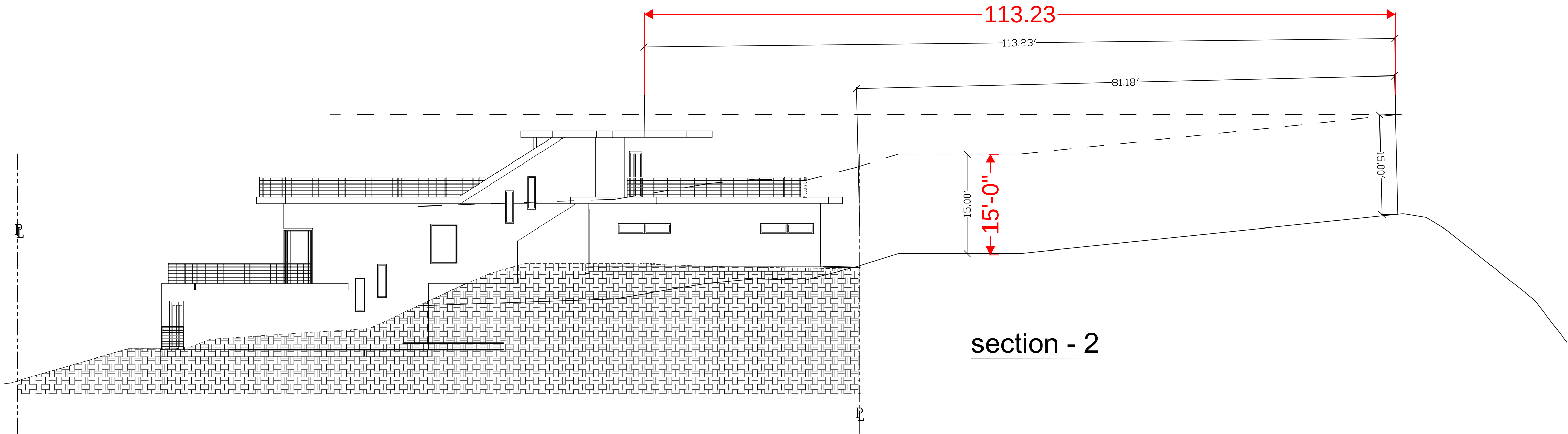
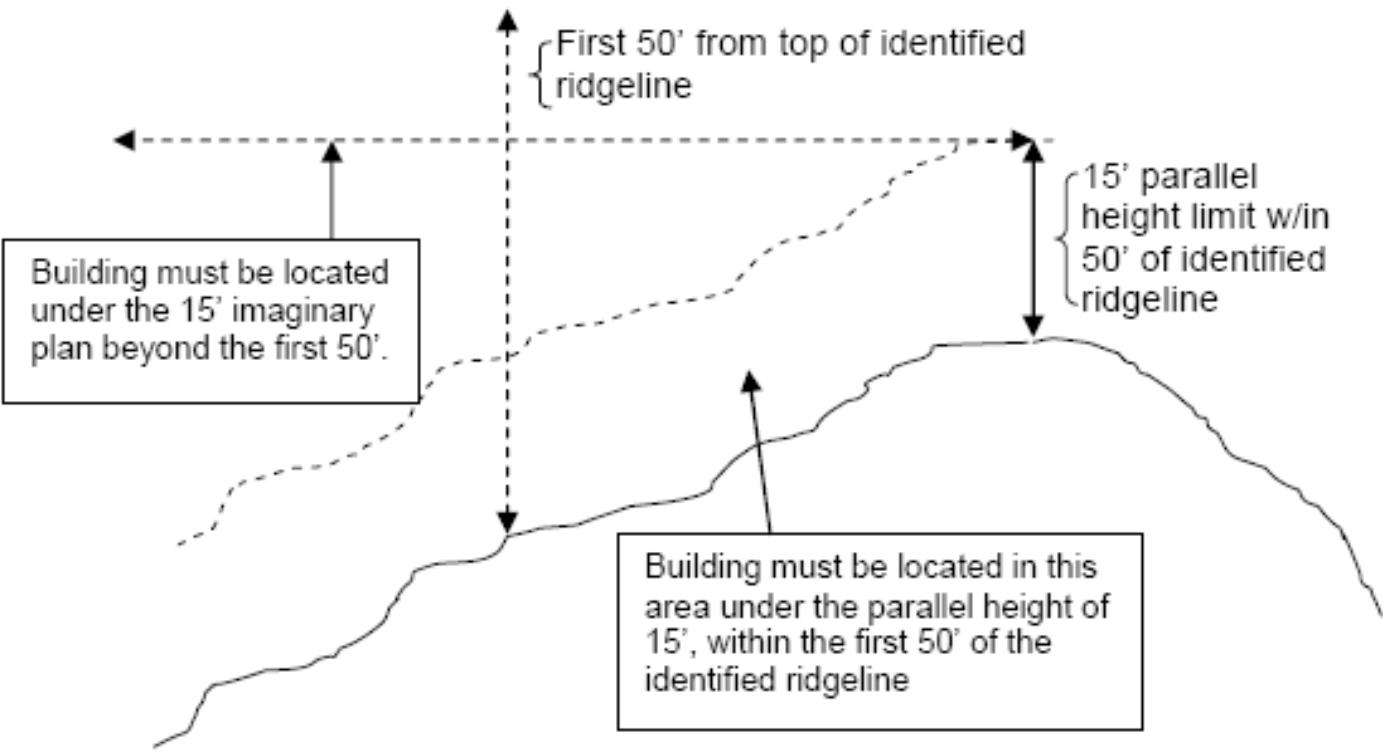
TITLE: SURVEY PLAT 3005 & 3009 Amethyst St, Los Angeles, CA 90032		
CLIENT: REZA HADIAN	Land Topography Corp. 4402 Charlemont Ave. Woodland Hills, CA 91364 Cell: (818)334-9135 E-Mail: azarmypls@gmail.com	JOB NO.: 2030 DATE: 02/15/2022 REVISION (S):
SCALE: 1"= 10'		SHEET 1 OF 1 SHEET



section - 1

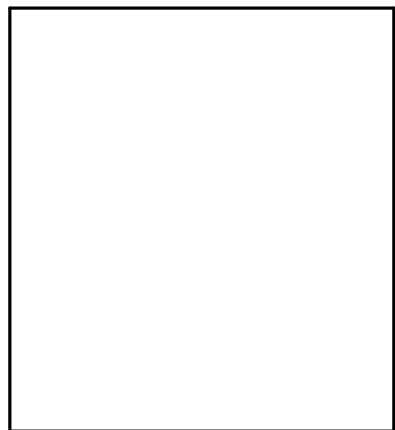
NELA Z12399, ORDINANCE 108,403

1. Height
- a. In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 30 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade; except that when the roof of the uppermost story of a building or structure or portion of the building or structure has a slope of less than 25 percent, the maximum height shall be 26 feet above adjacent finished grade.
- A 2 e
- e. Structures within 50 linear feet of identified ridgelines, as shown on attached map marked 'Northeast LA Ridgelines', are limited to one story or 15 feet in height. The 50 linear feet must be labeled on all plans accordingly. No structure shall exceed a height in excess of 15 feet above the identified ridgeline. The precise ridgelines shall be verified and identified on the required topographic survey, prepared by a licensed surveyor.



section - 2

No	Revision Description	Date



PROJECT ADDRESS:
**3005 Amethyst St.
LA, CA 90032**

PROJECT DESCRIPTION:
New Single Family Dwelling

PROJECT TITLE:
Amethyst House - 1

SHEET TITLE:
Sections

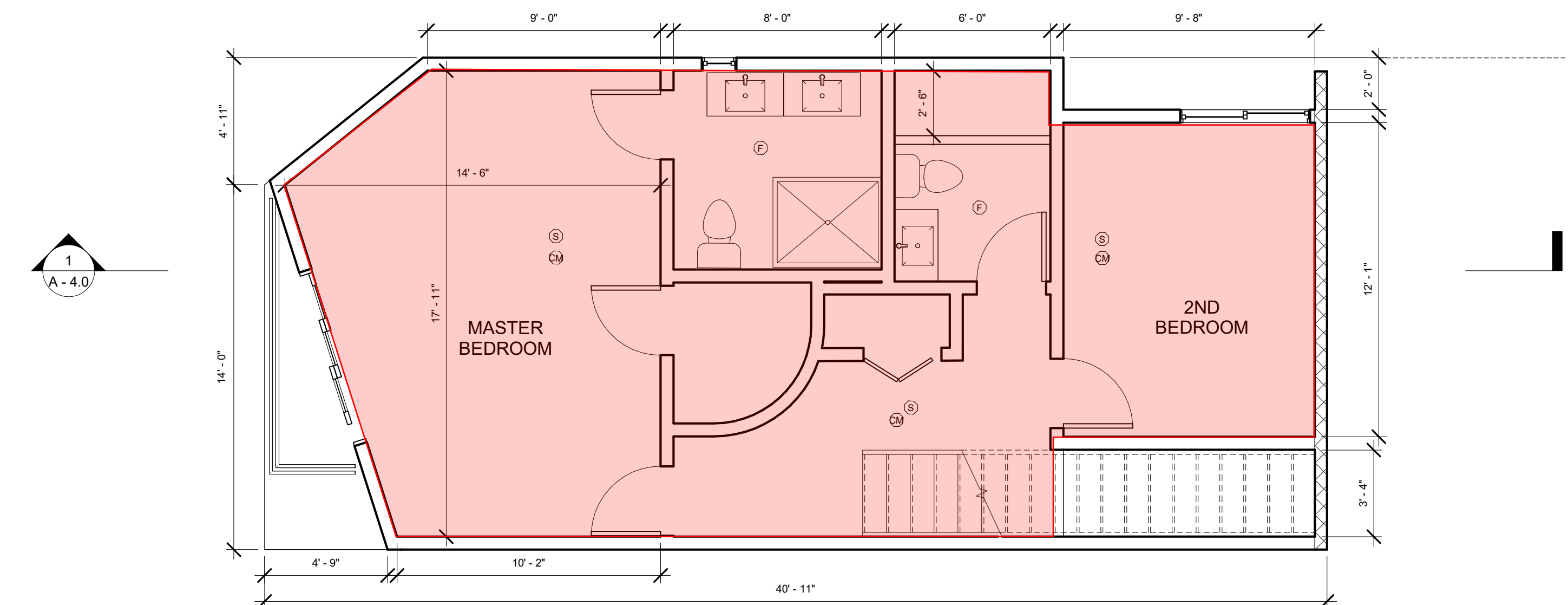
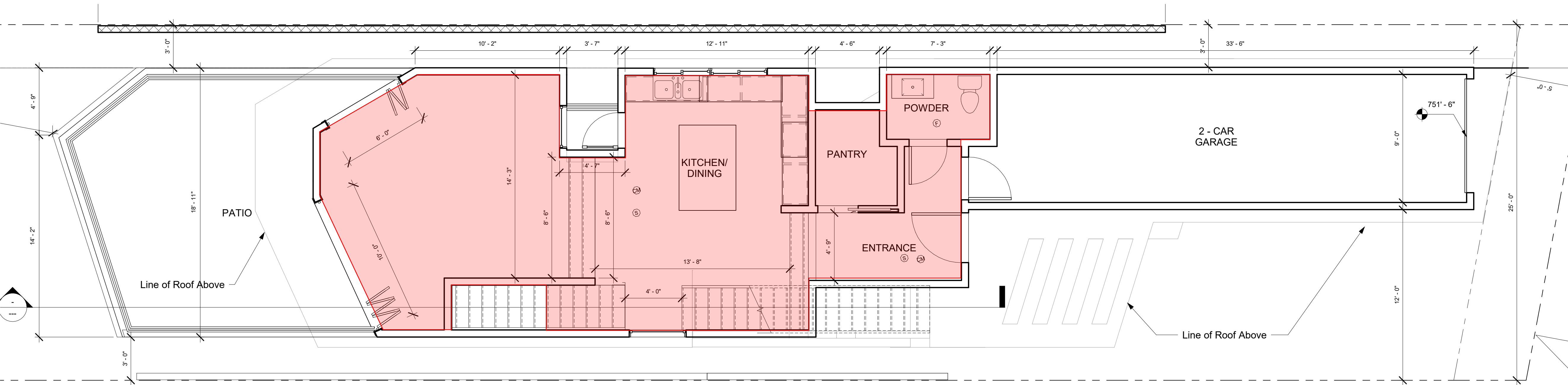
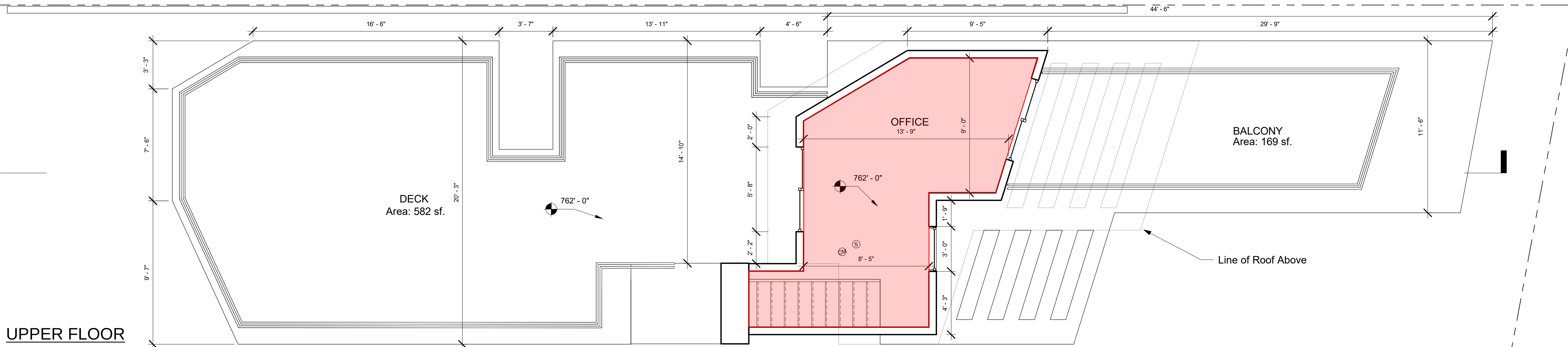
DRAWING SCALE
12" = 1'-0"

