

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

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



Planning APC East LA <apceastla@lacity.org>

Re: public comments to plans

2 messages

Tom Jung <jungpartyoffour@gmail.com>

Tue, May 3, 2022 at 11:06 AM

To: Olga Ruano <Olga.Ruano@lacity.org>, Planning APCEastLA <apceastla@lacity.org>

Hi
I'm reaching to the planning commission meeting for help rectifying flawed city plans. Please put me on the agenda.

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MAY 11, 2022 AFTER 4:30 P.M.
(via TELECONFERENCE)**

I am reaching out to the city council for assistance in holding the Olson Company responsible for the damages they caused from their development.
Their development at (Fig and Fifty) 118 S. Avenue 50, 90042 is next to my property. Olson Company had incorrect drainage plans and several design flaws. I have had to hire lawyers and engineers to make them aware of their issue. We have even convinced LADBS of the flaws and LADBS issued a correction order to the Olson Company.

Bottom line: I have had to absorb the cost of their development due to the incompetence of Donna Choi, Christopher Arrellano, and Dana Sayles.

Make sure that LADBS has fully reviewed all the plans including fine grading plans, drainage analysis, and parking and traffic analysis. Lobbyists like Dana Sayles do backdoor dealings with City Planning and LADBS to perform limited and flawed plan reviews. This forces the neighboring residents to hire their own Engineers to review these plans. LA City should burden rent controlled properties with flawed plan reviews.

--
Tom

Tom Jung <jungpartyoffour@gmail.com>

Fri, May 6, 2022 at 4:16 PM

To: Olga Ruano <Olga.Ruano@lacity.org>, Planning APCEastLA <apceastla@lacity.org>

Please confirm I have a slot to speak about my concerns.

[Quoted text hidden]

--
Tom

DAY OF HEARING SUBMISSIONS

Case Numbers:
ZA-2020-752-ZAD-ZAA-1A
3005 North Amethyst St.

ZA-2020-781-ZAD-ZAA-1A
3009 North Amethyst St.

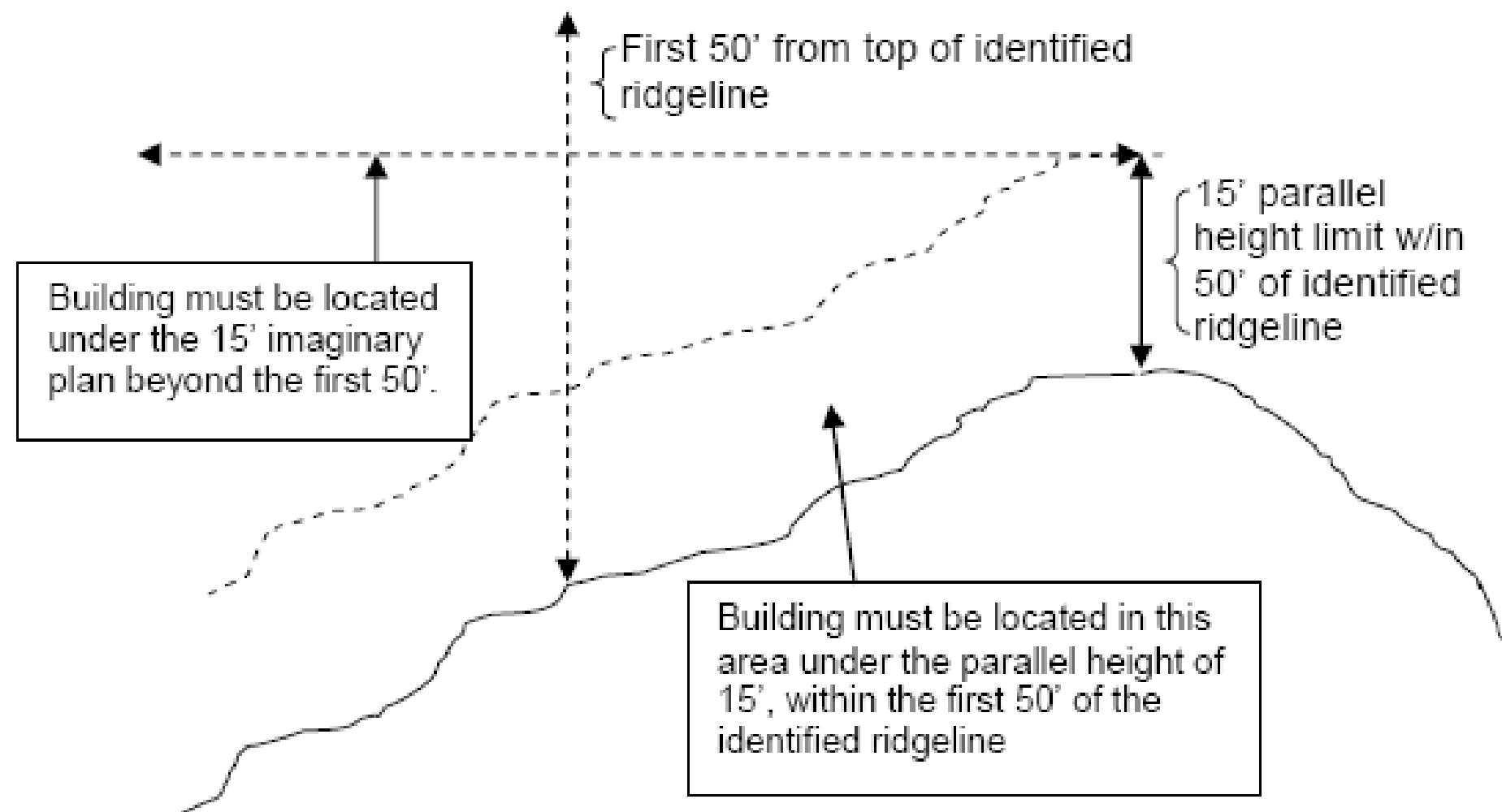
Appellant presentation for hearing
East Los Angeles Area Planning Commission
5/11/2022

The project as shown in case drawings on the department of planning website uploaded 6/30/2021 does not conform to the following key aspects of applicable zoning code/ordinances.

1. The project exceeds the height limitation contained within the Northeast Hillside Ordinance No.108403 Section A.2.e. by approximately 5'-6" (37%). The building height above the street level is 20'-6" and is required to not exceed 15' height within 50' of the ridgeline and 15' above the ridgeline beyond 50' distance. A review of the specific conditions in the building section profile, shows the building up to 8'-5" (56%) above the height limitation.
2. The project exceeds the maximum allowable Residential Floor Area per the Northeast Hillside Ordinance No.108403 Section 3.A.2 / LAMC 12.03 by approximately 194 sq ft / 13% (3005 Amethyst) and 244 ft2 / 18% (3009 Amethyst)
3. The project has side walls exceeding 14 feet in height and a continuous length greater than 45 feet without an offset/plane break that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet as required by 12.08.C.2.

PLAN SUBMITTAL - REQUIRED MATERIALS TO BE SUBMITTED TO LADBS:

10. If located along a ridgeline identified on "Northeast LA Ridgelines" map with 50' buffer delineated on all site plans. See below:



REFERENCE:

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE

Effective Date: January 16, 2009

ZI NO. 2399
NORTHEAST HILLSIDES ZONE CHANGE ORDINANCE
ORDINANCE NO. 108,403

SECTION 2, 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.

Northeast Los Angeles

Northeast LA Hillside Work Program

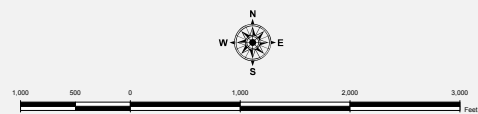
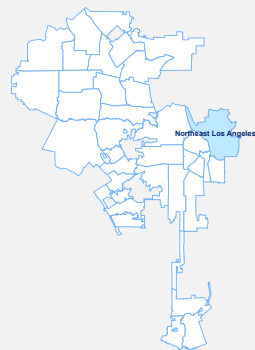
Ridgelines, Vacant Lots,
Parks, Public Open Space/Facilities

Legend

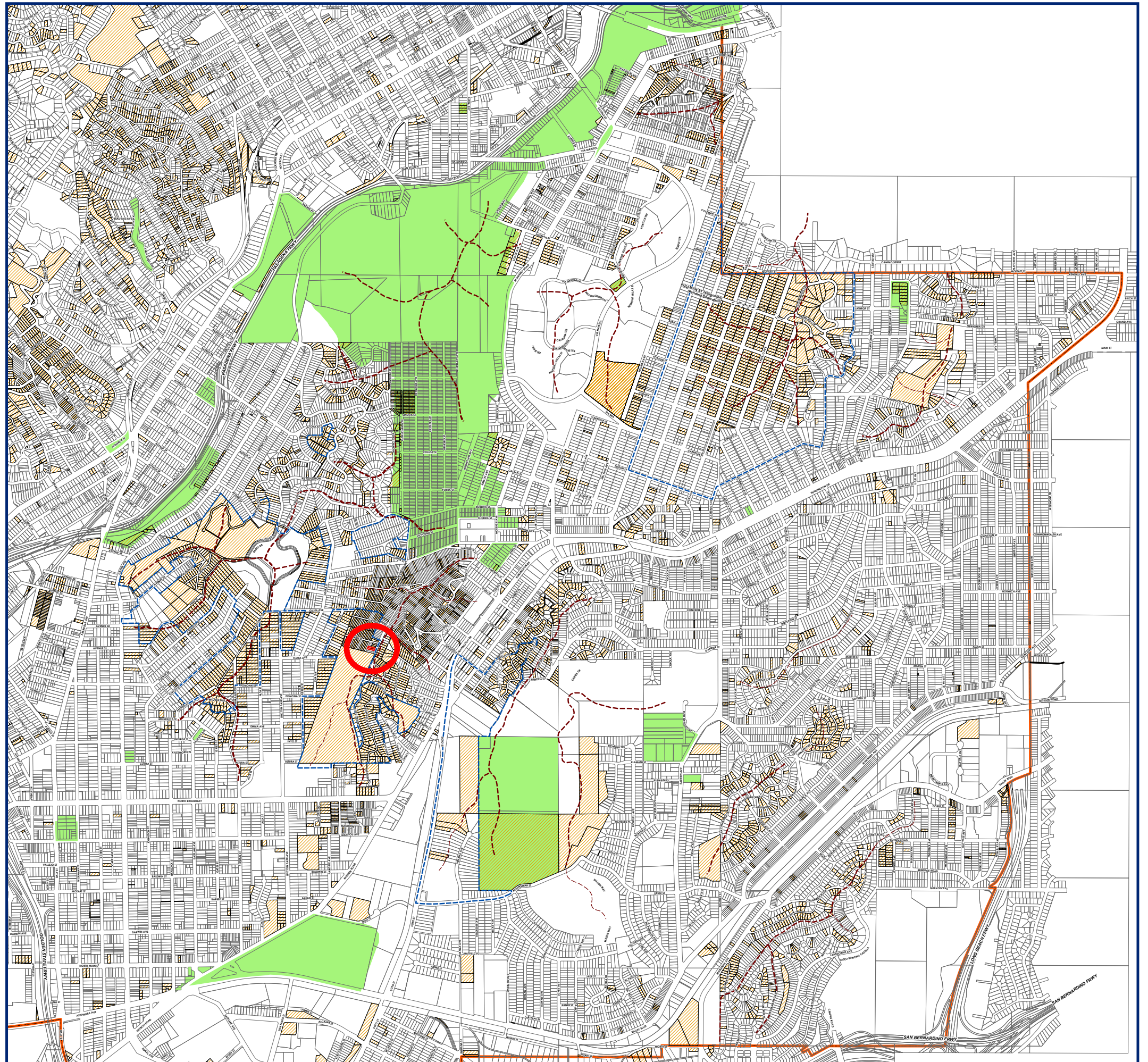
Ridgelines

- Major
- Secondary

- Northeast LA Hillside ICO
- Parks, Public Open Space/Facilities
- Vacant Lots
- Northeast LA Community Boundary



Disclaimer:
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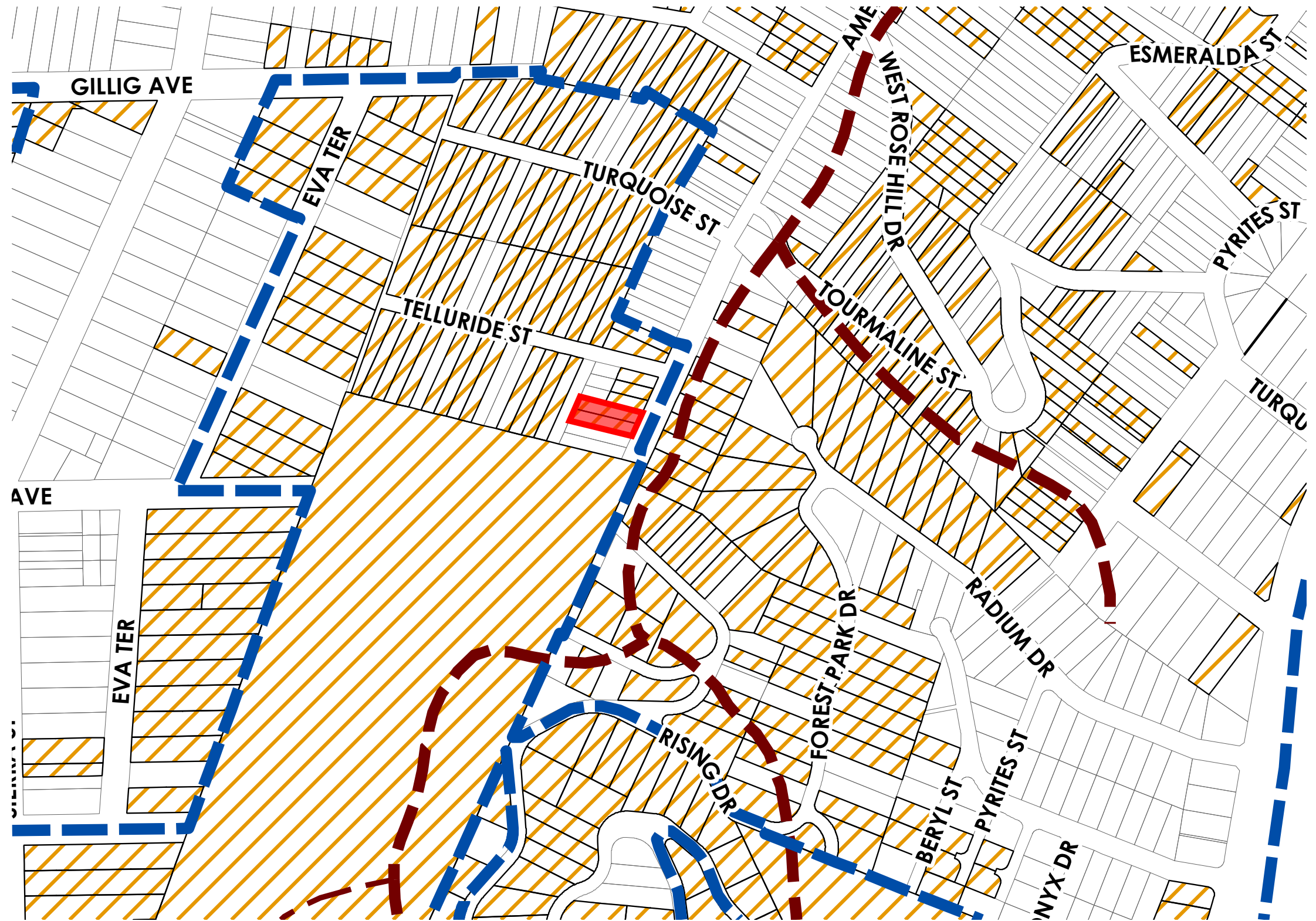


Legend

Ridgelines

- Major
- Secondary

- Northeast LA Hillside ICO
- Parks, Public Open Space/Facilities
- Vacant Lots
- Northeast LA Community Boundary