OWNER:
-

DATE:
08/16/2021

PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:
A-0.4.0



Zoning Code

1st Floor: 693 SF.
2nd Floor: 145 SF.
Lower Floor: 576 SF.
Total RFA 1,414 SF.

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

SECTION I. Name Applicant(s) / Property Owner(s): North Amethyst Properties, LLC
Address: 14320 Ventura Blvd. No. 267 90032 Phone Number: 818-618-4277

SECTION II. Project Address: 3005 N. Amethyst St. LA, CA 90032
Lot: 571 Tract: ROSE HILL COURT TRACT APN: 6209-0-008-008

Proposed Project Description: (describe proposed work in detail)
New Single Family Dwelling

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) (Table 12.21 C.10-2a)								
Slope Bands (%)	R1	RS	RE3	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) (Table 12.21 C.10-2b)				
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 Hillside Area Maximum Residential Area Formula (Table 12.21 C.10-2c)			
(A) Slope Bands (%)	(B) Lot Area within each Slope Band (sq. ft.) From survey/contour map	(C) FAR From the Zone circled in Table 1 or Table 2	(D) Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99	1749.44	X 0.50	= 874.72
15 - 29.99	535.28	X 0.45	= 240.876
30 - 44.99	325.26	X 0.40	= 130.104
45 - 59.99	218.39	X 0.35	= 76.4365
60 - 99.99	305.50	X 0.30	= 92.55
100 +	42.03	X 0.00	= 0
Maximum Residential Floor Area			1414.6865

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

I MOHAMAD A. MOLAI, the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: PLS 9192, Expiration Date: 3-31-2021), Certify that the above information is correct.
Signature: [Signature] Date: 1-25-2021

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 1414.6865 (sq. ft.)

Property Information:

Lot: 571 Tract: ROSE HILL COURT TRACT

Assessor Parcel number:

City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes ☐ No ☐

Name (Please Print):

Signature:

Notes:

2. Maximum Residential Floor Area

Residential Floor Area for all lots shall be calculated as defined in Section 12.03 of the Los Angeles Municipal Code. Consistent with the definition contained therein, the first 400 square feet of covered parking area shall not be counted towards the maximum Residential Floor Area. In order to calculate the maximum Residential Floor Area permitted, a site survey showing 1-foot contours must be prepared by a licensed surveyor. The survey shall identify the total area of the lot, in square feet, according to the following slope intervals:

- Area A – Slope less than 15 percent;
- Area B – Slope at least 15 percent, but less than 30 percent;
- Area C – Slope at least 30 percent, but less than 45 percent;
- Area D – Slope at least 45 percent, but less than 60 percent;
- Area E – Slope at least 60 percent, but less than 100 percent;
- Area F – Slope greater than 100 percent.

No	Revision Description	Date

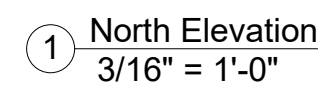
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3005 Amethyst St.
LA, CA 90032
PROJECT DESCRIPTION:
PROJECT TITLE:

SHEET TITLE:
Residential Floor Area
DRAWING SCALE

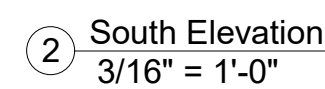
OWNER:
SINGLE FAMILY DWELLING

DATE:
Project Status
PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:
A- 1.3.1



② South Elevation
 $3/16" = 1'-0"$



(d) Any occupied rooftop deck shall be set back at least three feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]

PROJECT ADDRESS:

3005 Amethyst St.

3005 Amethyst

PROJECT ADDRESS:
3005 Amethyst St.
LA, CA 90032
PROJECT DESCRIPTION:
New Single Family Dwelling
PROJECT TITLE:

PROJECT ADDRESS:
3005 Amethyst
LA, CA 90034
PROJECT DESCRIPTION:
New Single Family
PROJECT TITLE:
Amethyst House - 1

SHEET TITLE:

R-1 Articulation

DRAWING SCALE
3/16" = 1'-0"

OWNER:

DATE:
08/16/2021

PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:

A - 3.2

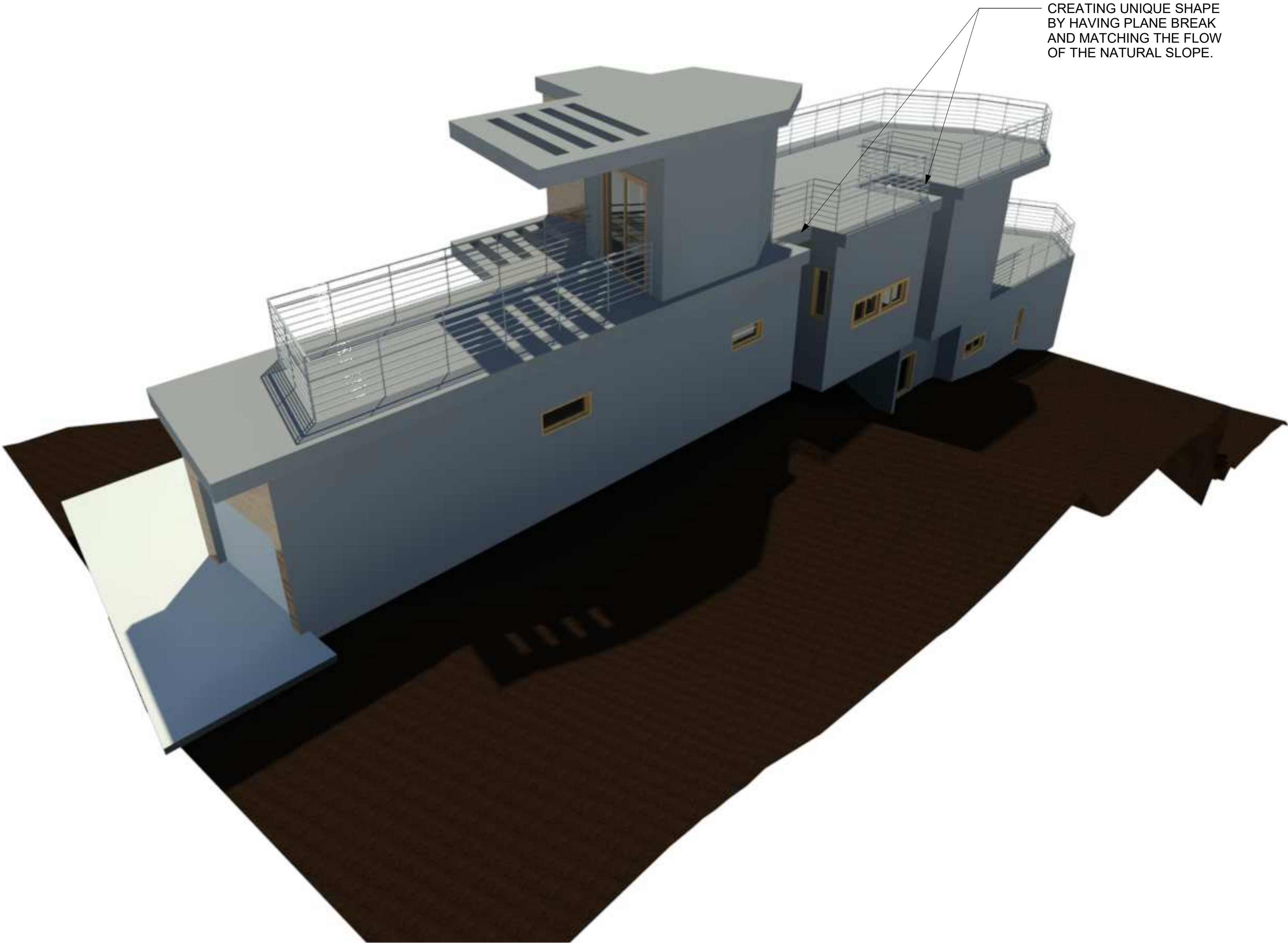


ANGLED FORM OF THE ROOF WITH MATCHING RAILING FORMS, AS WELL AS TRELLIS STYLE ROOF OVER THE MAIN ENTRANCE OF THE HOUSE.

HORIZONTAL ELEMENT ABOVE THE GARAGE, ASSOCIATING WITH GARAGE ROOF.

THE FACADE DESIGN OF THE BUILDING WITH SETBACK OF THE ENTRANCE

① 3D View 1
12" = 1'-0"



CREATING UNIQUE SHAPE BY HAVING PLANE BREAK AND MATCHING THE FLOW OF THE NATURAL SLOPE.

② 3D View 2
12" = 1'-0"

* **BUILDING DESIGN**
PROPOSING THE DESIGN OPTION 3,
PER DESIGN STANDARD OF SECTION 2,d of
NELA ORDINANCE NO. 108,403

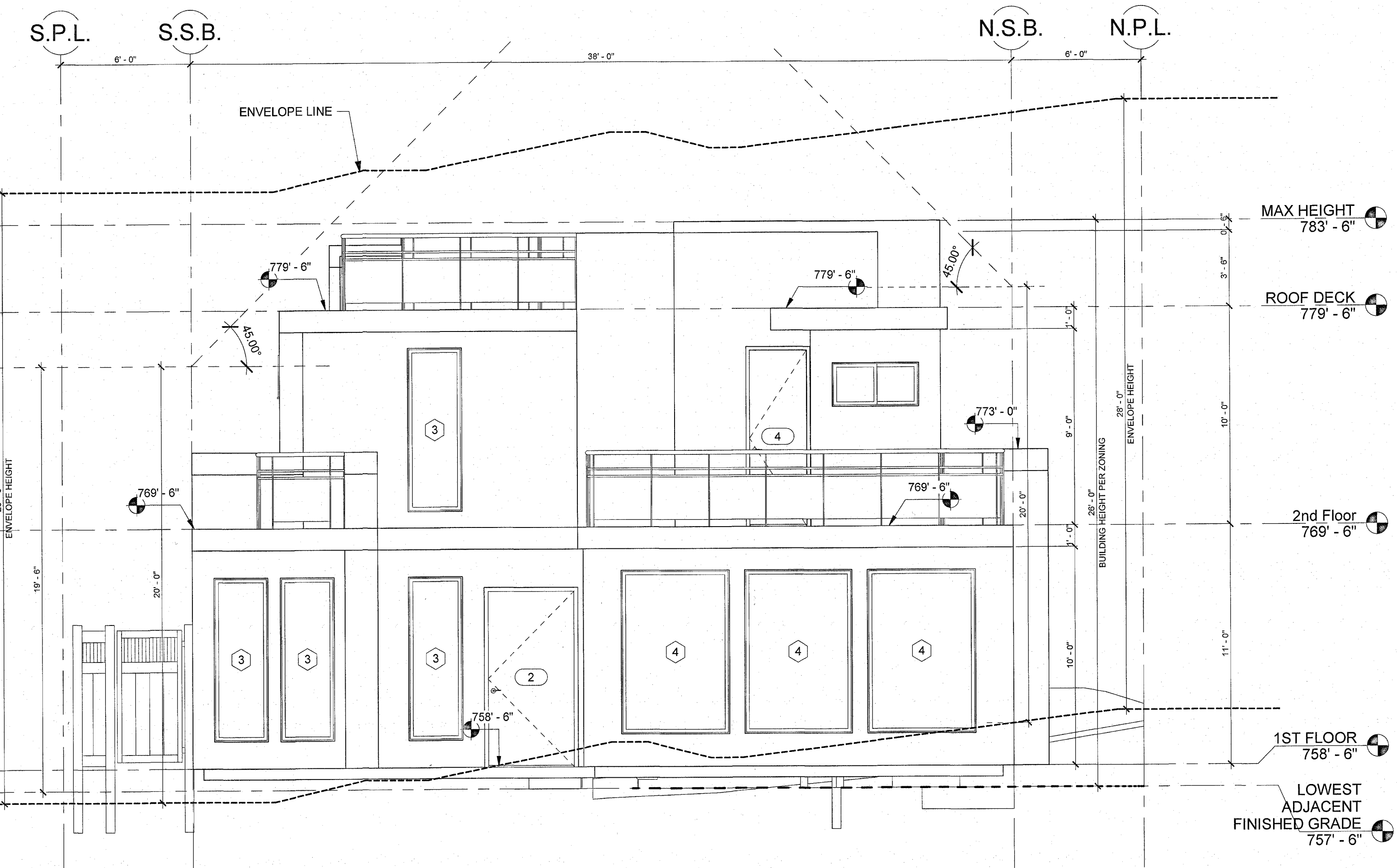
No	Revision	Description	Date



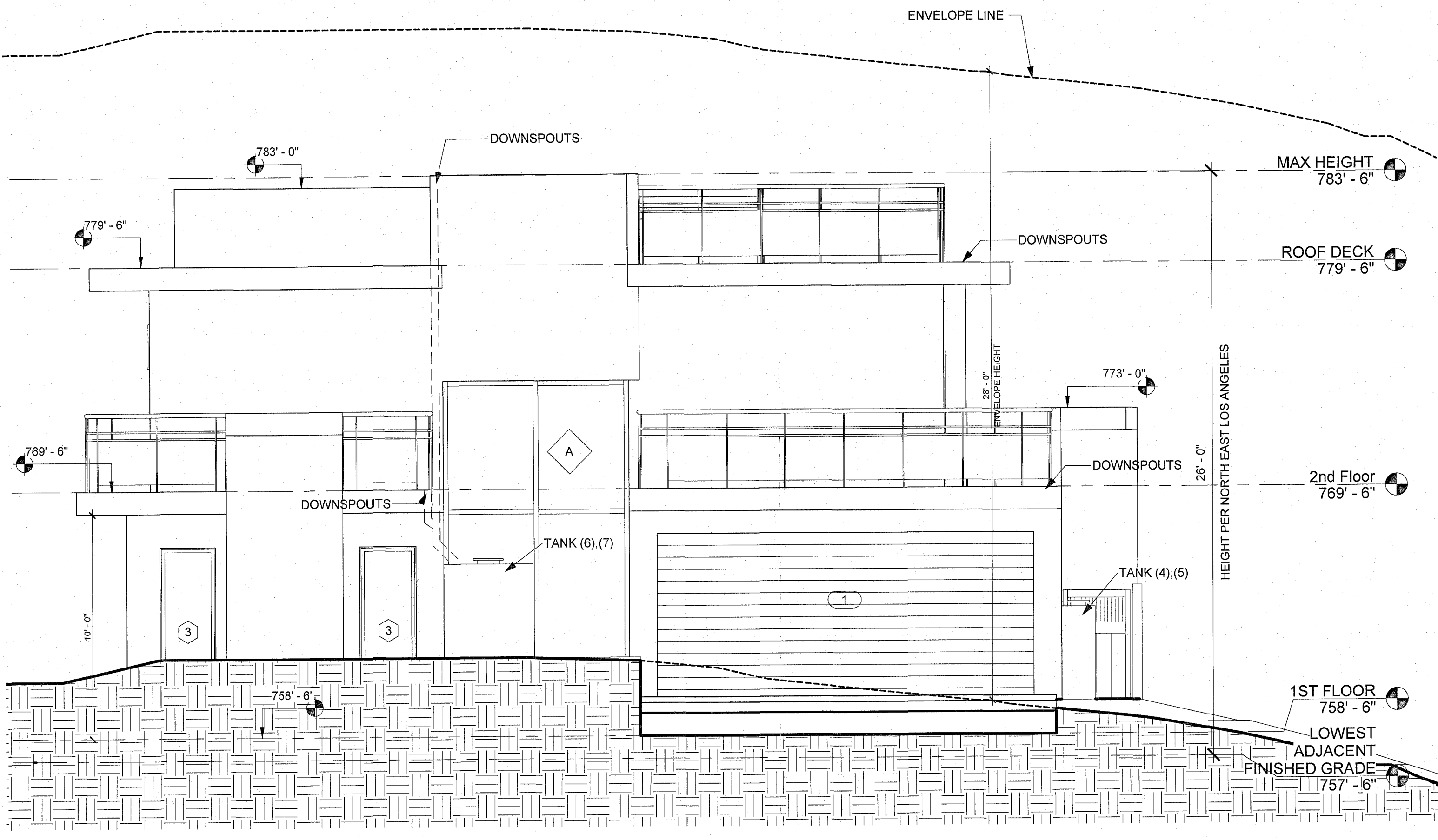
PROJECT ADDRESS:
3005 Amethyst St.
LA, CA 90032
PROJECT DESCRIPTION:
New Single Family Dwelling
PROJECT TITLE:
Amethyst House - 1