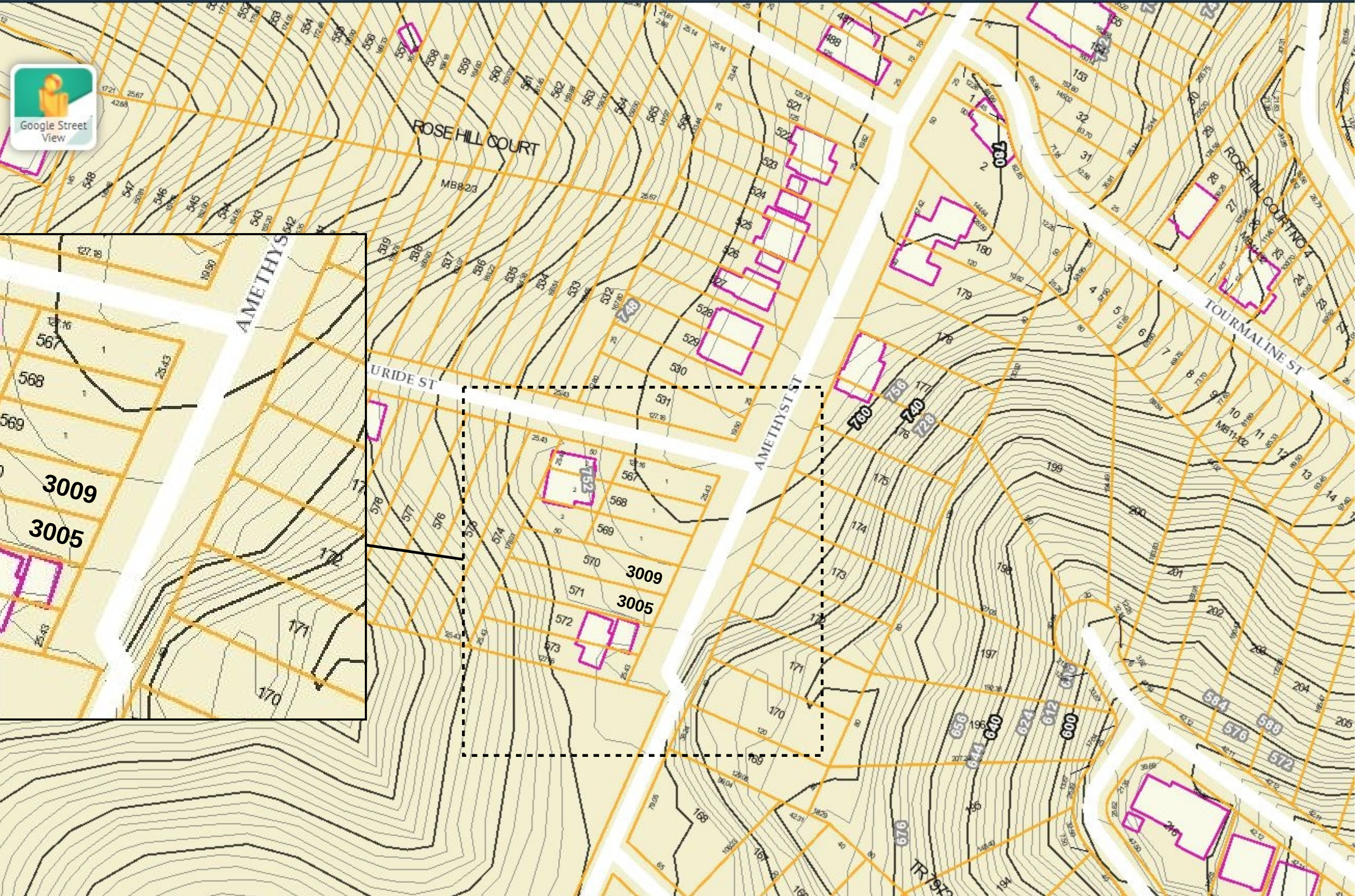


3005

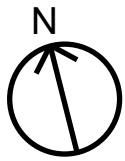
3009

Amethysts

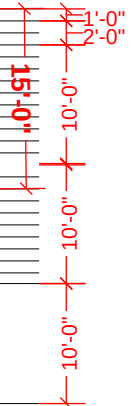
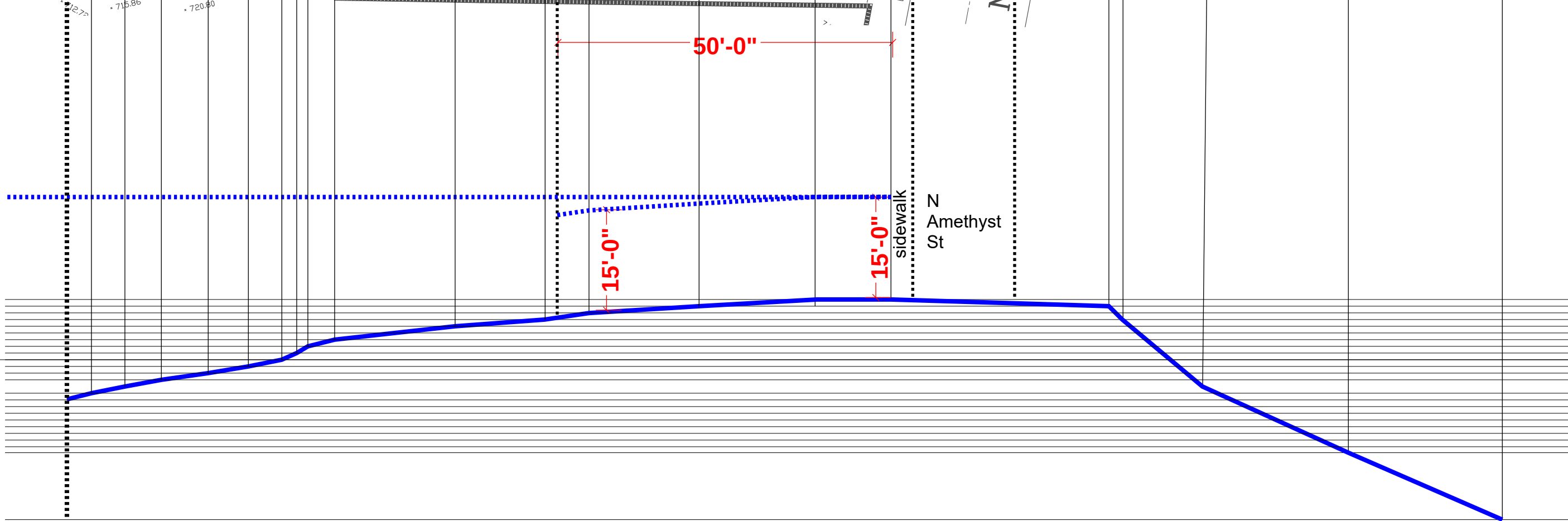
Google



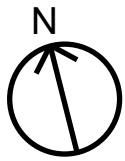
1/16" = 1'-0'



0 50 100ft

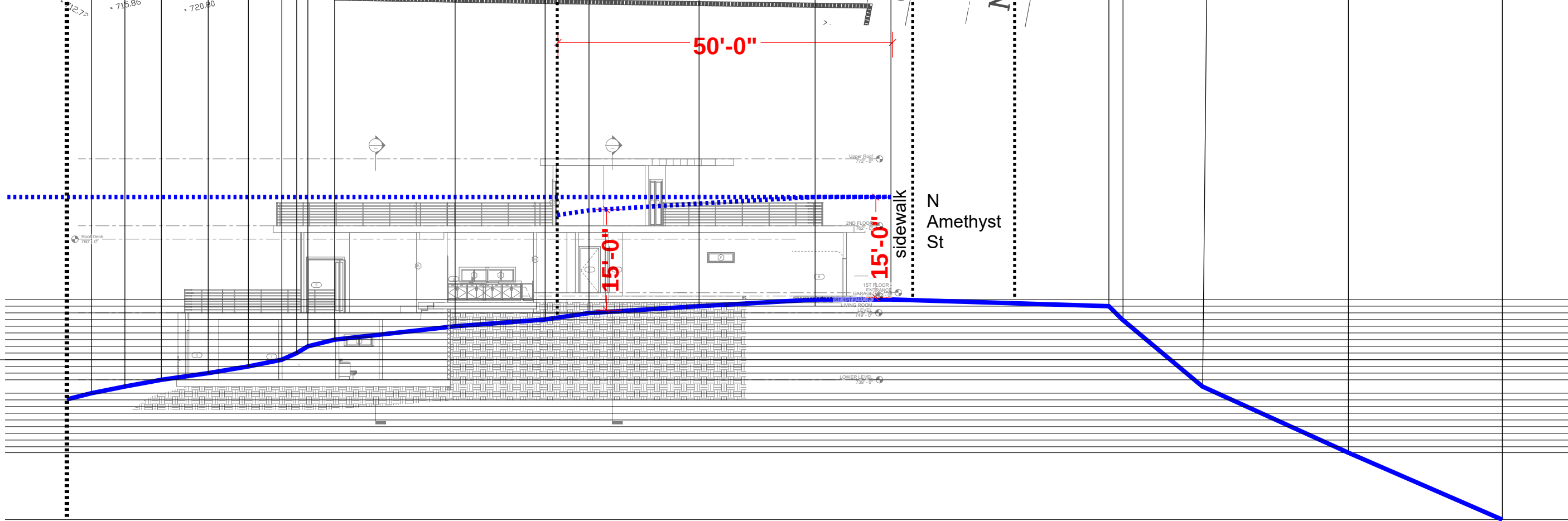


1/16" = 1'-0"



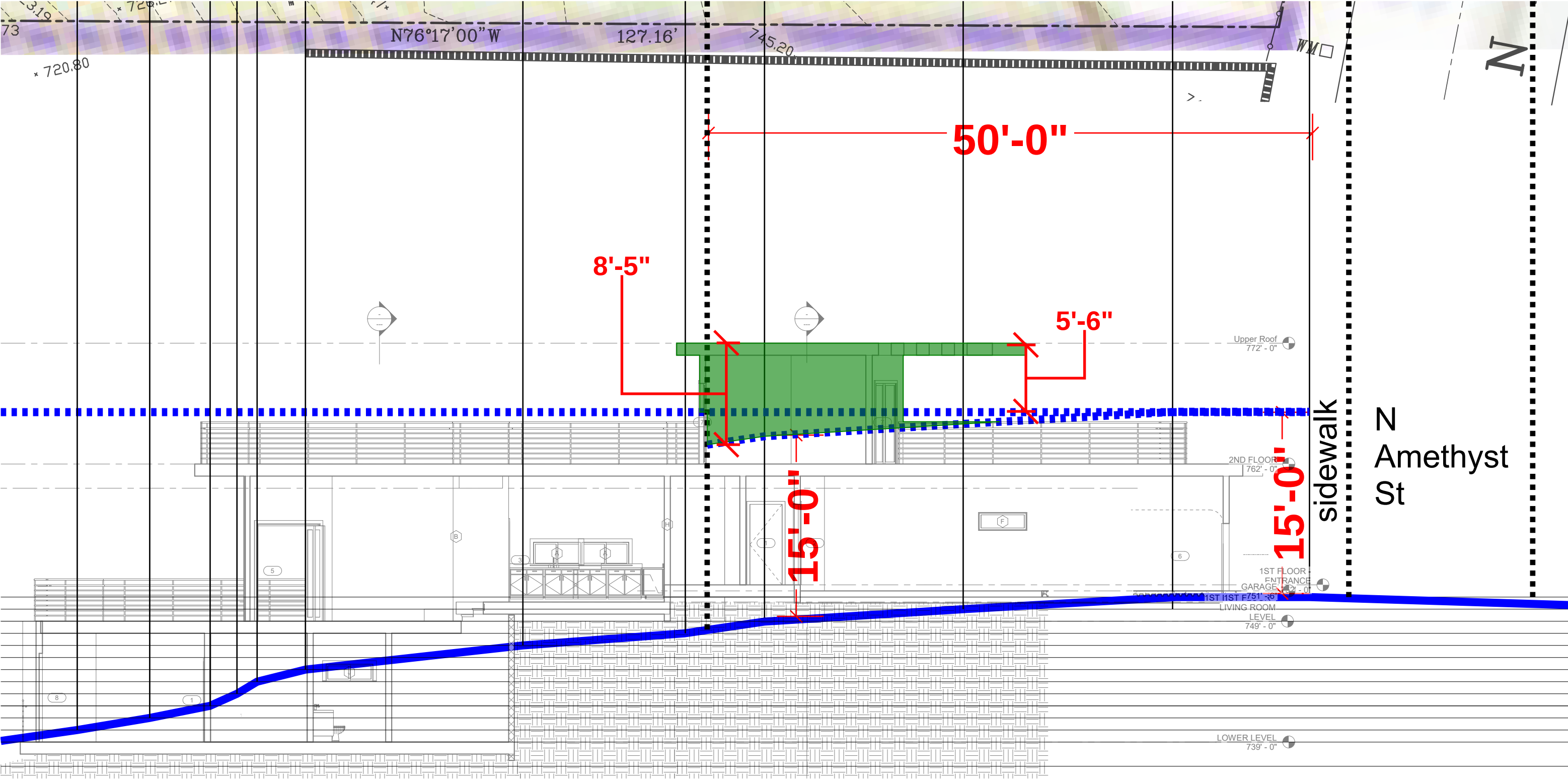
0 50

100ft



15'-0"
10'-0"
10'-0"
10'-0"

1/8" = 1'-0"



2. That the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

4. The subject use is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan.

8. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

p8

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p15

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p16

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p17

Approval of the requests will facilitate the construction of one new single-family dwelling that is compliant with the requirements and limitations of the zoning code and Northeast Los Angeles Hillside Ordinance.

p18

Granting relief from these roadway improvement requirements will facilitate the construction of one new single-family dwelling that is compliant with the requirements and limitations of the zoning code and Northeast Los Angeles Hillside Ordinance. Denial of the requests burdens the applicant with disproportionate improvement requirements that are infeasible.

p19

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a 3,178.9-square foot, vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p20

deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p20

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a 3,178.9-square foot, vacant, hillside lot. Vehicle access will be taken from the western side of Amethyst Drive. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p21

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p21

Granting relief from these requirements will facilitate the construction of one new single-family dwelling that is compliant with the requirements and limitations of the zoning code and Northeast Los Angeles Hillside Ordinance. Denial of the requests burdens the applicant with disproportionate improvement requirements that would render the project infeasible. For these reasons, the site and existing improvements

p22

The project proposes the construction of a new single-family dwelling with attached two-car garage, on vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p24

The project proposes the construction of a new single-family dwelling with attached two-car garage, on a 3,178.9-square foot, vacant, hillside lot. With the exception of the requested deviations from street improvements and side yard setbacks, the project is otherwise represented as compliant with the underlying zoning regulations, including the Northeast Los Angeles Hillside Ordinance.

p26

Granting relief from the side yard setback requirement will facilitate the construction of one new single-family dwelling that is compliant with the requirements and limitations of the zoning code and Northeast Los Angeles Hillside Ordinance. Denial of the requests results in an unnecessarily narrow dwelling that may render it undesirable.

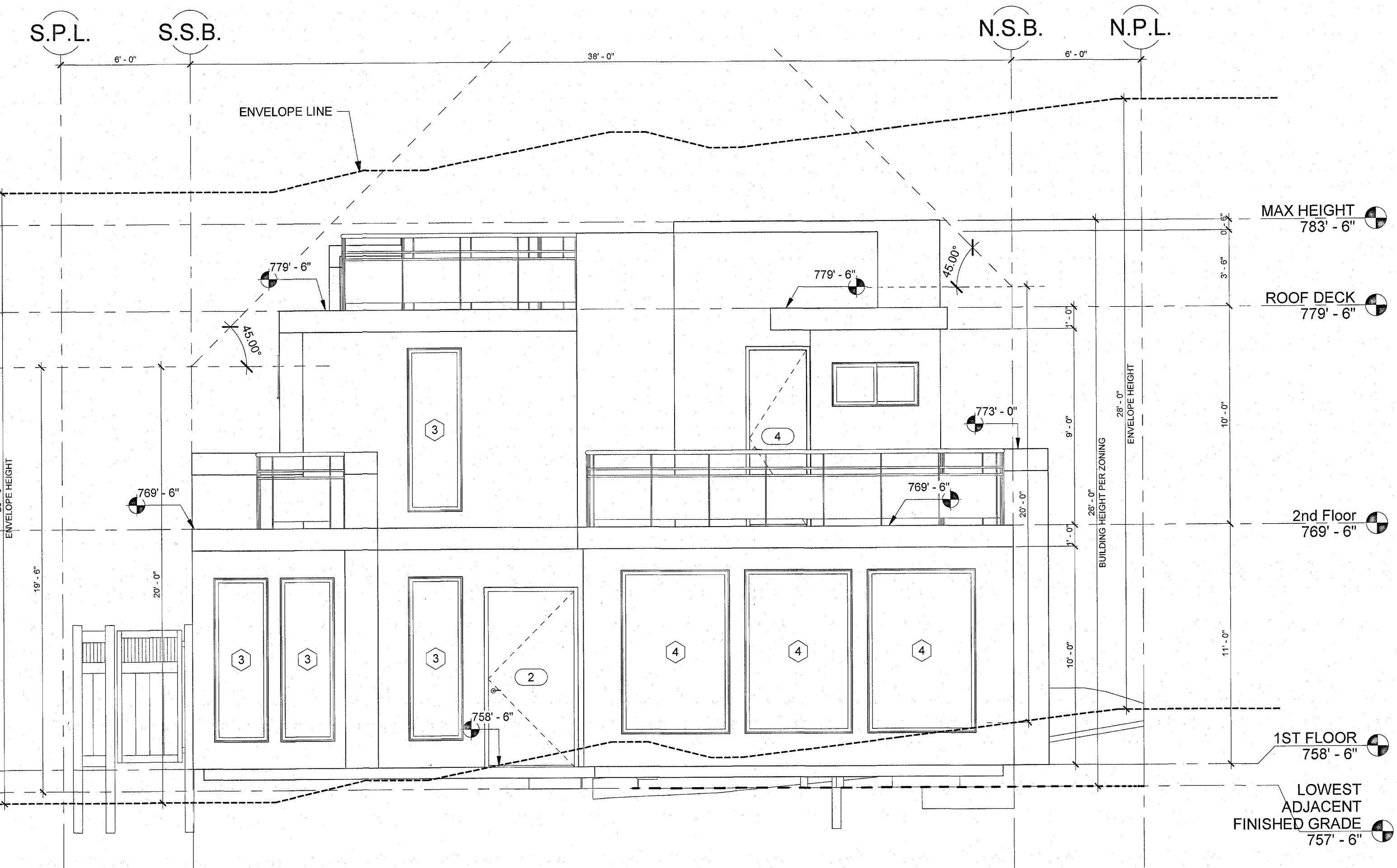
p24 The proposed development does not require any deviations from the Northeast Hillside Ordinance regulations that govern site planning, building envelope or massing. A review by the Fire Department is required to ensure that emergency access is retained. Compliance with the Department of Building and Safety Grading

p9 This project by providing 3 feet side yard setback, keeping the height within the maximum envelop height, and having the right building material matching architecture style, is still in substantial conformance with provisions of Northeast Hillside Ordinance (ZI2399).

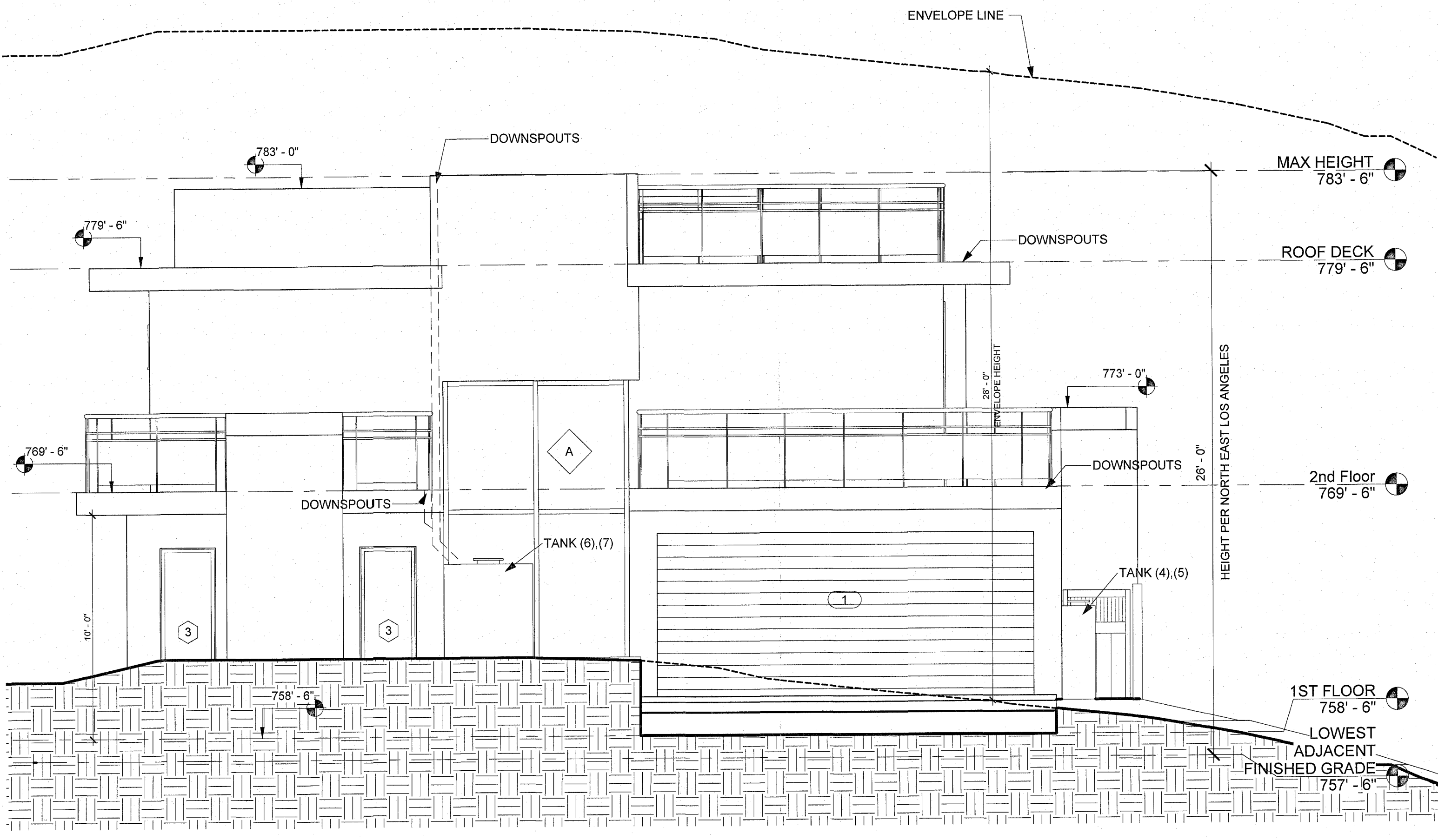
Case Numbers:
ZA-2020-752-ZAD-ZAA-1A
3005 North Amethyst St.

ZA-2020-781-ZAD-ZAA-1A
3009 North Amethyst St.

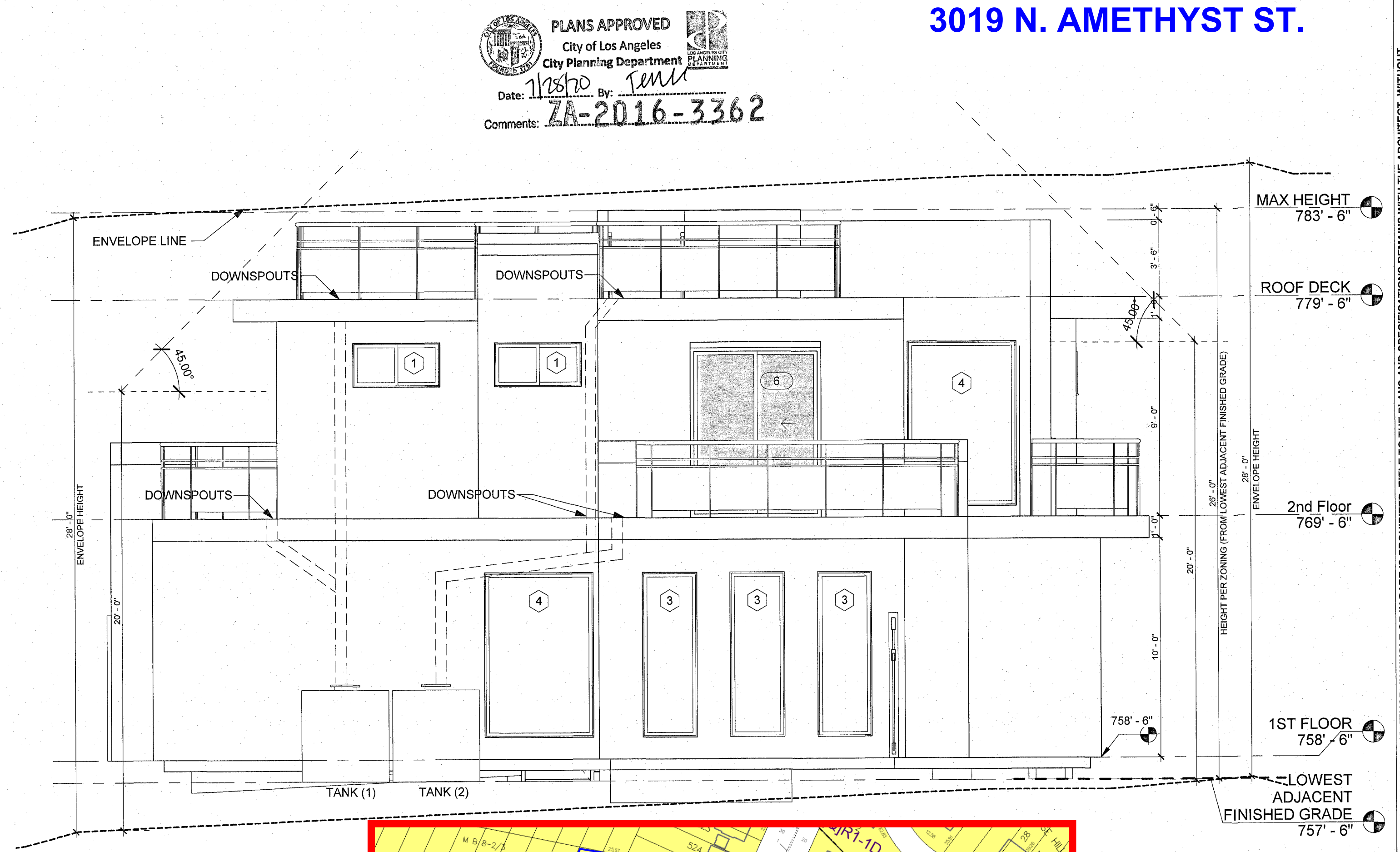
END



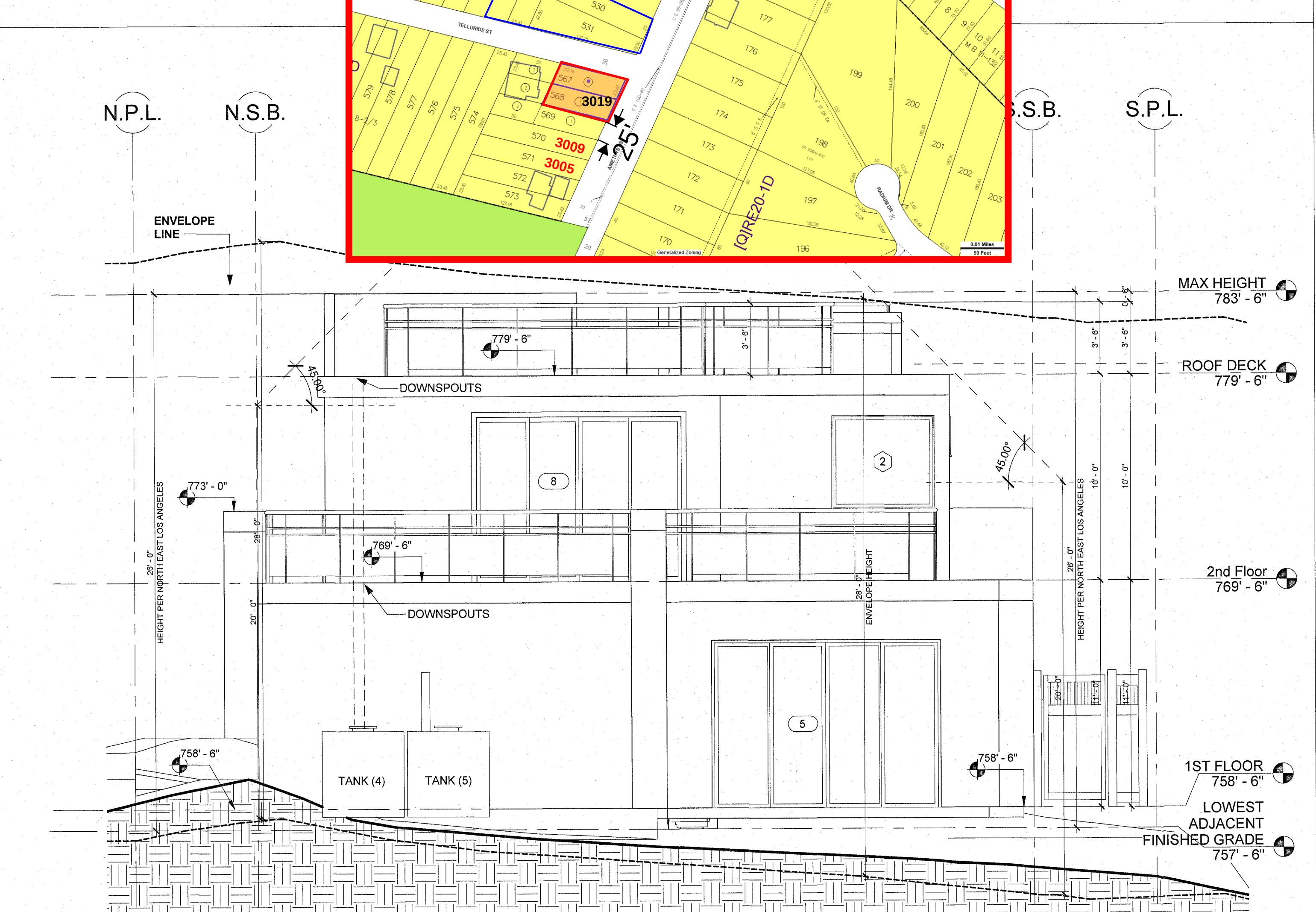
- 2-STORY SINGLE FAMILY HOUSE
- 25 FEET AWAY FROM 3005 & 3009 AMETHYST.
- MAXIMUM HEIGHT = 26 FEET
- CLOSER TO STREET SIDE (15' TO AMETHYST ST & 5' TO TELLURIDE ST
- APPROVED JULY 28, 2020



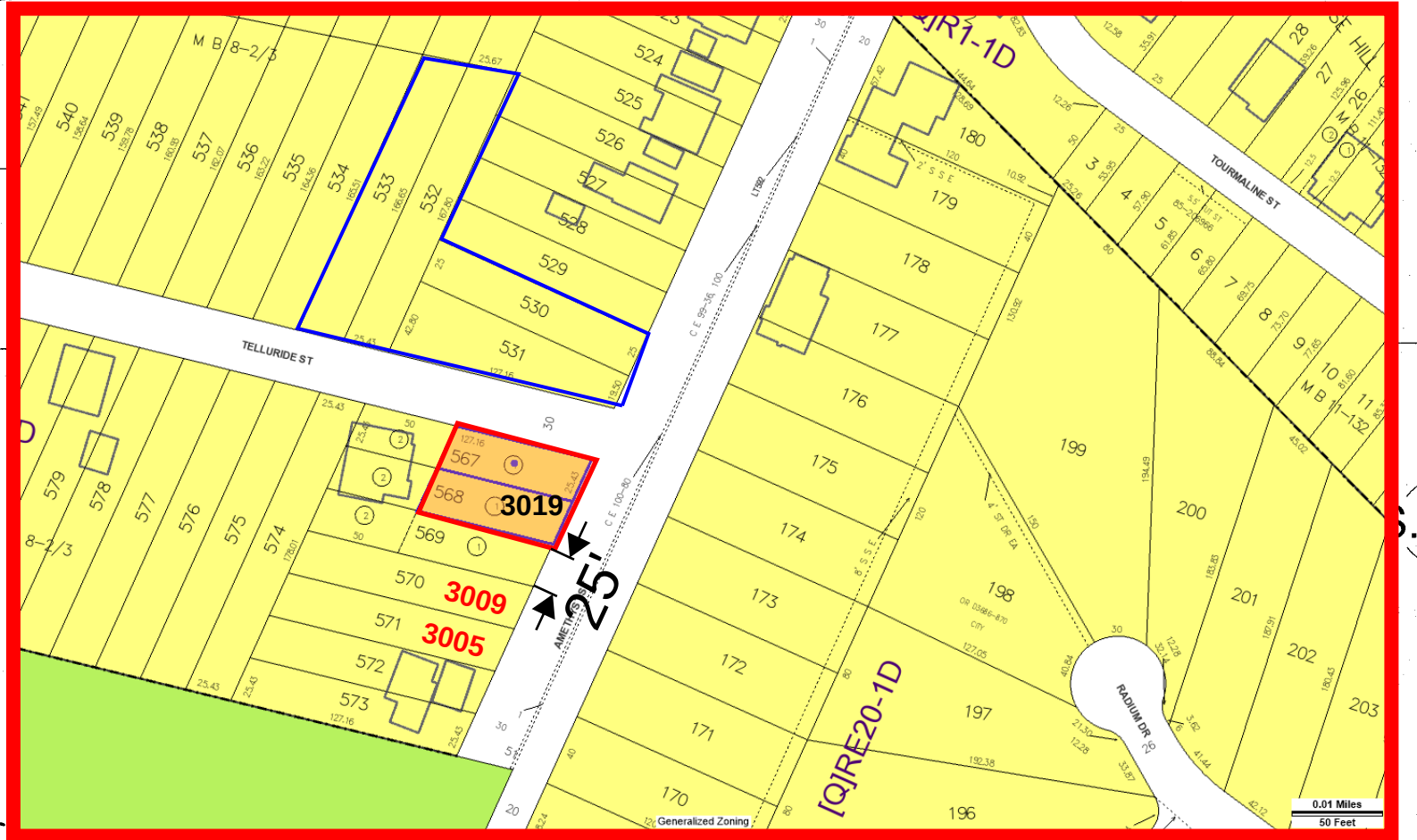
② North Elevation - RIGHT
1/4" = 1'-0"



③ South Elevation - LEFT
1/4" = 1'-0"



④ West Elevation - REAR
1/4" = 1'-0"

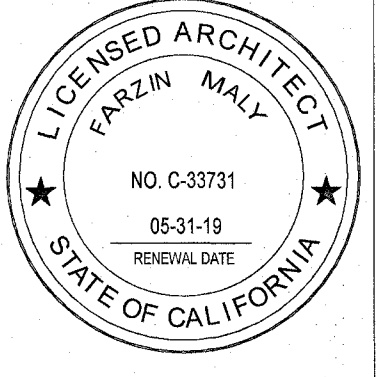


PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 1/28/20 By: [Signature]
Comments: ZA-2016-3362