SHEET TITLE:
Building Design
DRAWING SCALE
12" = 1'-0"
OWNER:
-
DATE:
08/16/2021
PROJECT JOB NUMBER:
A-14 01-2020

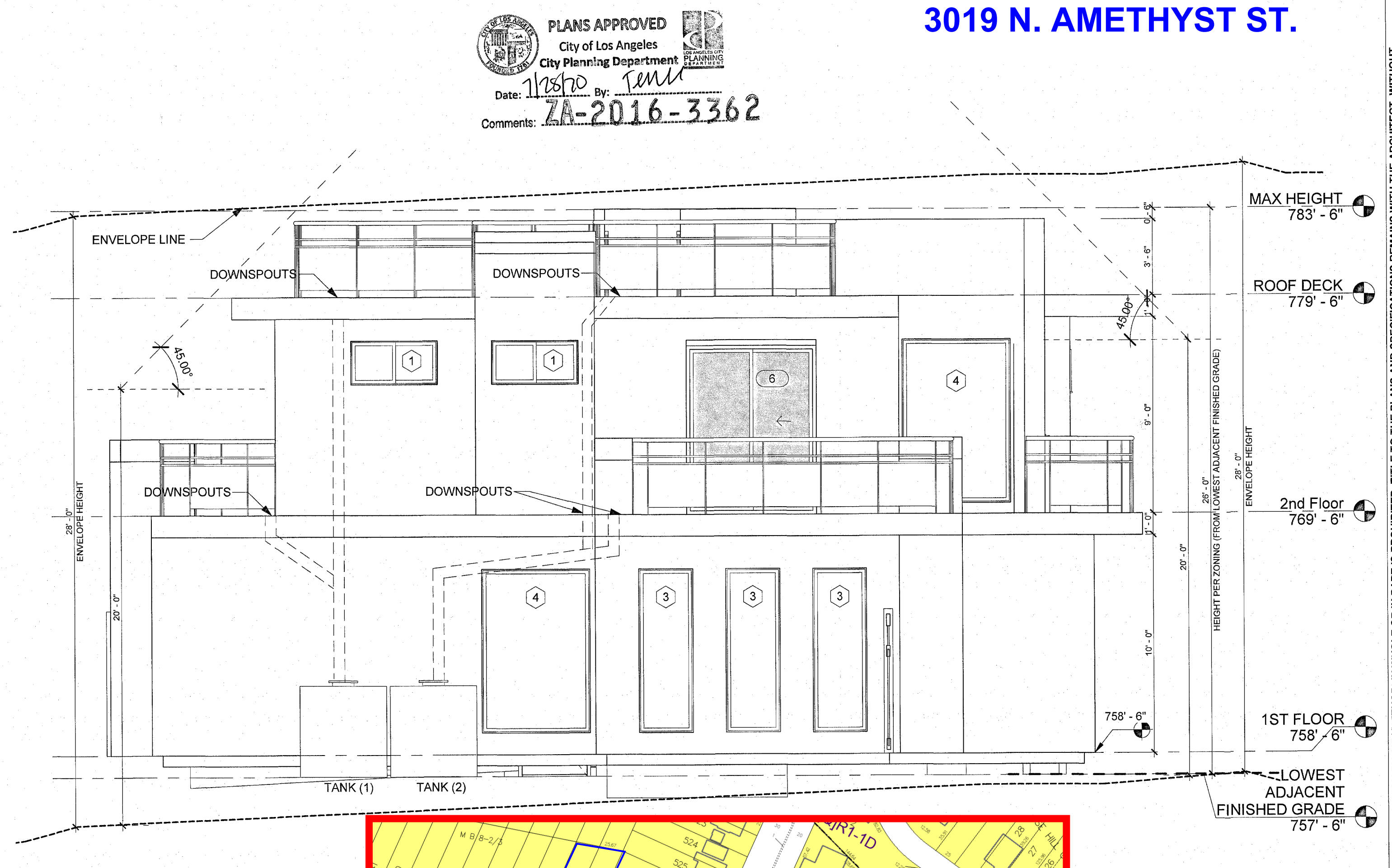
SHEET NUMBER:
A - 5.0



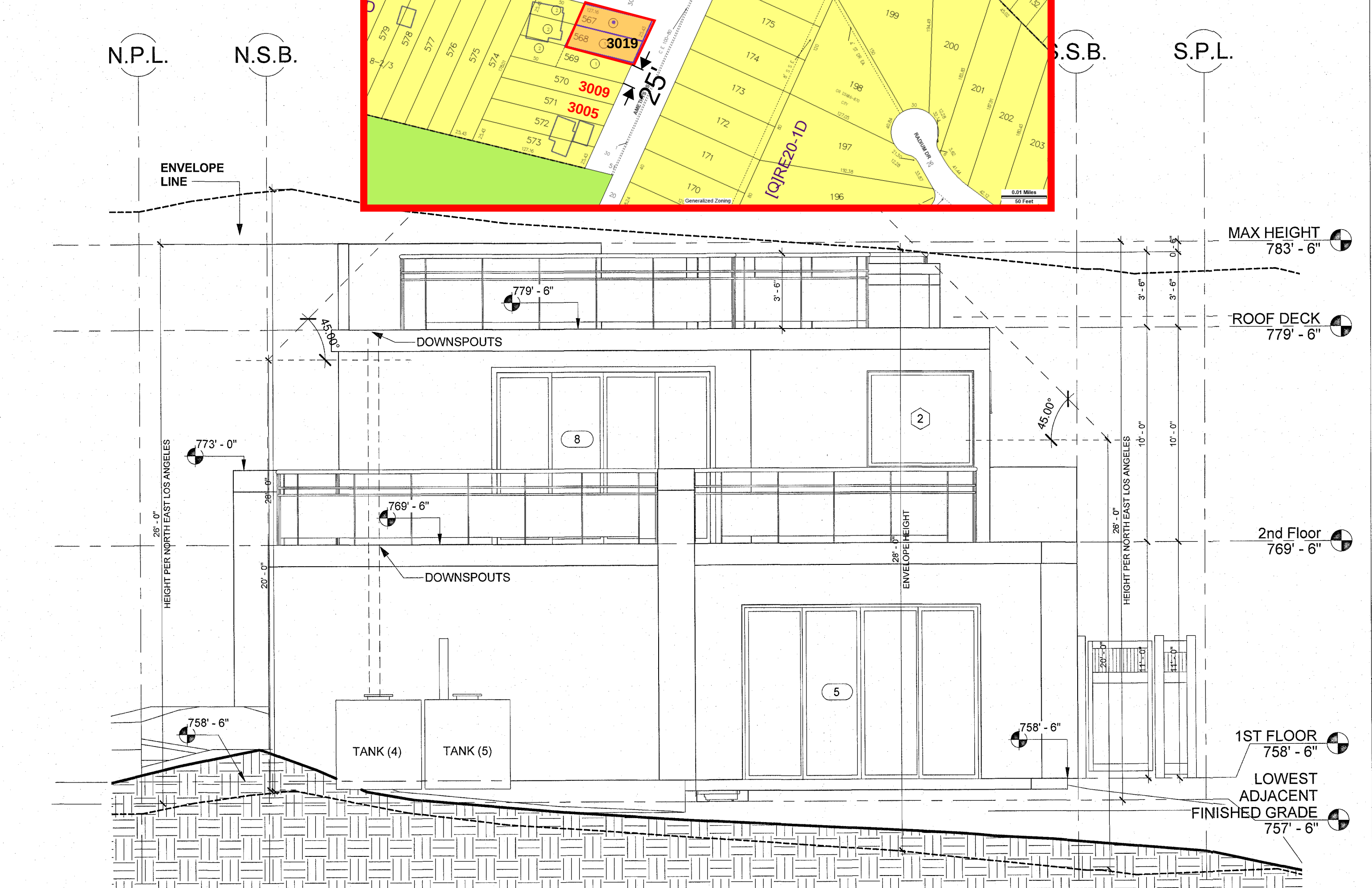
- 2-STORY SINGLE FAMILY HOUSE
- 25 FEET AWAY FROM 3005 & 3009 AMETHYST.
- MAXIMUM HEIGHT = 26 FEET
- CLOSER TO STREET SIDE (15' TO AMETHYST ST & 5' TO TELLURIDE ST
- APPROVED JULY 28, 2020



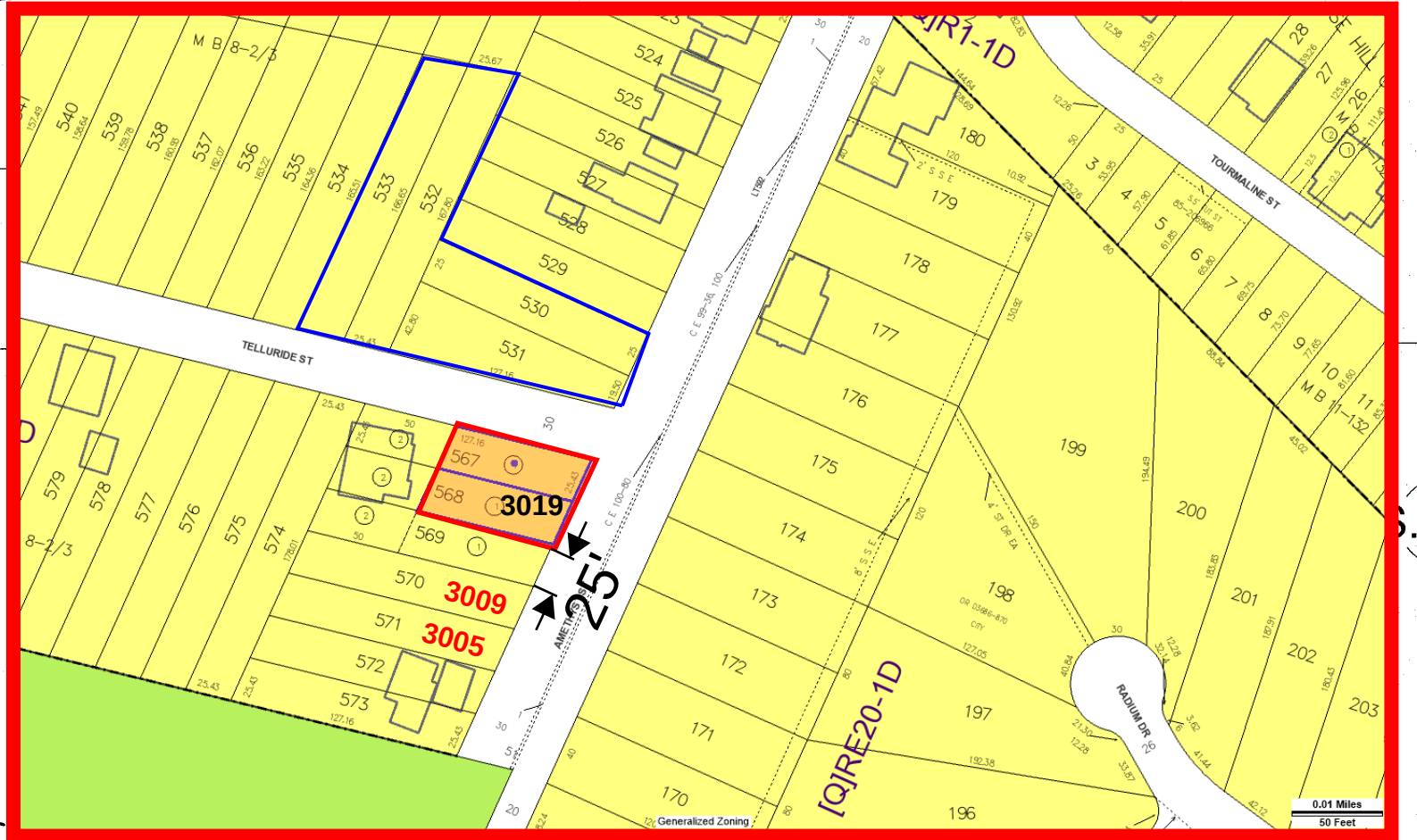
② North Elevation - RIGHT
1/4" = 1'-0"



③ South Elevation - LEFT
1/4" = 1'-0"



④ West Elevation - REAR
1/4" = 1'-0"



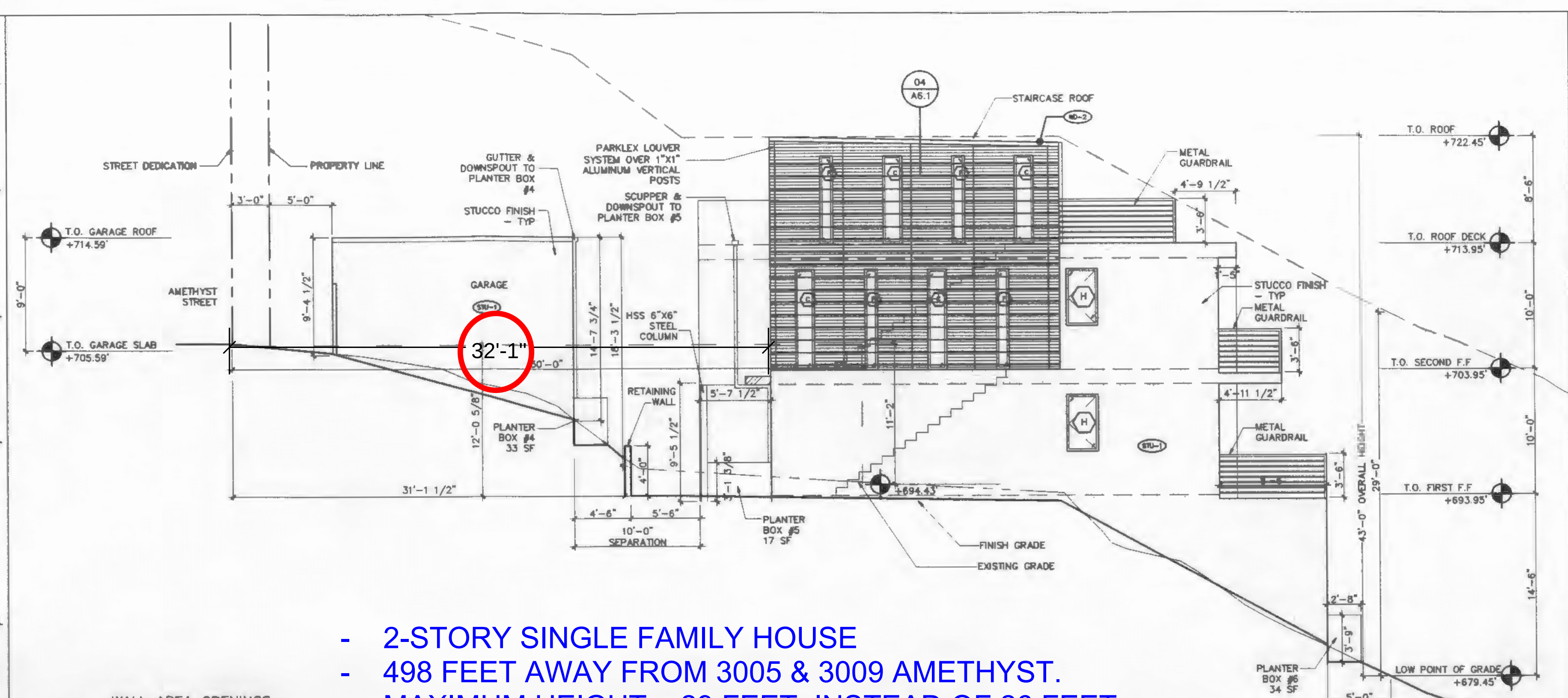
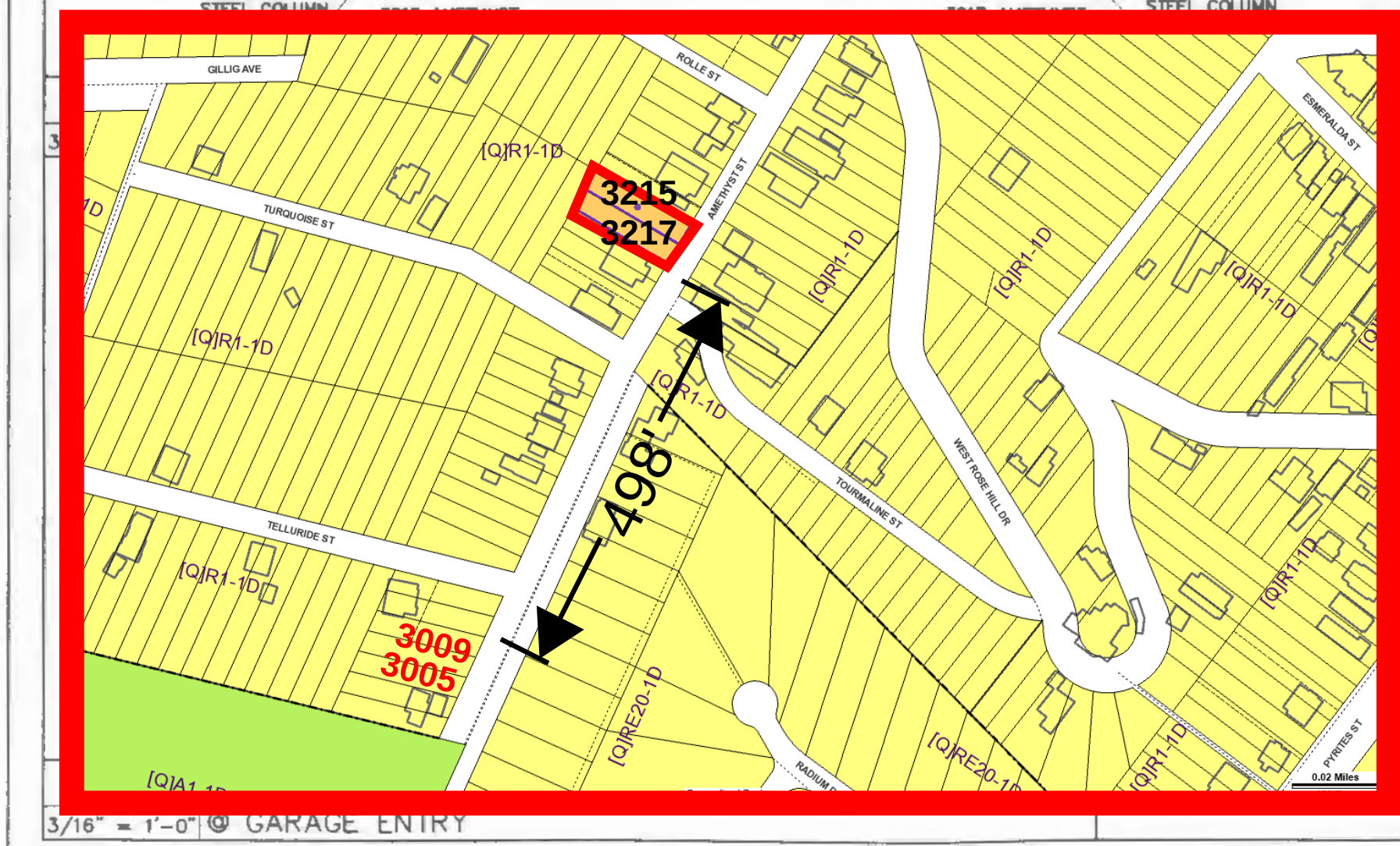
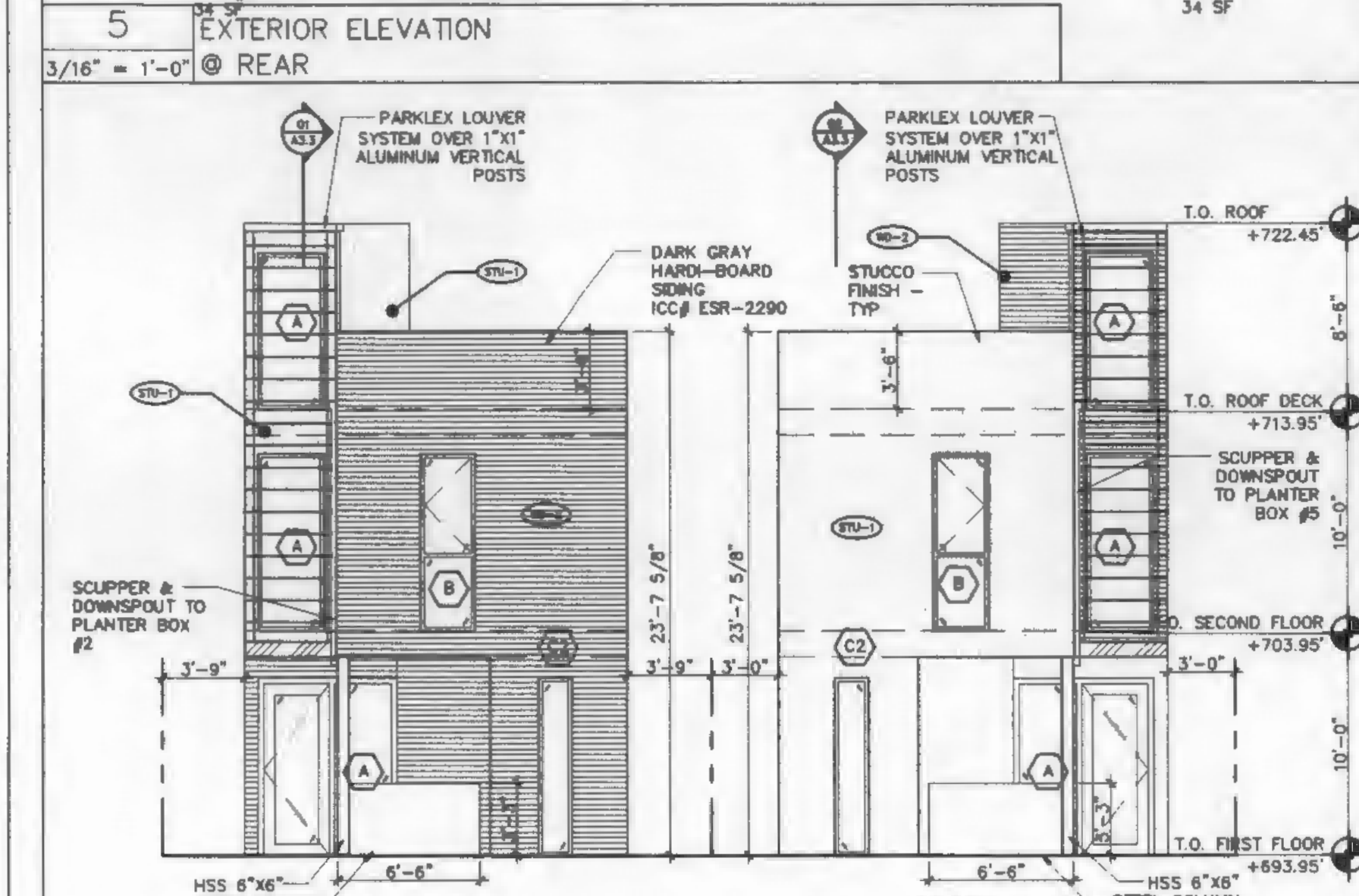
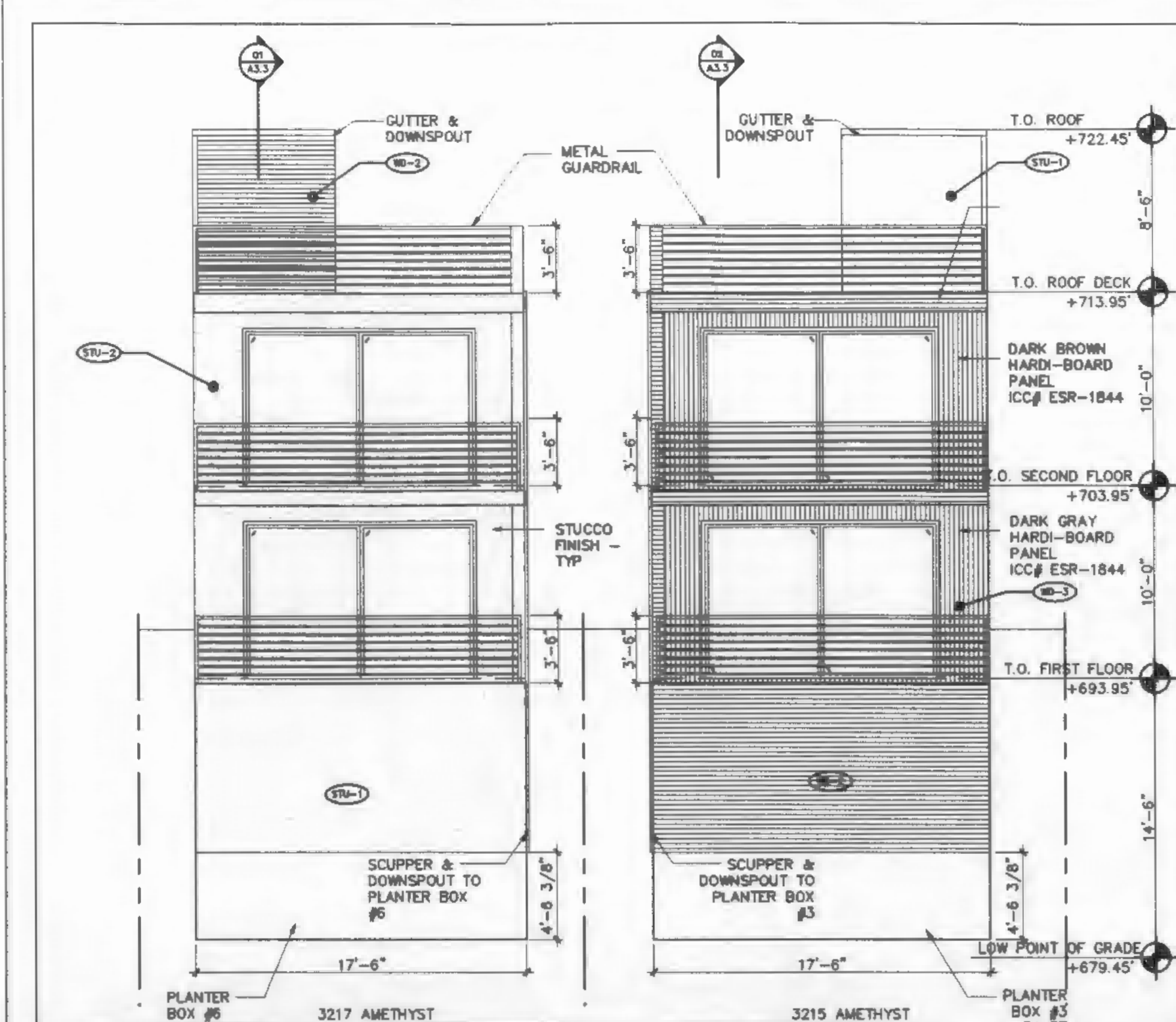
PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 1/28/20 By: [Signature]
Comments: ZA-2016-3362