3019 N. AMETHYST ST.

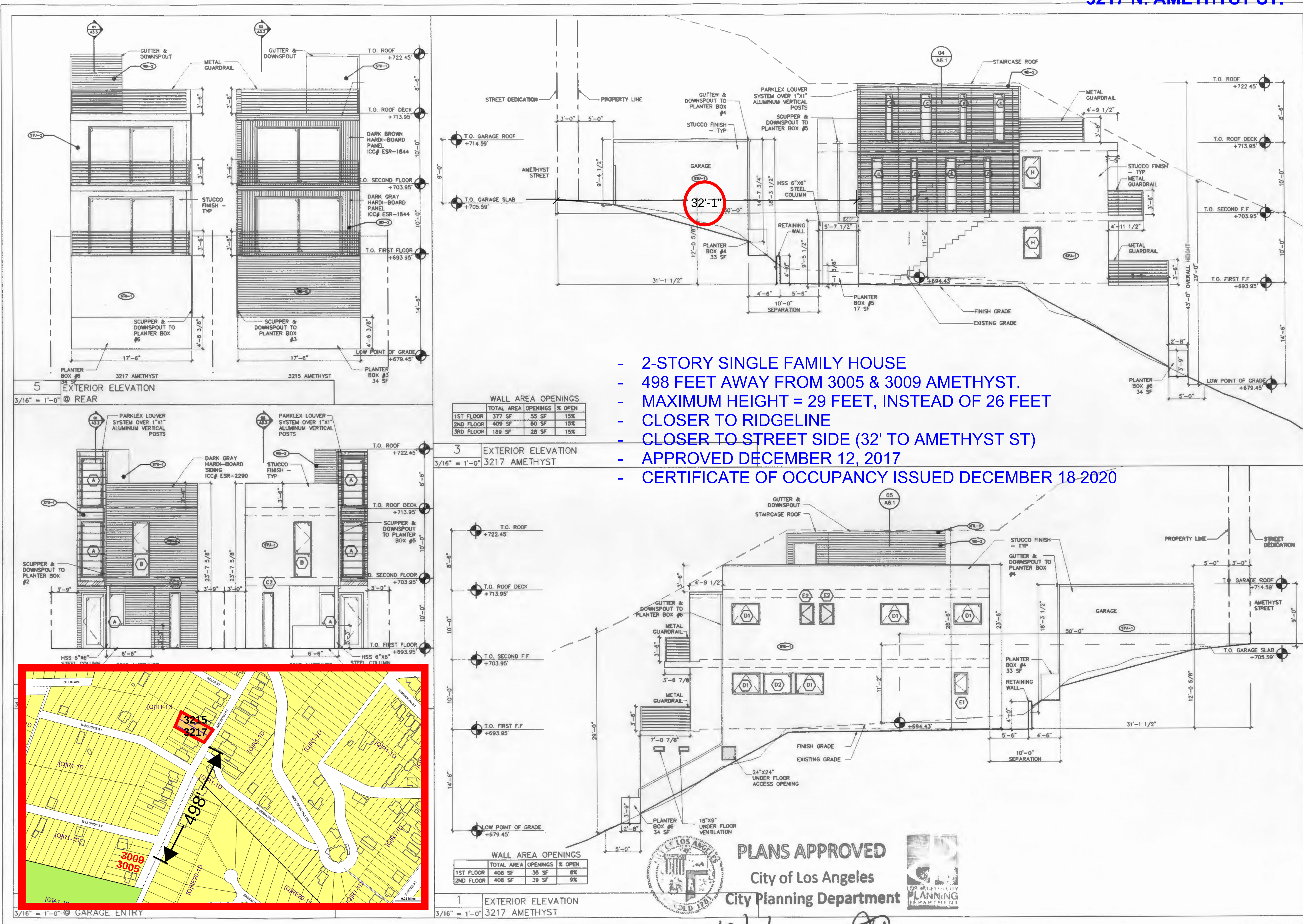
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REVISIONS 1 2 3 NO. 1 2 3 NO.		OWNER AND PROJECT ADDRESS: BRET LOUIS 3019 AMETHYST ST LOS ANGELES CA, 90032	SHEET TITLE: ELEVATIONS
ARCHITECT: FARZIN MALY 7136 Haskell Ave. #320 Van Nuys, CA 91406 Ph: 818 770 0161 Email: farzin.maly@gmail.com		PROJECT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



A4.01

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



- 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

OWNER: Benjamin Homing
305 N. Harbor Blvd.
#106
Fullerton, CA 92632
(714) 680-0417

LANDSCAPE: Emerald Design
305 N. Harbor Blvd.
#106
Fullerton, CA 92632
(714) 680-0417

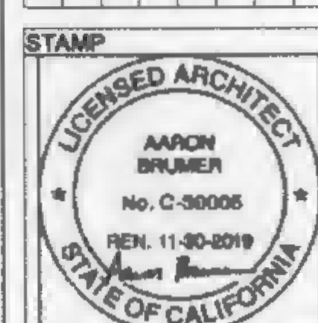
CIVIL: KES Technologies Inc
8 Orchard St., 200
Lake Forest, CA 92650
(949) 232-8883
(916) 489-4076

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 REVISIONS
5	07.08.2017	PLAN CHECK CORRECTIONS
6	11.28.2017	PERMIT SET



DRAWING TITLE
EXTERIOR
ELEVATIONS

A3.1

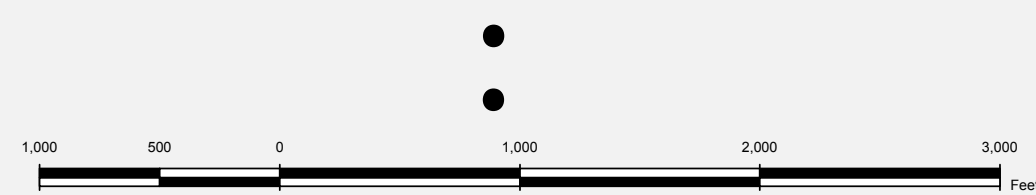
Comments: CASB # 2015-0566-ZAA-ZAN

1 ZA-2015-0566-ZAD-ZAA

Northeast LA Hillside Work Program Ridgelines

 New Proposed Hillside Boundary

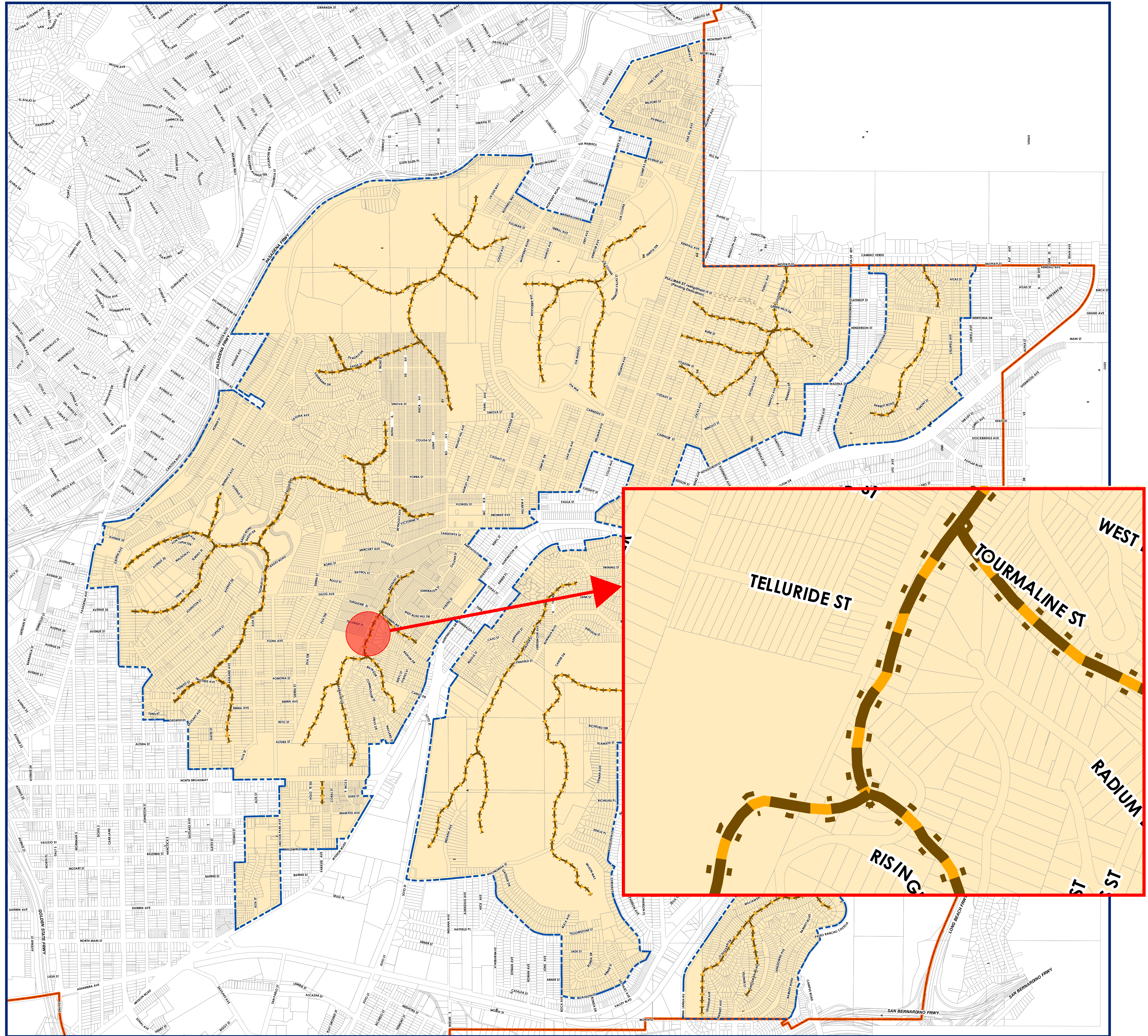
 Northeast LA Community Boundary



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Date Printed: June, 2008

[illegible]

SHEET NUMBER:

A - 1.3



PAYYA
DESIGN STUDIO

4320 VENTURA BLVD.
No. 267
HERMAN OAKS, CA 91423
818.618.4277
reza@payyadesignstudio.com



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.

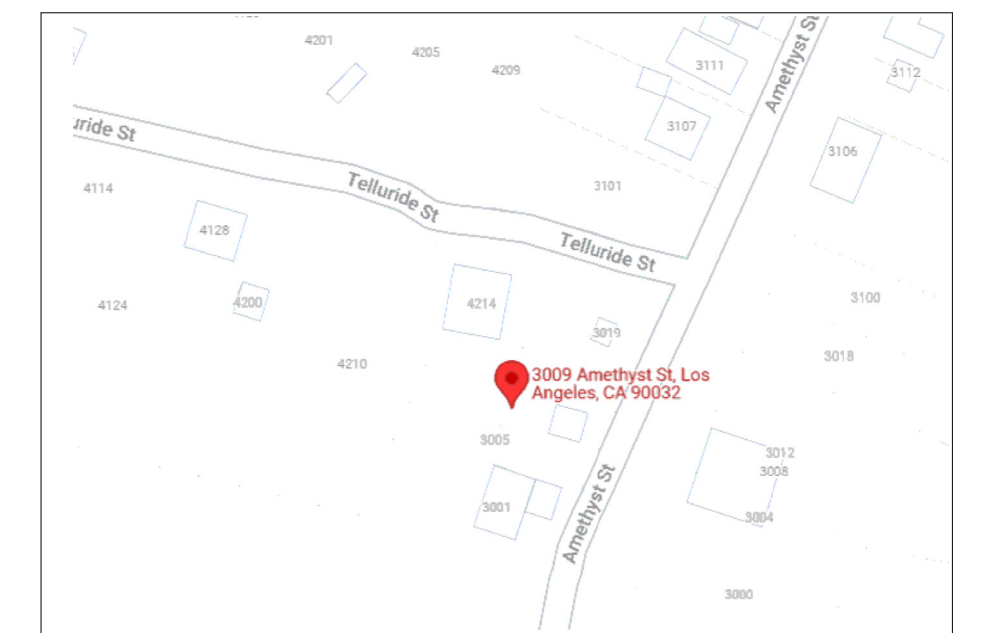
SURVEYOR'S NOTE:
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

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

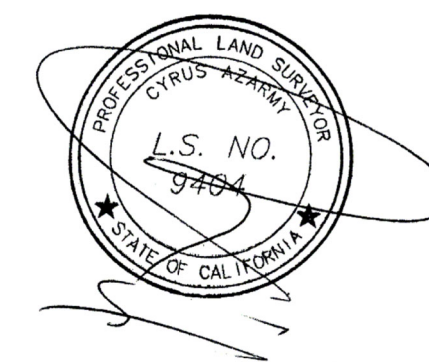
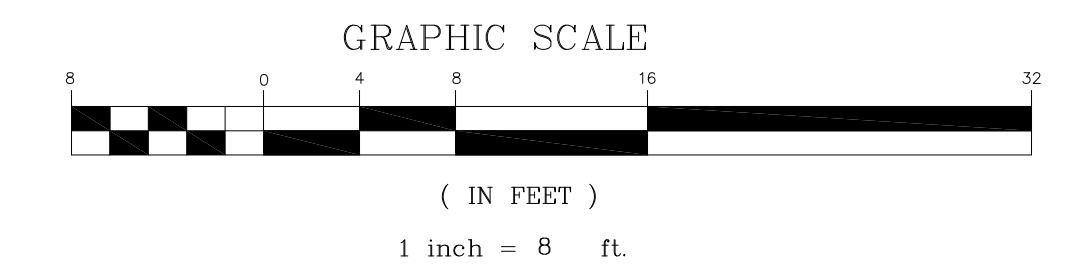
SYMBOLS:		
	AIRCONDITIONING UNIT	
	CABLE TV BOX	
	CATCH BASIN	
	COLUMN	
	DRAIN	
	FIRE HYDRANT	
	GAS METER	
	GAS VALVE	
	GATE POST	
	GTE PULL BOX	

LEGEND:

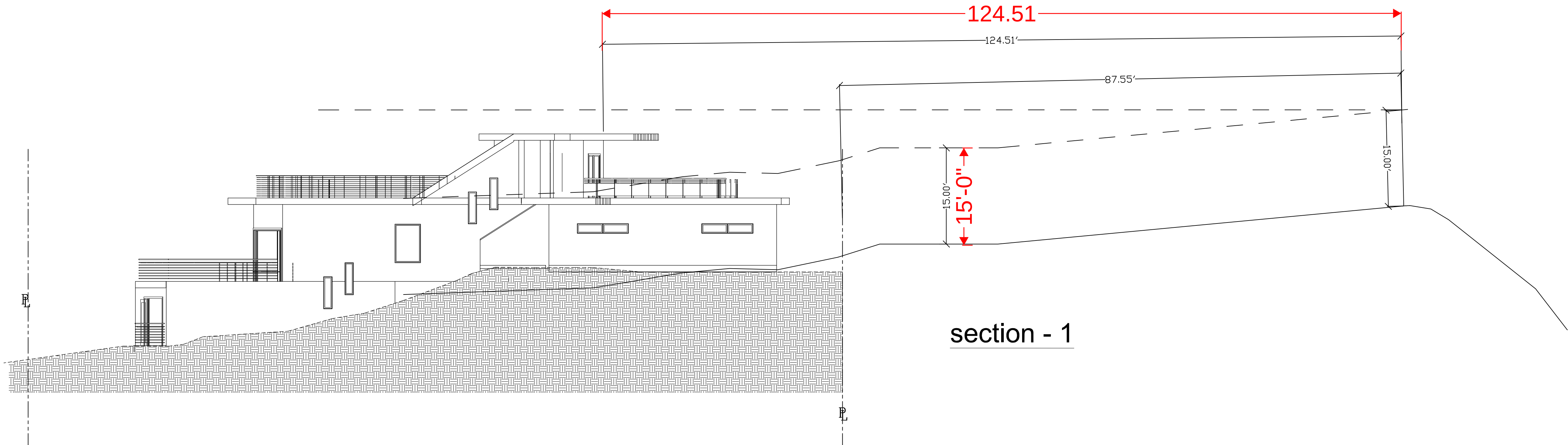
ASP	- ASPHALT	PC	- PROPERTY CORNER
BC	- BUILDING CORNER	PG	- PAGE
BM	- BENCHMARK	PI	- POINT OF INTERSECTION
BW	- BACK OF WALK	PL	- PROPERTY LINE
CB	- CATCH BASIN	PLR	- PLANTER
CEFB	- CITY ENGINEER'S FIELD BOOK	POL	- POINT ON LINE
CF	- CURB FACE	PMT.	- PAVEMENT
C/L	- CENTERLINE	PM	- PARCEL MAP
CLF	- CHAIN 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	TM	- 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		
	BRICK PATTERN	---	PROPERTY LINE
	CONCRETE PATTERN	---	CENTERLINE
	ASPHALT PATTERN	---	WALL
		---	8" CONCRETE BLOCK WALL
		---	BUILDING LINE
		---	CHAIN LINK FENCE
		---	WOOD FENCE
		---	WROUGHT IRON FENCE