3019 N. AMETHYST ST.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

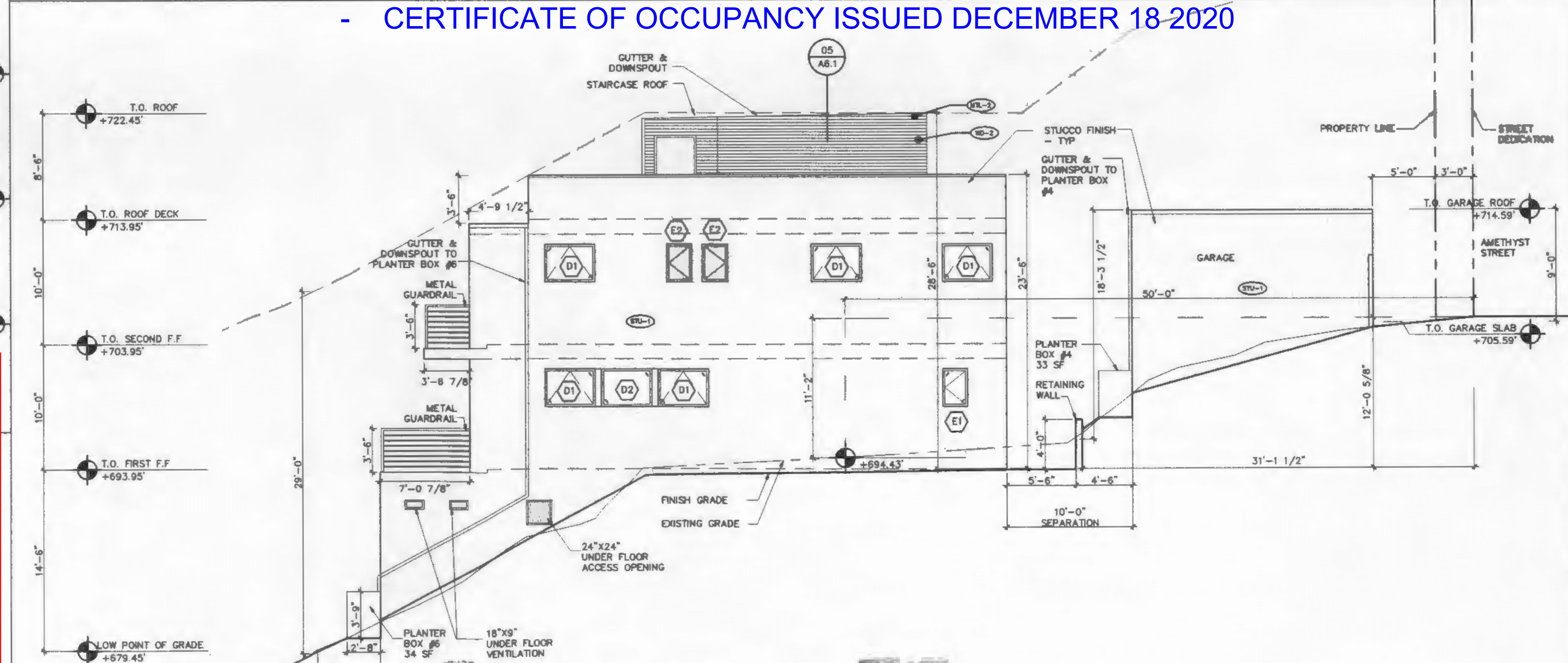
REVISIONS 1 2 3 NO. 1 2 3 NO.		OWNER AND PROJECT ADDRESS: BRET LOUIS 3019 AMETHYST ST LOS ANGELES CA, 90032	DATE: DATE:
SHEET TITLE: ELEVATIONS		ARCHITECT: FARZIN MALY 7136 Haskell Ave. #320 Van Nuys, CA 91406 Ph: 818 770 0161 Email: farzin.maly@gmail.com	
PROJECT NO: 5/18/2020 3:21:28 PM		DATE: 5/18/2020 3:21:28 PM	
DRAWN BY: Author		APPROVED BY: Approver	
SHEET NO: A4.01		STATE OF CALIFORNIA LICENSED ARCHITECT FARZIN MALY NO. C-33731 05-31-19 RENEWAL DATE	

3215 N. AMETHYST ST.
3217 N. AMETHYST ST.



	TOTAL AREA	OPENINGS	% OPEN
1ST FLOOR	377 SF	55 SF	15%
2ND FLOOR	409 SF	60 SF	15%
3RD FLOOR	189 SF	28 SF	15%

3 EXTERIOR ELEVATION
3/16" = 1'-0" 3217 AMETHYST



	TOTAL AREA	OPENINGS	% OPEN
1ST FLOOR	408 SF	35 SF	8%
2ND FLOOR	408 SF	39 SF	9%

1 EXTERIOR ELEVATION
3/16" = 1'-0" 3217 AMETHYST

- 2-STORY SINGLE FAMILY HOUSE
- 498 FEET AWAY FROM 3005 & 3009 AMETHYST.
- MAXIMUM HEIGHT = 29 FEET, INSTEAD OF 26 FEET
- CLOSER TO RIDGELINE
- CLOSER TO STREET SIDE (32' TO AMETHYST ST)
- APPROVED DECEMBER 12, 2017
- CERTIFICATE OF OCCUPANCY ISSUED DECEMBER 18 2020



PLANS APPROVED
City of Los Angeles
City Planning Department



Date: 12/12/17 By: [Signature]

Comments: CASB # 2015-0566-ZAA-ZAN

1 ZA-2015-0566-ZAD-ZAA

OWNER: Benjamin Horning
305 N. Harbor Blvd.
#106
Los Angeles, CA 90026
(909) 730-0185

LANDSCAPE: Emerald Design
305 N. Harbor Blvd.
#106
Los Angeles, CA 90026
(714) 680-0417

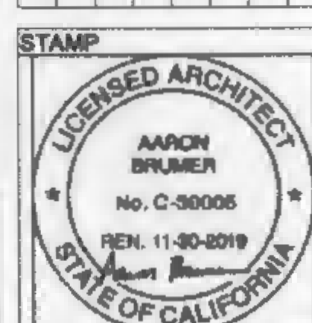
CIVIL: KES Technologies Inc
8 Orchard St., 200
Lake Forest, CA 92630
(949) 232-8883
(916) 489-4076

STRUCTURAL: Albert Avila Engineers
5855 Topanga Canyon Blvd
Woodland Hills, CA 91387
(818) 422-9234

ARCHITECT: Aaron Brumer & Assoc. Arch.
16757 Morrison St
Encino, CA 91436
(310) 422-9234

PROJECT: Amethyst 1 & 2
3215 & 3217 Amethyst
St., Los Angeles, CA
90032

ISSUE	DATE	DESCRIPTION
1	07.01.2014	PLAN CHECK SUBMITTAL
2	02.05.2014	MASTER LAND USE APPLICATION SET
3	07.03.2014	MASTER LAND USE APPLICATION REVISIONS
4	07.12.2016	PLAN CHECK REVISIONS
5	07.08.2017	PLAN CHECK CORRECTIONS
6	11.28.2017	PERMIT SET