VICINITY MAP
NOT TO SCALE



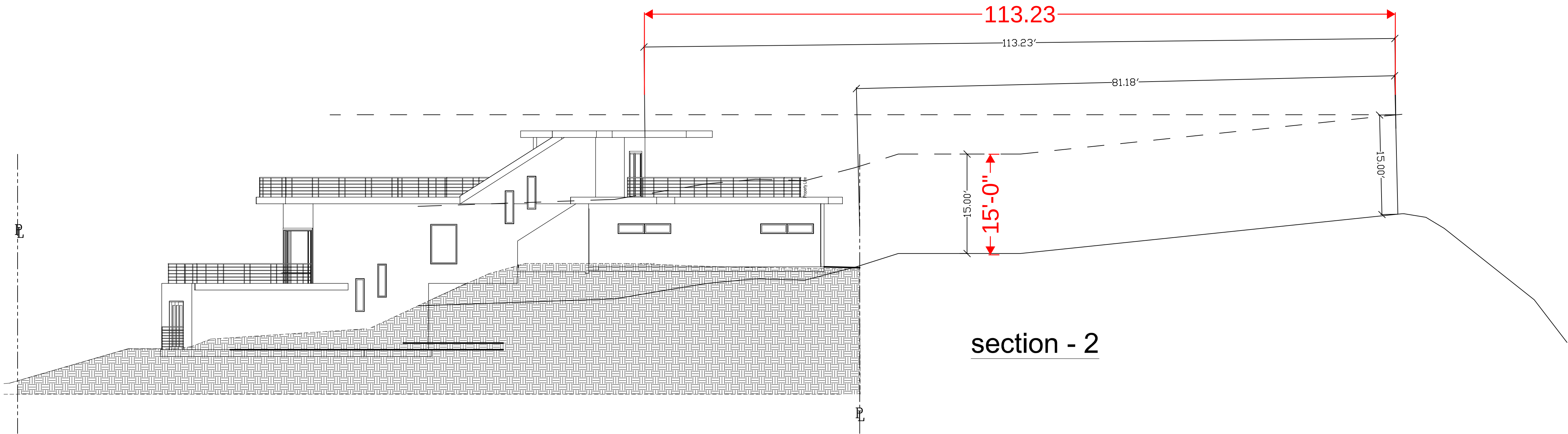
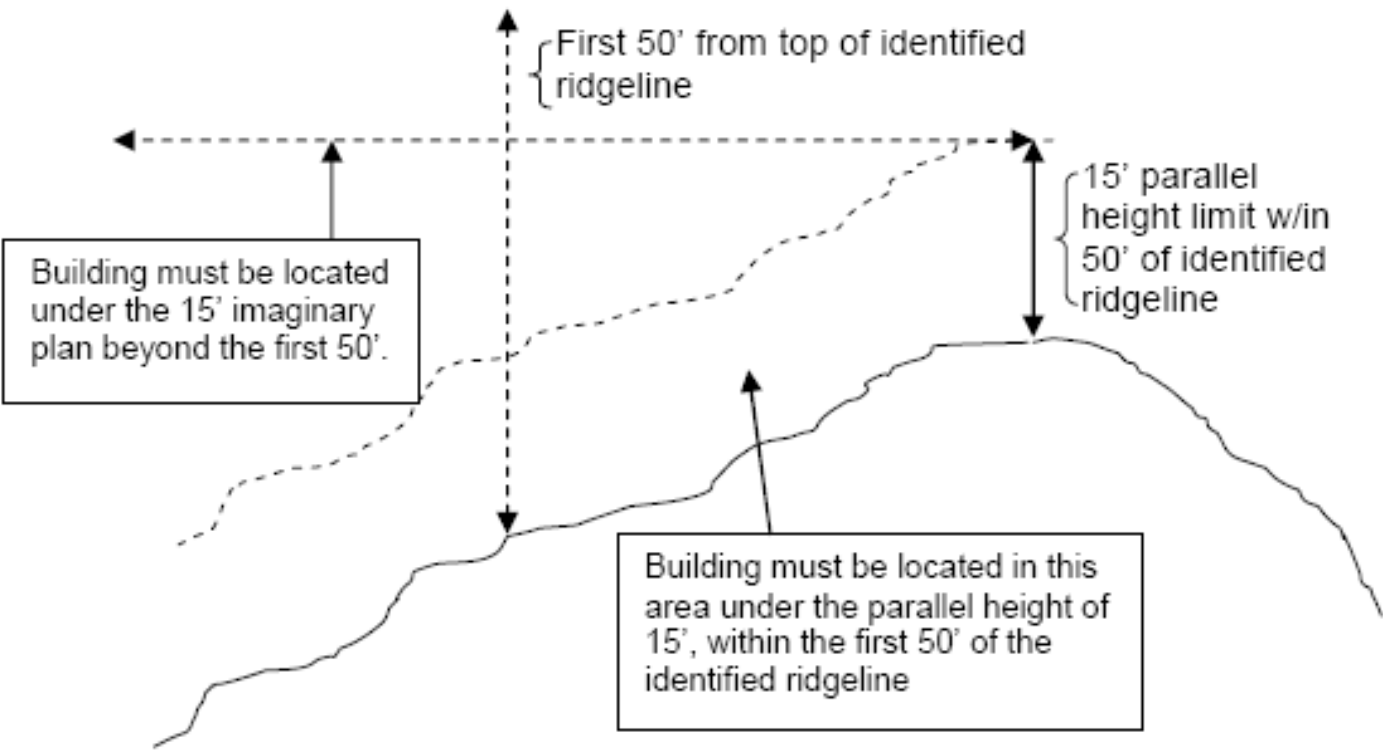
TITLE: SURVEY PLAT 3005 & 3009 Amethyst St, Los Angeles, CA 90032		
CLIENT: REZA HADIAN		JOB NO.: 2030
SCALE: 1"= 10'	Land Topography Corp.	DATE: 02/15/2022
SURVEYED BY: M.B.	4402 Charlemont Ave.	REVISION (S):
DRAWN BY: M.B.	Woodland Hills, CA 91364	
CHECKED BY: C.A.	Cell: (818)334-9135	SHEET 1
	E-Mail: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

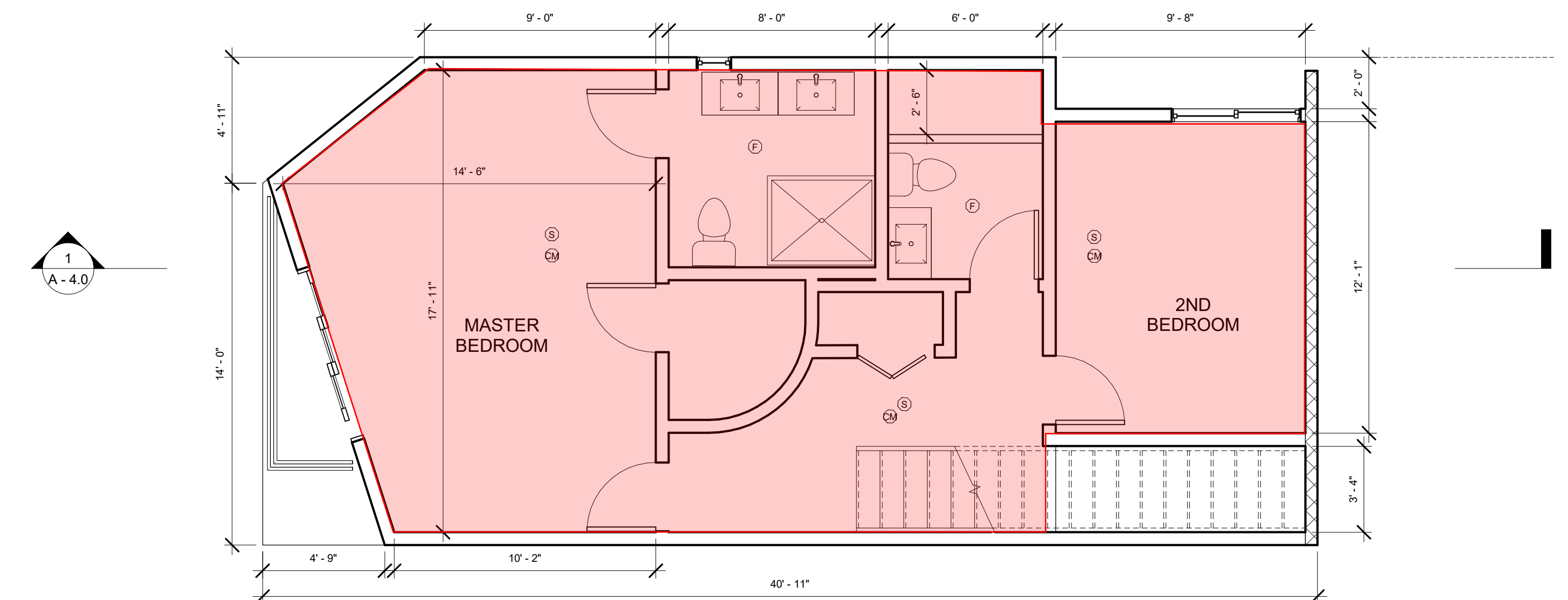
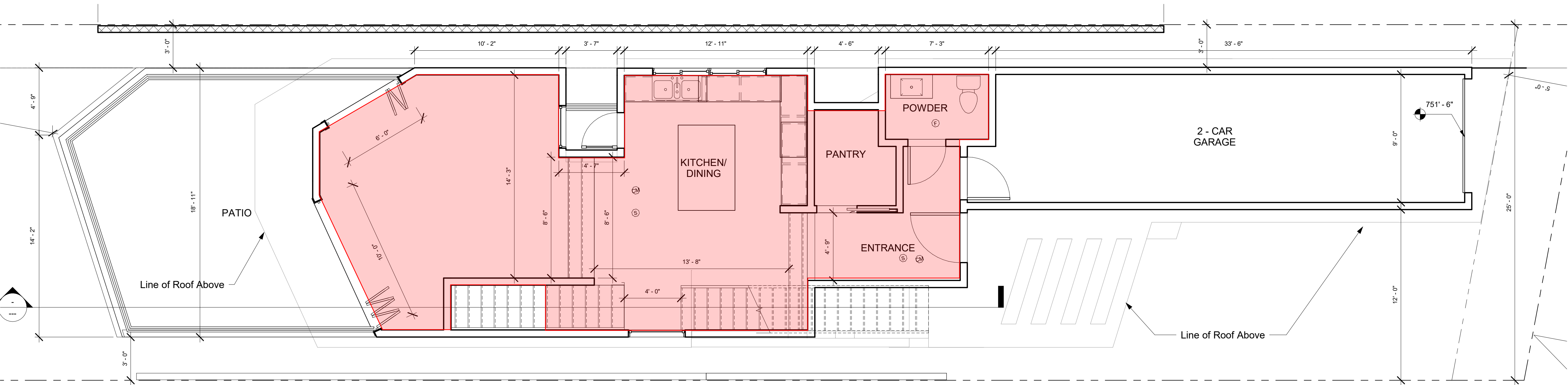
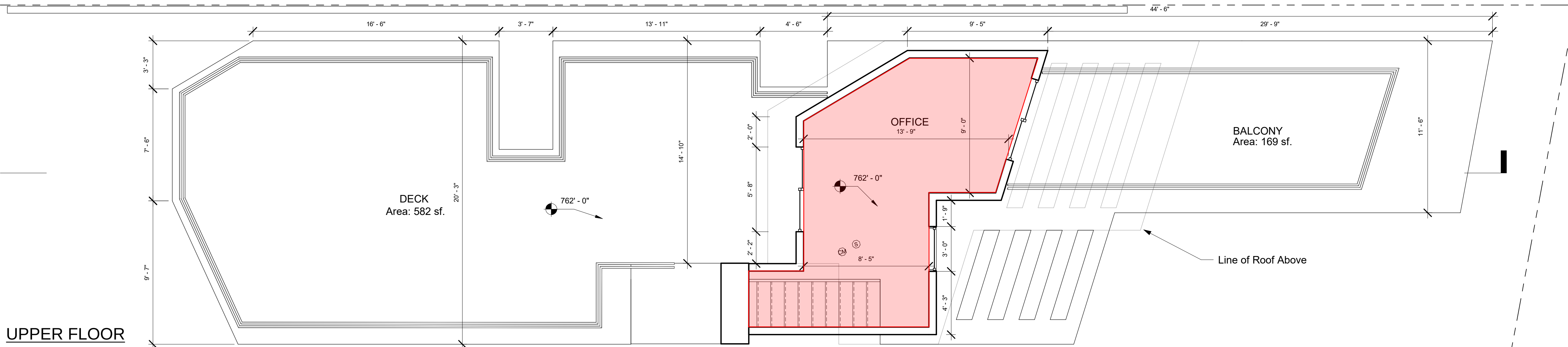
DRAWING SCALE
12" = 1'-0"

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:

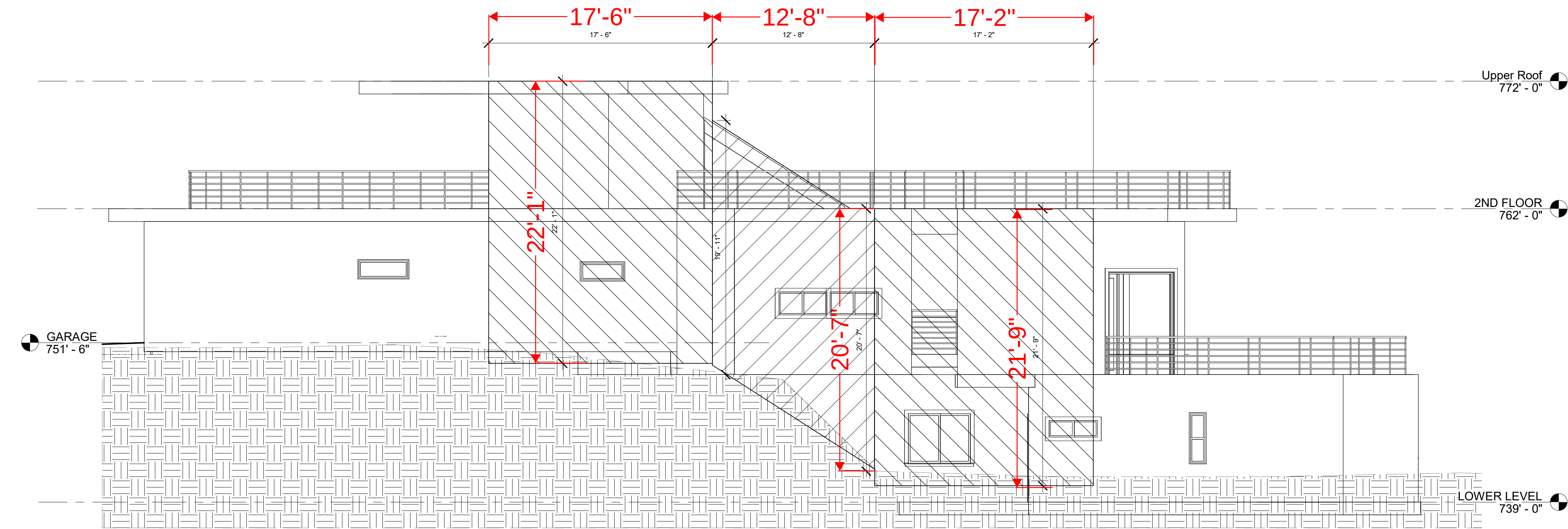
- Area A – Slope less than 15 percent;
- Area B – Slope at least 15 percent, but less than 30 percent;
- Area C – Slope at least 30 percent, but less than 45 percent;
- Area D – Slope at least 45 percent, but less than 60 percent;
- Area E – Slope at least 60 percent, but less than 100 percent;
- Area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

No	Revision Description	Date

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

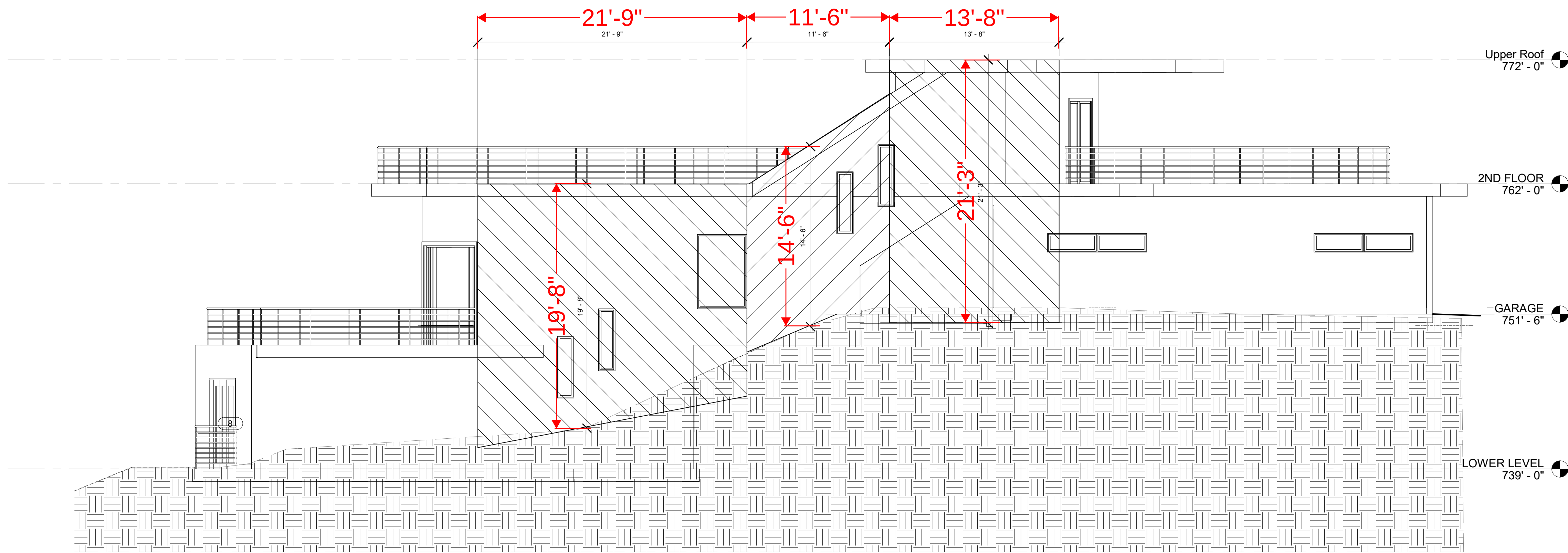
SHEET TITLE:
Residential Floor Area
DRAWING SCALE
OWNER:
SINGLE FAMILY DWELLING
DATE:
Project Status
PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:
A- 1.3.1



1 North Elevation
3/16" = 1'-0"

ALL OF THE SIDE WALLS WITH HEIGHT OF 14 FEET OR MORE HAS LENGTH OF LESS THAN 45 FEET.



2 South Elevation
3/16" = 1'-0"

LAMC 12.08 C.2.(a)

2. Side Yards. (Amended by Ord. No. 184,802, Eff. 3/17/17.)

(a) For a main building not more than two stories in height, there shall be a side yard on each side of the building of not less than 5 feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the width of the lot, but in no event to less than 3 feet in width. For a building more than two stories in height, 1 foot shall be added to the width of each yard for each additional story above the second story.

All portions of a building that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet shall have an offset/plane break that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.

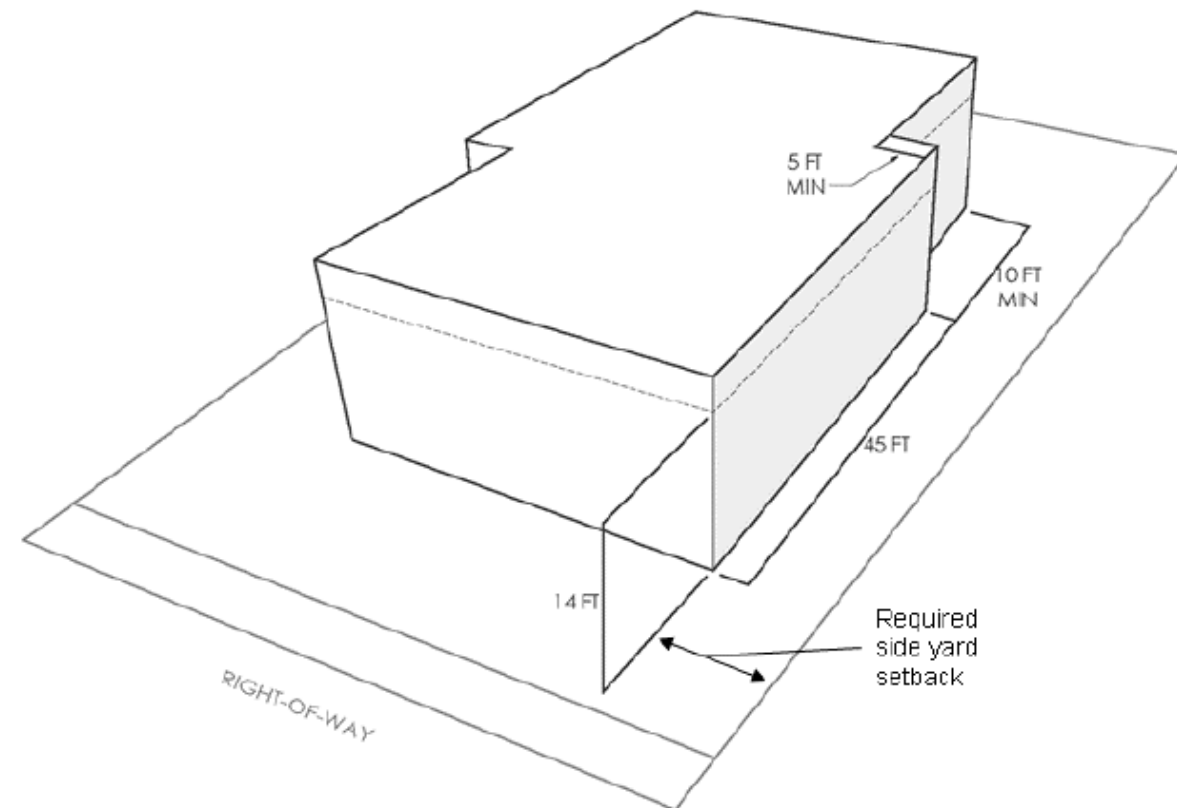


Figure 12.08 C.2.(a): Plane break diagram.

(b) In lieu of the additional one-foot side yard for each story above the second story as required above, for new construction of a main building or a ground floor addition to the main building on a lot not located in a Hillside Area or Coastal Zone, one-foot shall be added to each required side yard for each increment of ten feet or fraction thereof above the first 18 feet.

(c) Side yard requirements in specific plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over this subdivision. This subdivision shall apply in these areas, however, when there are no such side yard requirements.

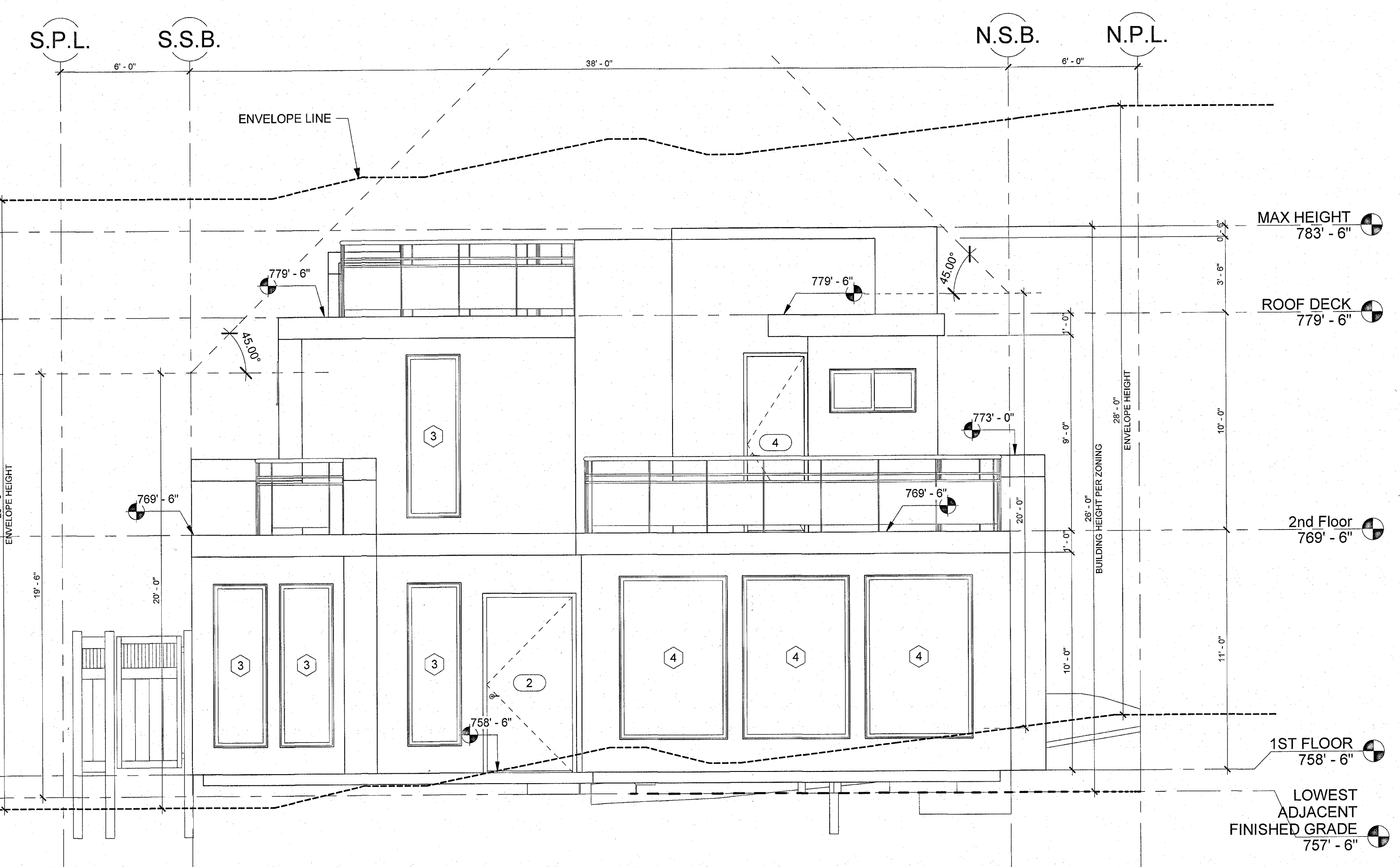
(d) Any occupied rooftop deck shall be set back at least three feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

No	Revision Description	Date

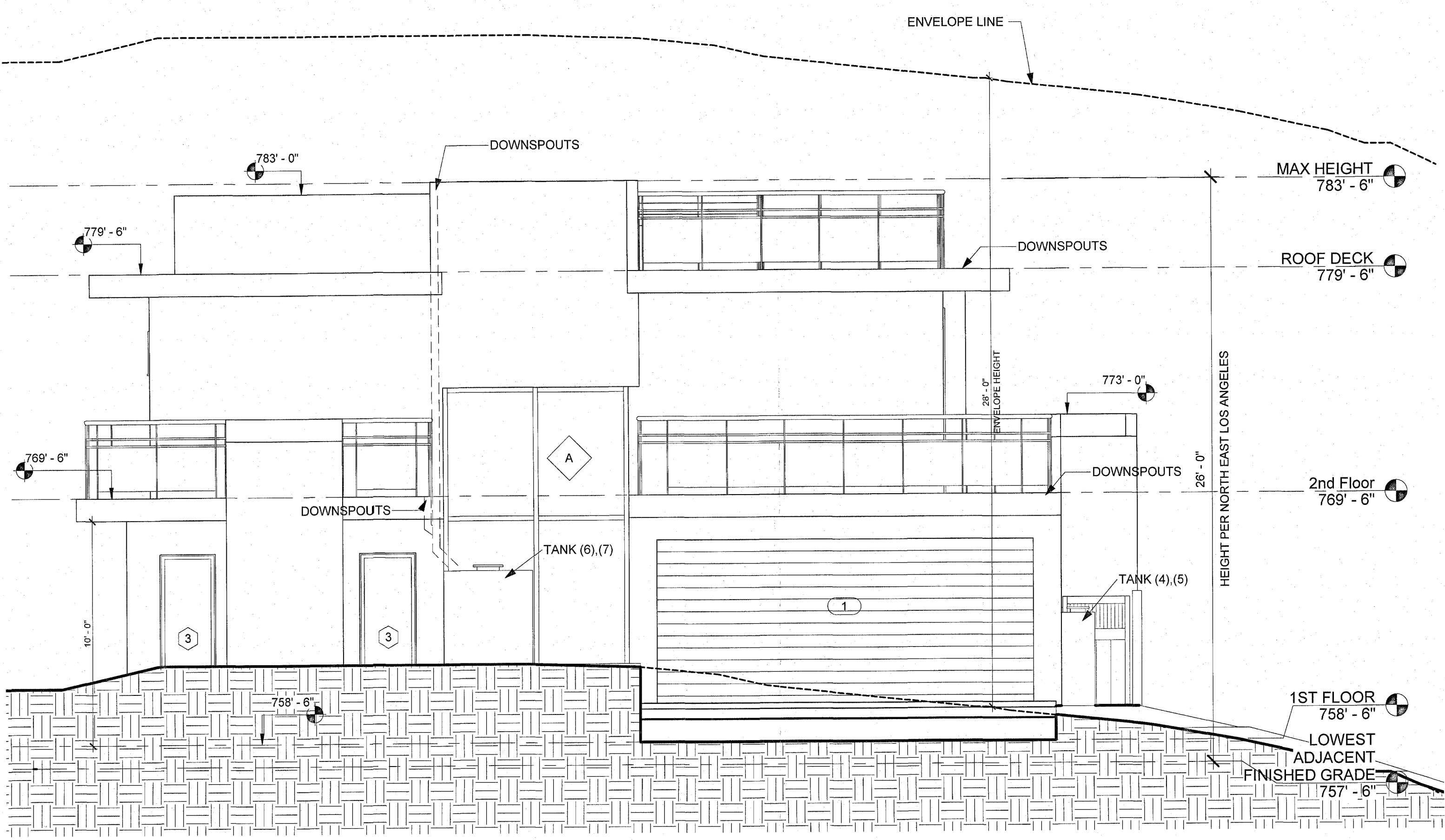
PROJECT ADDRESS: 3005 Amethyst St. LA, CA 90032
PROJECT DESCRIPTION: New Single Family Dwelling
PROJECT TITLE: Amethyst House - 1

SHEET TITLE: R-1 Articulation
DRAWING SCALE 3/16" = 1'-0"
OWNER: -
DATE: 08/16/2021
PROJECT JOB NUMBER: A-14 01-2020

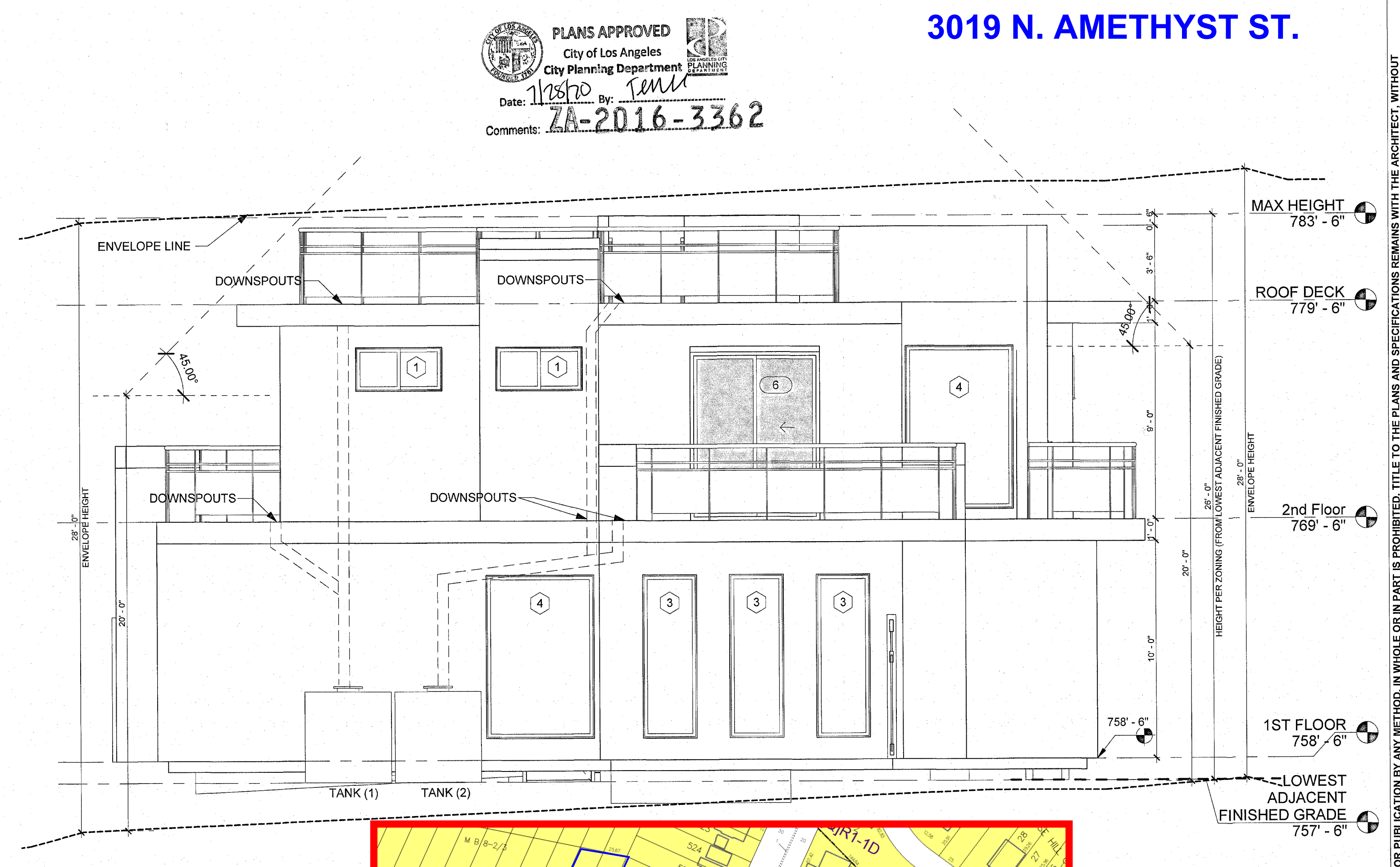
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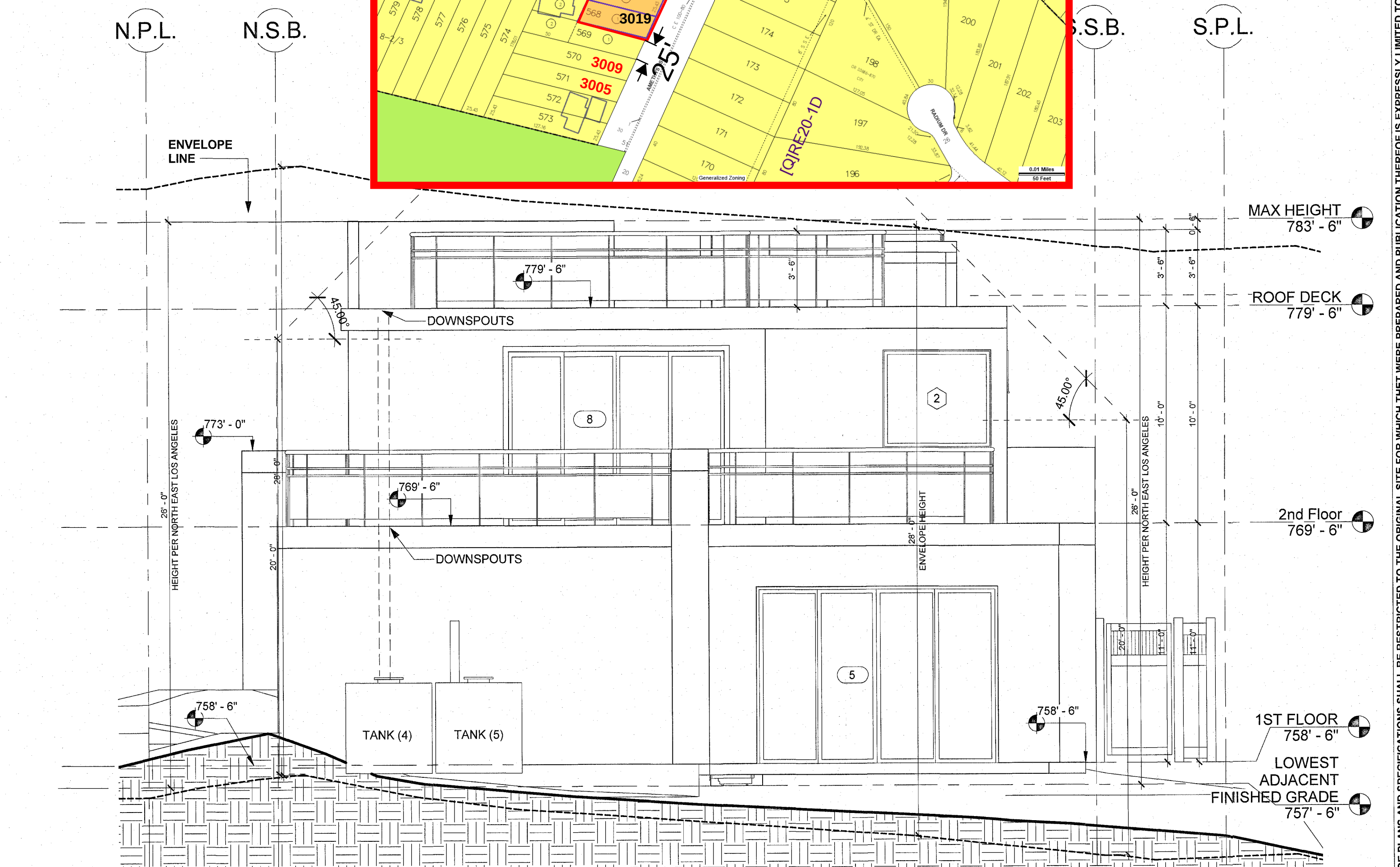
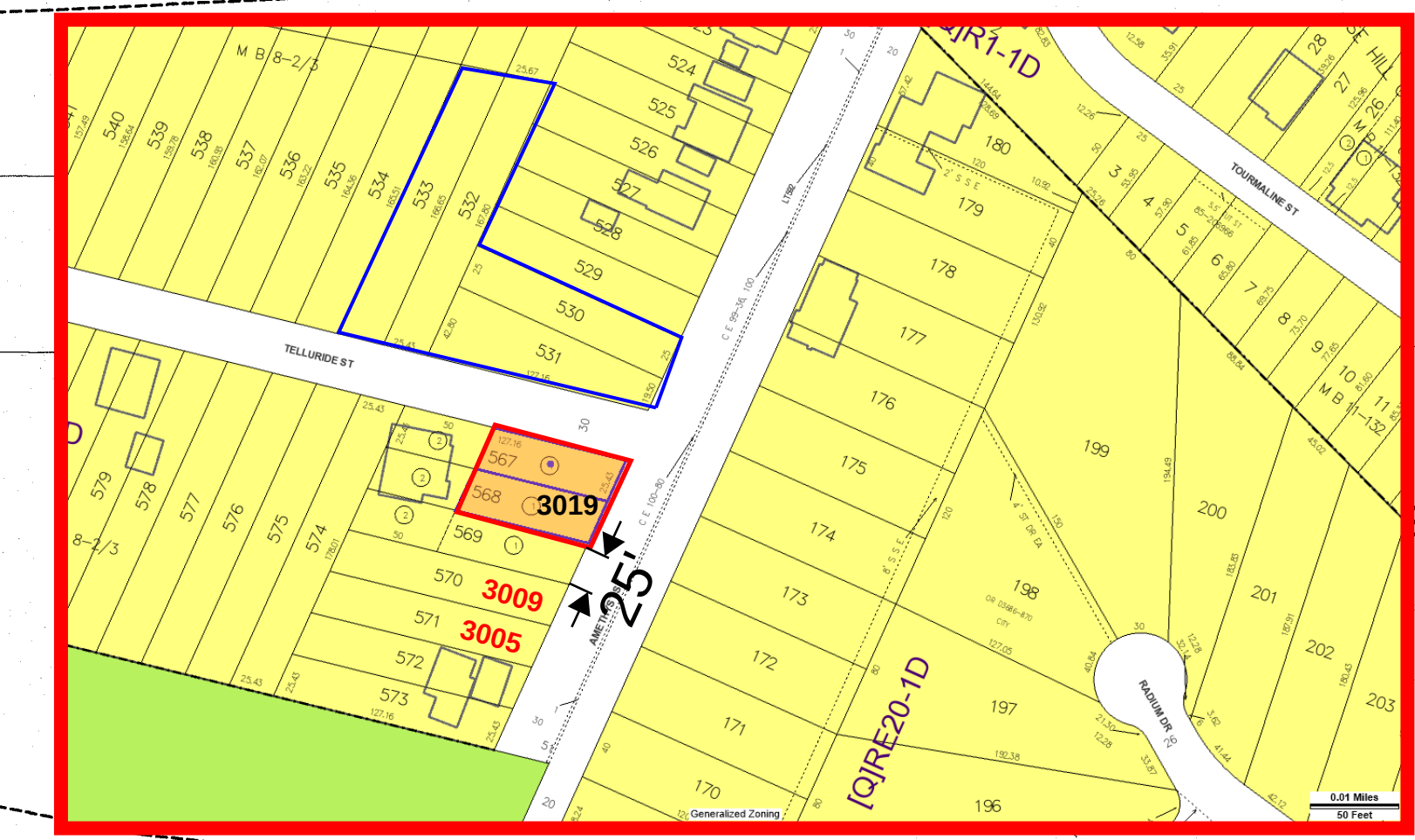
- 2-STORY SINGLE FAMILY HOUSE
- 25 FEET AWAY FROM 3005 & 3009 AMETHYST.
- MAXIMUM HEIGHT = 26 FEET
- CLOSER TO STREET SIDE (15' TO AMETHYST ST & 5' TO TELLURIDE ST
- APPROVED JULY 28, 2020