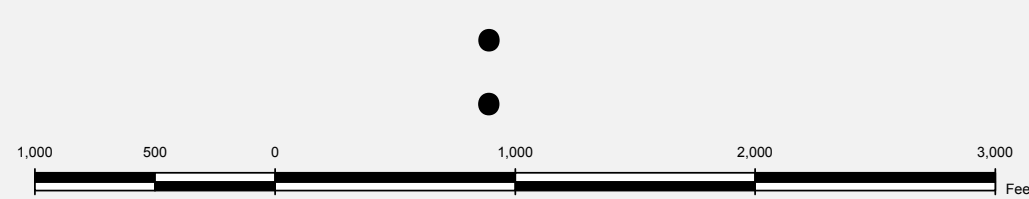


DRAWING TITLE
EXTERIOR
ELEVATIONS

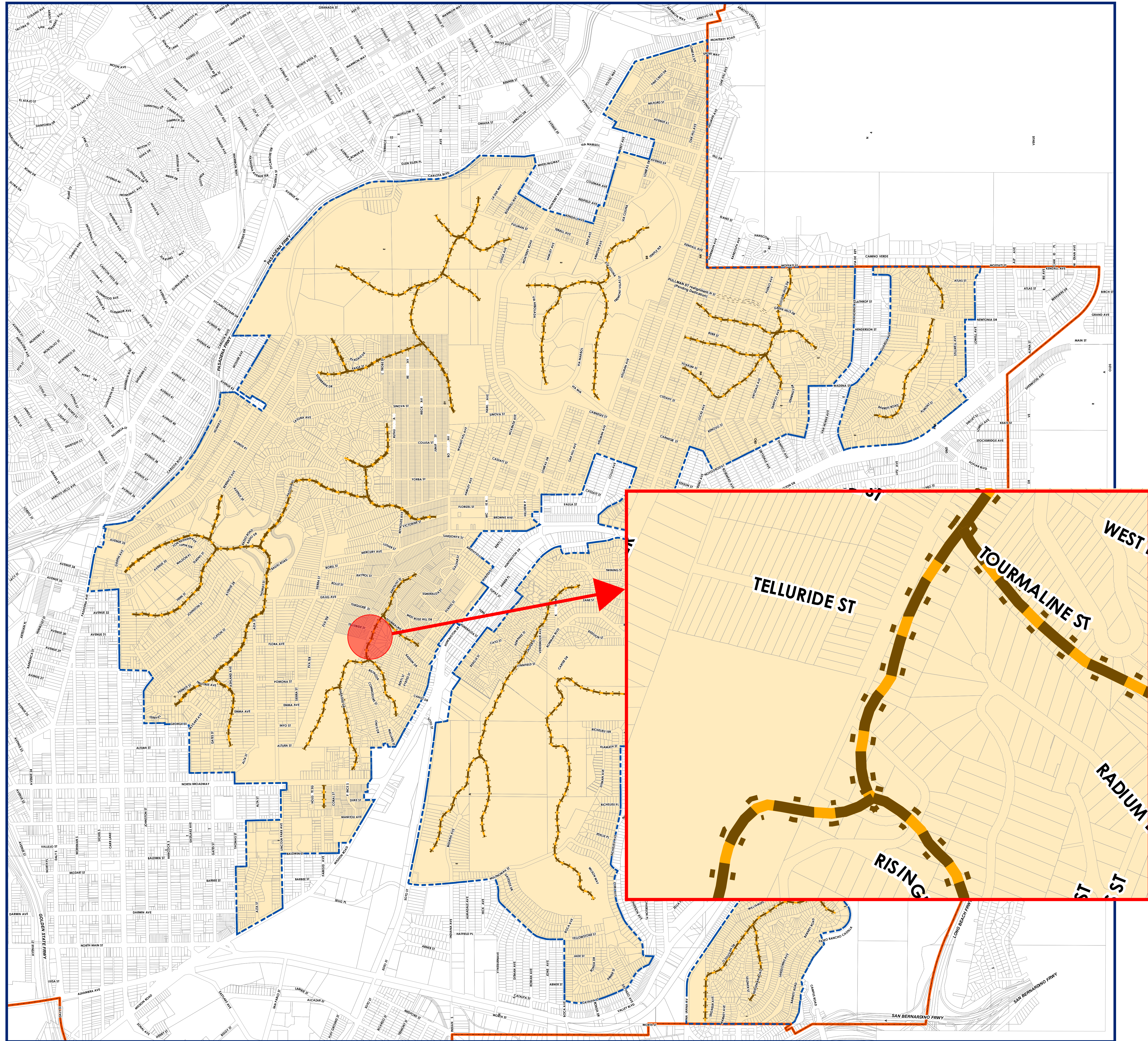
A3.1

Northeast LA Hillside Work Program

 Northeast LA Community Boundary



Date Printed: June, 2008

[illegible][illegible]

PROJECT ADDRESS: 3009 Amethyst St.
LA, CA 90032
PROJECT DESCRIPTION:
PROJECT TITLE:

SHEET TITLE:

Ridge Map

DRAWING SCALE

OWNER:
SINGLE FAMILY DWELLING

DATE:

Project Status

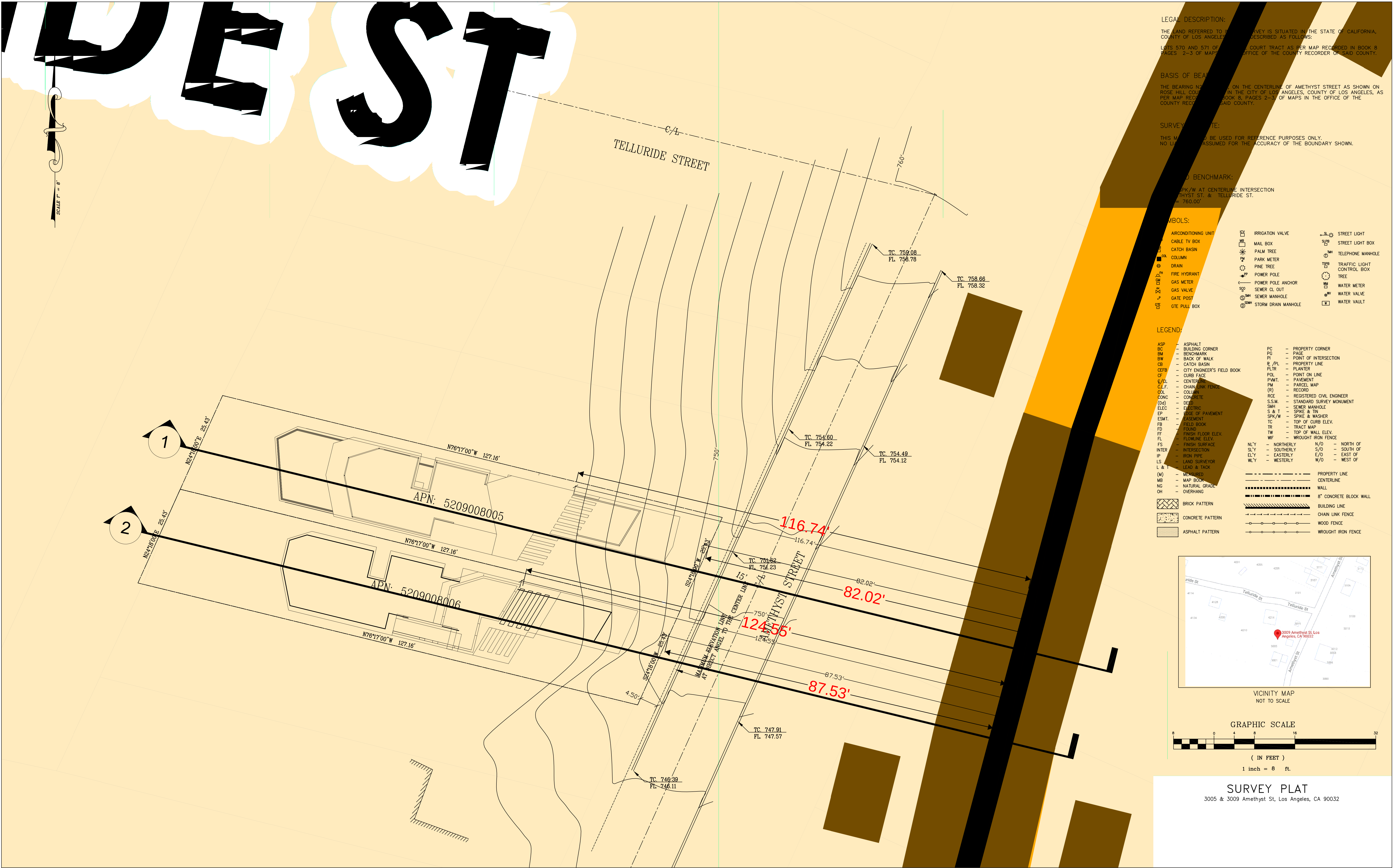
PROJECT JOB NUMBER:

A-14 01-2020

SHEET NUMBER:
A - 1.3

No	Revision	Description	Date
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3	01	DI	DI
4	01	SI	SI
5	01	PI	PI
6	01	DI	DI
7	01	SI	SI
8	01	PI	PI
9	01	DI	DI
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11	01	PI	PI
12	01	DI	DI
13	01	SI	SI
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16	01	SI	SI
17	01	PI	PI
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120	01	DI	DI
121	01	SI	SI
122	01	PI	PI
123	01	DI	DI
124	01	SI	SI
125	01	PI	PI
126	01	DI	DI

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LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOTS 570 AND 571 OF THE ROSE HILL COURTRAC COURT TRACT AS PER MAP RECORDED IN BOOK 8, PAGES 2-3 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:
THE BEARING NOTED ON THE CENTERLINE OF AMETHYST STREET AS SHOWN ON ROSE HILL COURTRAC COURT TRACT AS PER MAP RECORDED IN BOOK 8, PAGES 2-3 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEY NOTE:
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

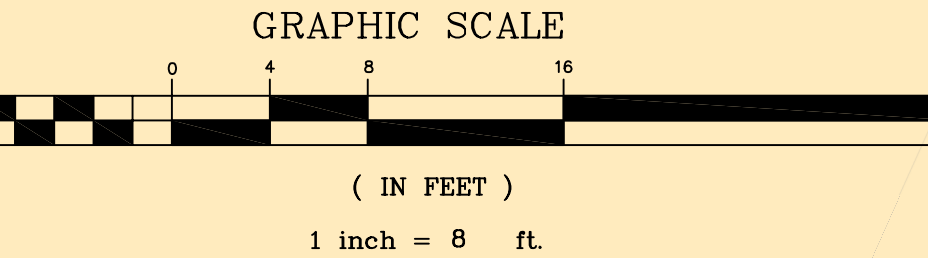
ADDITIONAL BENCHMARK:
BENCHMARK AT CENTERLINE INTERSECTION OF AMETHYST ST. & TELLURIDE ST. = 760.00'

- SYMBOLS:**
- AIRCONDITIONING UNIT
 - CABLE TV BOX
 - CATCH BASIN
 - COLUMN
 - DRAIN
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GATE POST
 - GTE PULL BOX
 - IRRIGATION VALVE
 - MAIL BOX
 - PALM TREE
 - PARK METER
 - PINE TREE
 - POWER POLE
 - POWER POLE ANCHOR
 - SEWER CL. OUT
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - STREET LIGHT
 - STREET LIGHT BOX
 - TELEPHONE MANHOLE
 - TRAFFIC LIGHT CONTROL BOX
 - TREE
 - WATER METER
 - WATER VALVE
 - WATER VAULT

- LEGEND:**
- ASP - ASPHALT
 - BC - BUILDING CORNER
 - BM - BENCHMARK
 - BW - BACK OF WALK
 - CB - CATCH BASIN
 - CEFB - CITY ENGINEER'S FIELD BOOK
 - CF - CURB FACE
 - C/L - CENTERLINE
 - C/L.F. - CHAIN LINK FENCE
 - COL - COLUMN
 - CONC - CONCRETE
 - (Dd) - DEAD
 - ELEC - ELECTRIC
 - EP - EDGE OF PAVEMENT
 - ESMT - EASEMENT
 - FB - FIELD BOOK
 - FD - FOUND
 - FT - FINISH FLOOR ELEV.
 - FL - FLOWLINE ELEV.
 - FS - FINISH SURFACE
 - INTER - INTERSECTION
 - IP - IRON PIPE
 - LS - LAND SURVEYOR
 - L & T - LEAD & TACK
 - (M) - MEASURED
 - MB - MAP BOOK
 - NG - NATURAL GRADE
 - OH - OVERHANG
 - PC - PROPERTY CORNER
 - PI - POINT OF INTERSECTION
 - PL - PROPERTY LINE
 - PLTR - PLANTER
 - POL - POINT ON LINE
 - PWMT - PAVEMENT
 - PM - PARCEL MAP
 - RECORD - RECORD
 - RCE - REGISTERED CIVIL ENGINEER
 - S.S.M. - STANDARD SURVEY MONUMENT
 - SMH - SEWER MANHOLE
 - S & T - SPIKE & T
 - SPK/W - SPIKE & WASHER
 - TC - TOP OF CURB ELEV.
 - TR - TRACT MAP
 - TW - TOP OF WALL ELEV.
 - WF - WROUGHT IRON FENCE
 - NLY - NORTHERLY
 - SLY - SOUTHERLY
 - ELY - EASTERLY
 - WLY - WESTERLY
 - N/O - NORTH OF
 - S/O - SOUTH OF
 - E/O - EAST OF
 - W/O - WEST OF
 - PROPERTY LINE
 - CENTERLINE
 - WALL
 - 8" CONCRETE BLOCK WALL
 - BUILDING LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WROUGHT IRON FENCE



VICINITY MAP
NOT TO SCALE



(IN FEET)
1 inch = 8 ft.