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



③ South Elevation - LEFT
1/4" = 1'-0"



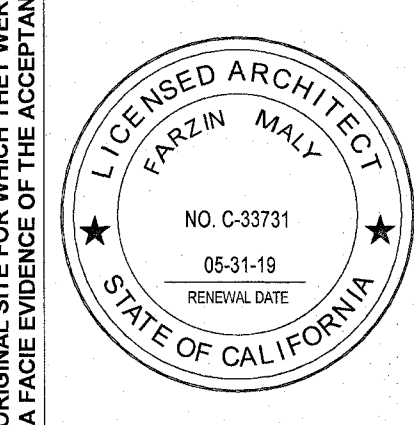
④ West Elevation - REAR
1/4" = 1'-0"

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.

SHEET TITLE: ELEVATIONS

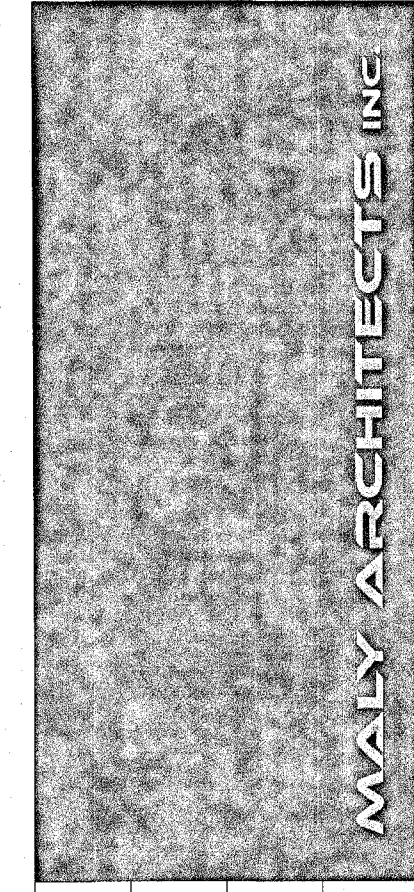


PROJECT NO:
DATE: 5/18/2020 3:21:28 PM
DRAWN BY: Author
APPROVED BY: Approver

SHEET NO:
A4.01

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

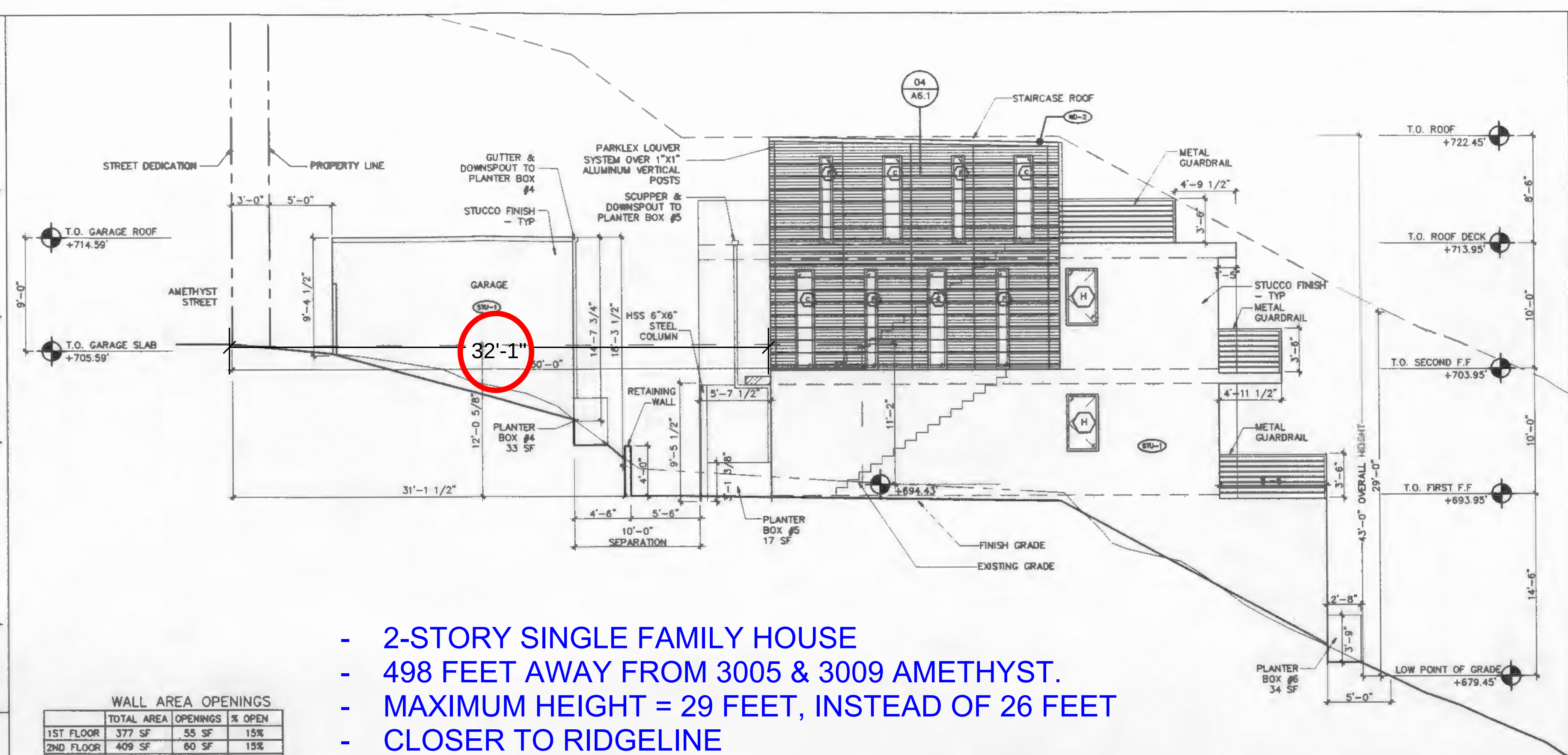
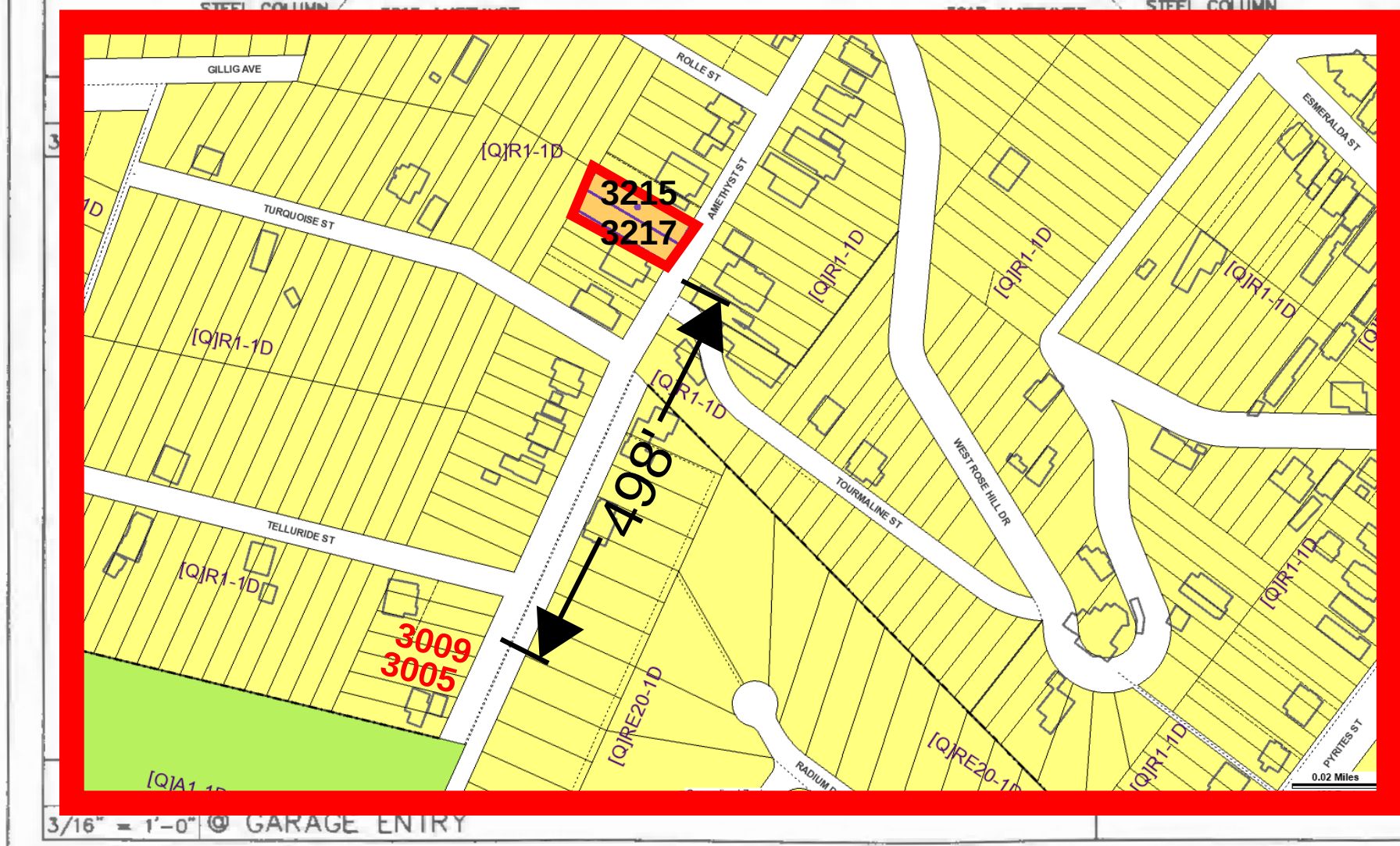
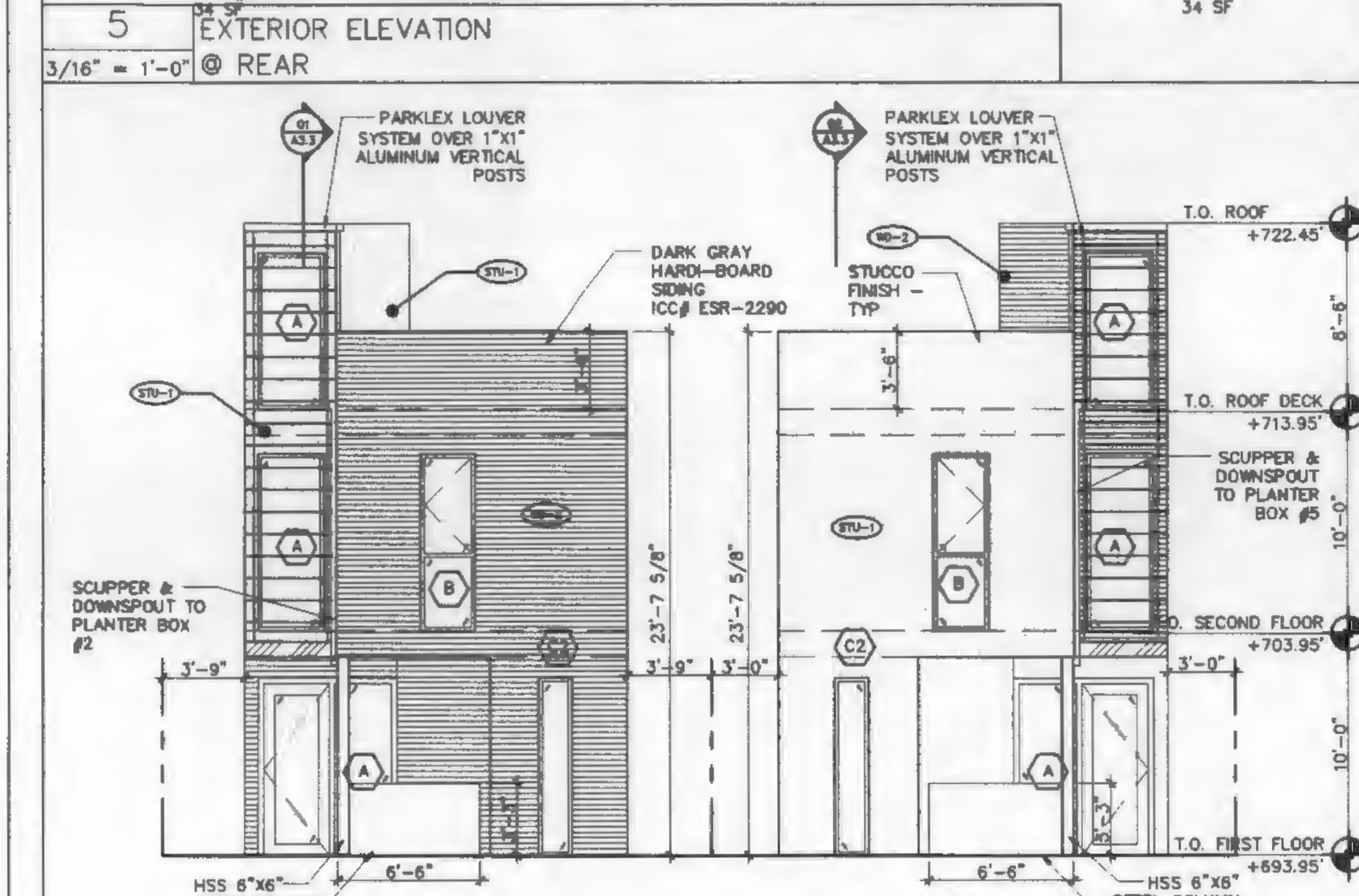
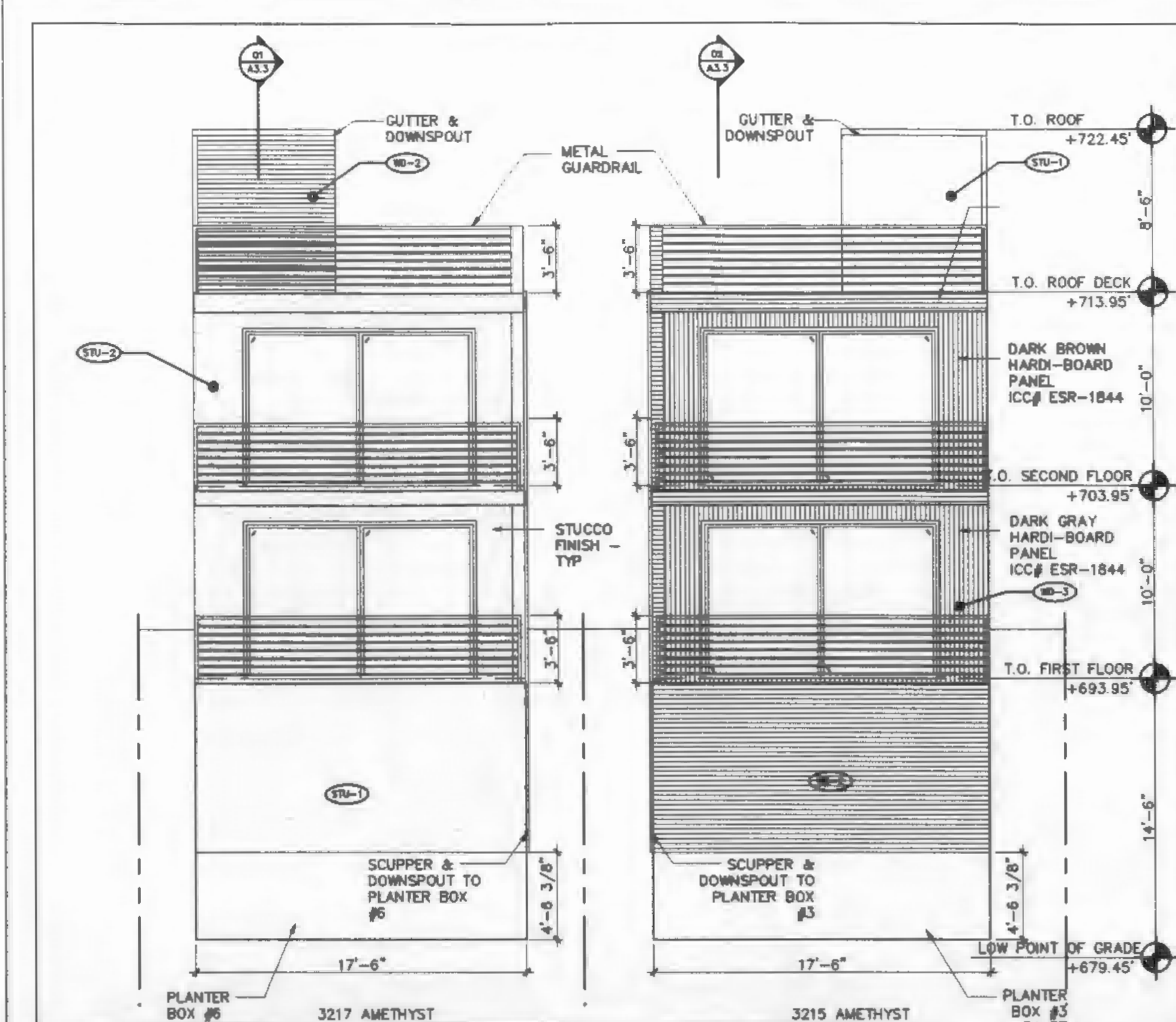
ARCHITECT:
FARZIN MALY
7136 Haskell Ave. #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com