SURVEY PLAT
3005 & 3009 Amethyst St, Los Angeles, CA 90032

SCALE 1" = 5'

LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOTS 570 AND 571 OF ROSE HILL COURT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8, PAGES 2-3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:
THE BEARING N24°18'00"E, ON THE CENTERLINE OF AMETHYST STREET AS SHOWN ON ROSE HILL COURT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8, PAGES 2-3, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S NOTE:
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

ASSUMED BENCHMARK:
FOUND SPK/W AT CENTERLINE INTERSECTION OF AMETHYST ST. & TELLURIDE ST.
ELEV. = 760.00'

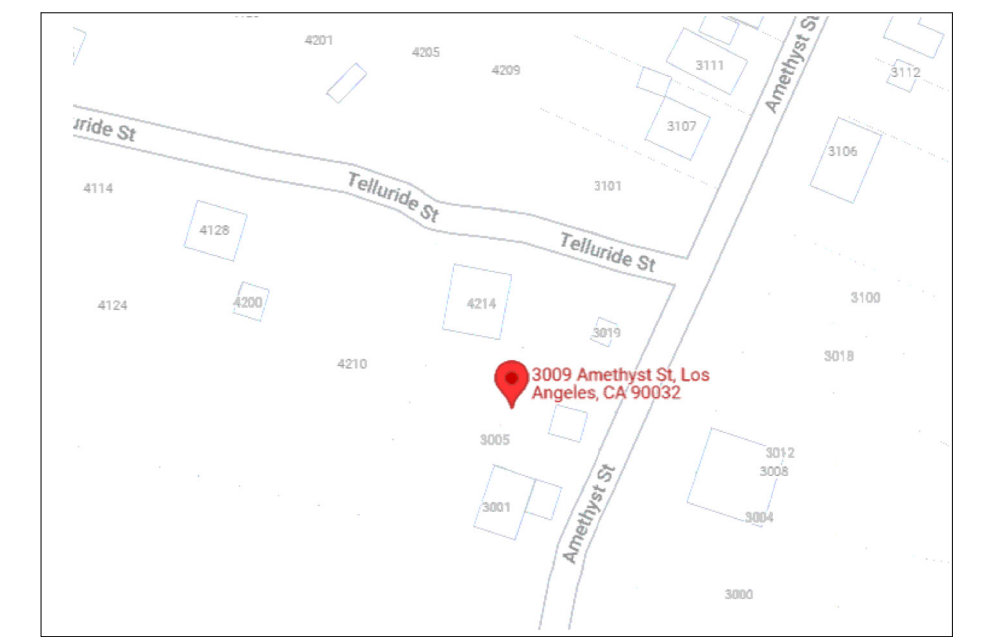
SYMBOLS:

	AIRCONDITIONING UNIT		IRRIGATION VALVE		STREET LIGHT
	CABLE TV BOX		MAIL BOX		STREET LIGHT BOX
	CATCH BASIN		PALM TREE		TELEPHONE MANHOLE
	COLUMN		PARK METER		TRAFFIC LIGHT CONTROL BOX
	DRAIN		PINE TREE		TREE
	FIRE HYDRANT		POWER POLE		WATER METER
	GAS METER		POWER POLE ANCHOR		WATER VALVE
	GAS VALVE		SEWER CL OUT		WATER VAULT
	GATE POST		SEWER MANHOLE		
	GTE PULL BOX		STORM DRAIN MANHOLE		

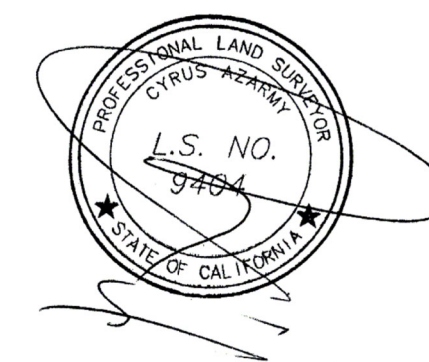
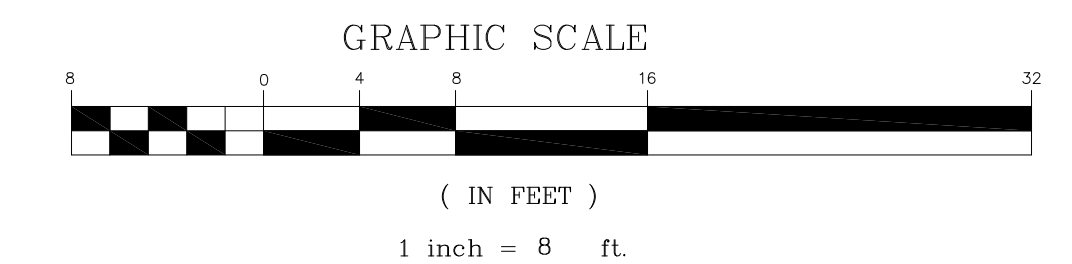
LEGEND:

ASP	ASPHALT	PC	PROPERTY CORNER
BC	BUILDING CORNER	PG	PAGE
BM	BENCHMARK	PI	POINT OF INTERSECTION
BW	BACK OF WALK	PL	PROPERTY LINE
CB	CATCH BASIN	R / PL	PLANTER
CEFB	CITY ENGINEER'S FIELD BOOK	PLTR	POINT ON LINE
CF	CURB FACE	POL	PAVEMENT
C/L	CENTERLINE	PMT.	PARCEL MAP
CL.F.	CHAIN LINK FENCE	PM	RECORD
COL	COLUMN	(R)	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	RCE	STANDARD SURVEY MONUMENT
(OD)	DEED	S.S.M.	SEWER MANHOLE
ELEC	ELECTRIC	SMH	SPIKE & TIN
EP	EDGE OF PAVEMENT	S & T	SPIKE & WASHER
ESMT.	EASEMENT	SPK/W	TOP OF CURB ELEV.
FB	FIELD BOOK	TC	TRACT MAP
FD	FOUND	TR	TOP OF WALL ELEV.
FF	FINISH FLOOR ELEV.	TW	WROUGHT IRON FENCE
FL	FLOWLINE ELEV.	WIF	
FS	FINISH SURFACE	NLY	NORTHERLY
INTER	INTERSECTION	SLY	SOUTHERLY
IP	IRON PIPE	S/O	SOUTH OF
LS	LAND SURVEYOR	ELY	EASTERLY
L & T	LEAD & TACK	E/O	EAST OF
(M)	MEASURED	WLY	WESTERLY
MB	MAP BOOK	N/O	NORTH OF
NO	NATURAL GRADE	S/O	SOUTH OF
OH	OVERHANG	ELY	EAST OF
		W/O	WEST OF

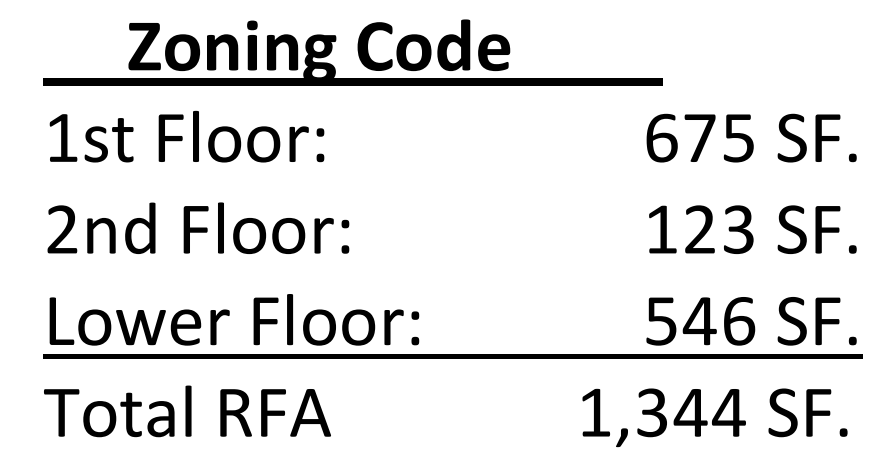
PROPERTY LINE
CENTERLINE
WALL
8" CONCRETE BLOCK WALL
BUILDING LINE
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE



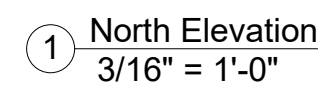
VICINITY MAP
NOT TO SCALE



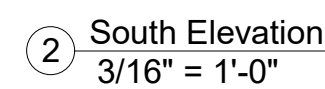
TITLE: SURVEY PLAT 3005 & 3009 Amethyst St, Los Angeles, CA 90032		
CLIENT: REZA HADIAN	Land Topography Corp. 4402 Charlemont Ave. Woodland Hills, CA 91364 Cell: (818)334-9135 E-Mail: azarmypls@gmail.com	JOB NO.: 2030 DATE: 02/15/2022 REVISION (S):
SCALE: 1"= 10'		SHEET 1 OF 1 SHEET

Page 2 of 3[illegible]

Area A – Slope less than 15 percent;
Area B – Slope at least 15 percent, but less than 30 percent;
Area C – Slope at least 30 percent, but less than 45 percent;
Area D – Slope at least 45 percent, but less than 60 percent;
Area E – Slope at least 60 percent, but less than 100 percent;
Area F – Slope greater than 100 percent.



② South Elevation
 $3/16" = 1'-0"$



(d) Any occupied rooftop deck shall be set back at least three feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

[illegible]

PROJECT ADDRESS:
3005 Amethyst St.
LA, CA 90032

PROJECT DESCRIPTION:
New Single Family Dwelling

PROJECT TITLE:
Amethyst House - 1

SHEET TITLE:

R-1

Articulation

DRAWING SCALE
3/16" = 1'-0"

OWNER: _____

DATE: 08/16/2021

A-14 01-2020

SHEET NUMBER:
A - 3.2

DAY OF HEARING SUBMISSIONS