1	2	3	NO.
REVISIONS			

DATE:

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



- 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

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

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

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



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
Fullerton, CA 92630
(714) 680-0417

LANDSCAPE: Emerald Design
305 N. Harbor Blvd.
#106
Fullerton, CA 92630
(714) 680-0417

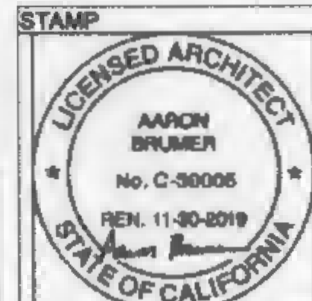
CIVIL: KES Technologies Inc
8 Orchard St., 200
Lake Forest, CA 92650
(949) 232-8883
(916) 489-4076

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



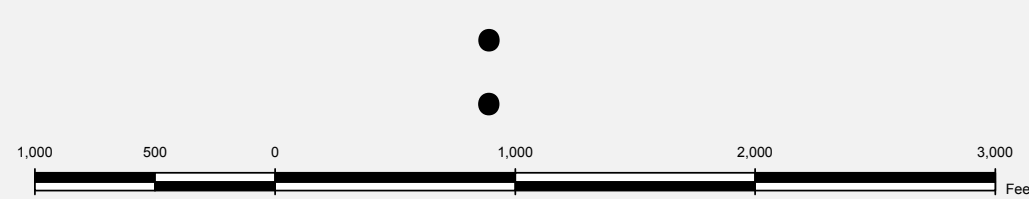
DRAWING TITLE
EXTERIOR
ELEVATIONS

A3.1

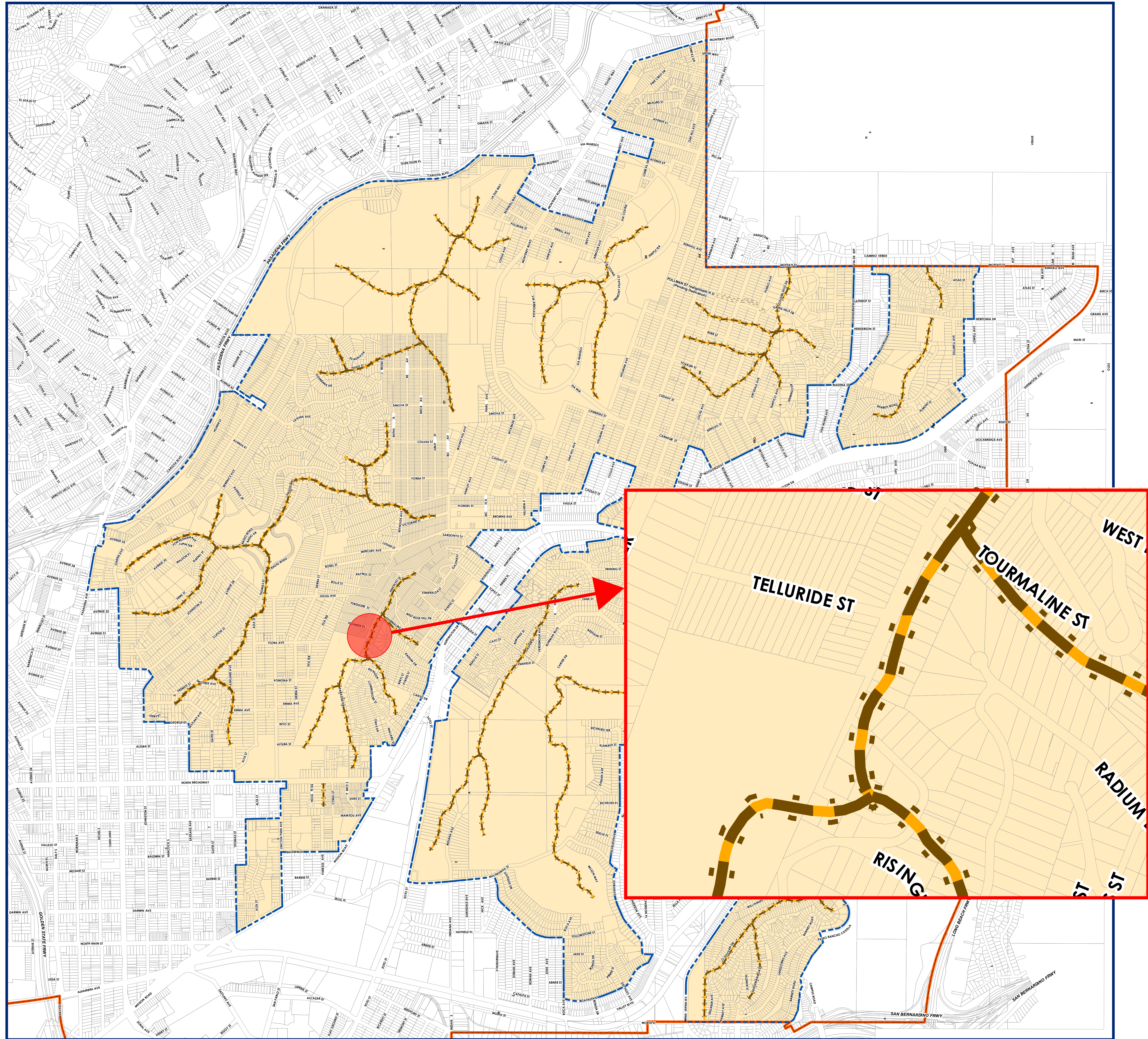
Northeast LA Hillside Work Program

Ridgelines

 Northeast LA Community Boundary



Date Printed: June, 2008

[illegible]

	1980	1985	1990	1995	2000	2005	2010	2015	2020
Share of total population aged 65+ years	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0
Share of total population aged 65+ years who are women	85.0	85.5	86.0	86.5	87.0	87.5	88.0	88.5	89.0
Share of total population aged 65+ years who are men	15.0	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0
Share of total population aged 65+ years who are married	45.0	45.5	46.0	46.5	47.0	47.5	48.0	48.5	49.0
Share of total population aged 65+ years who are widowed	35.0	35.5	36.0	36.5	37.0	37.5	38.0	38.5	39.0
Share of total population aged 65+ years who are divorced	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0
Share of total population aged 65+ years who are single	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0

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

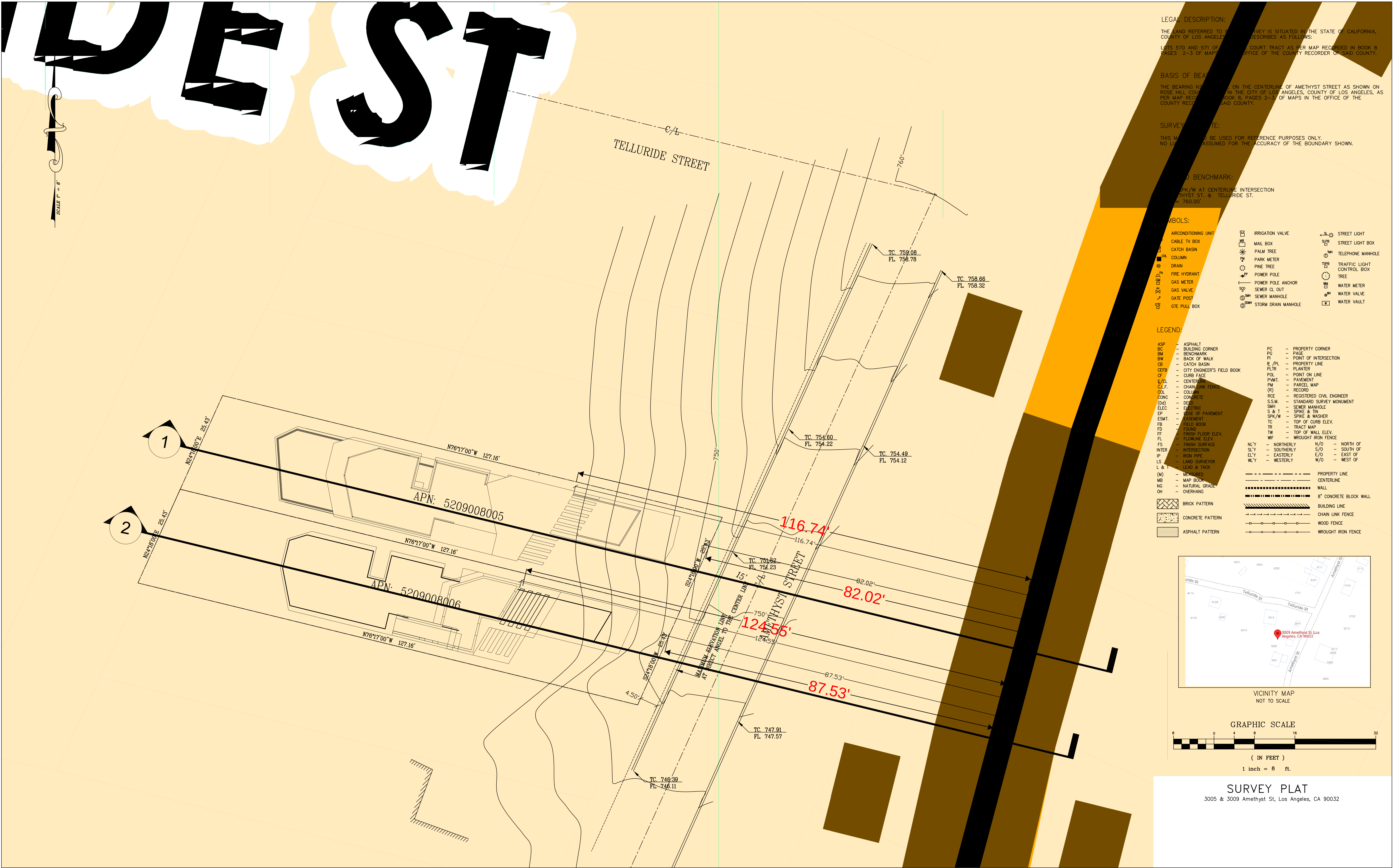
PROJECT JOB NUMBER:

A-14 01-2020

SHEET NUMBER:
A - 1.3

[illegible]

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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.

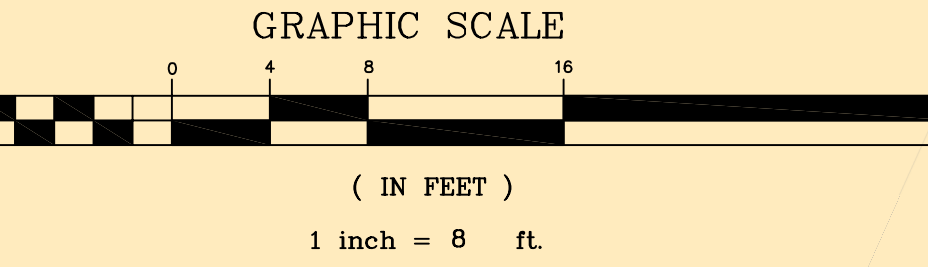
ADJACENT BENCHMARK:
BENCHMARK AT CENTERLINE INTERSECTION
OF AMETHYST ST. & TELLURIDE ST.
= 760.00'

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



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

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

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.

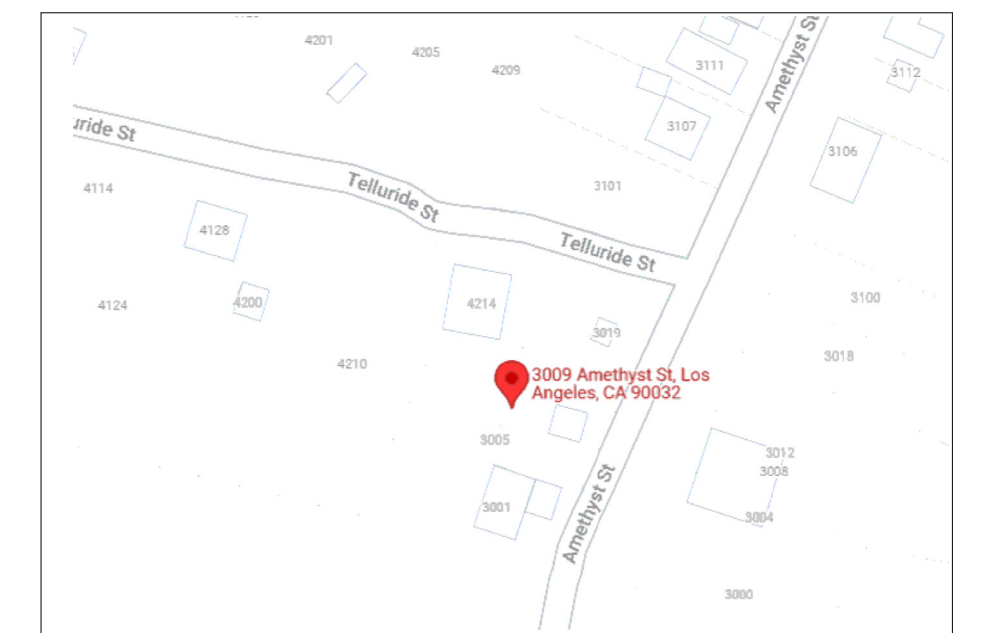
SURVEYOR'S NOTE:
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

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

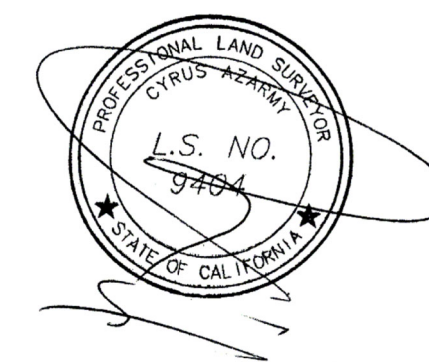
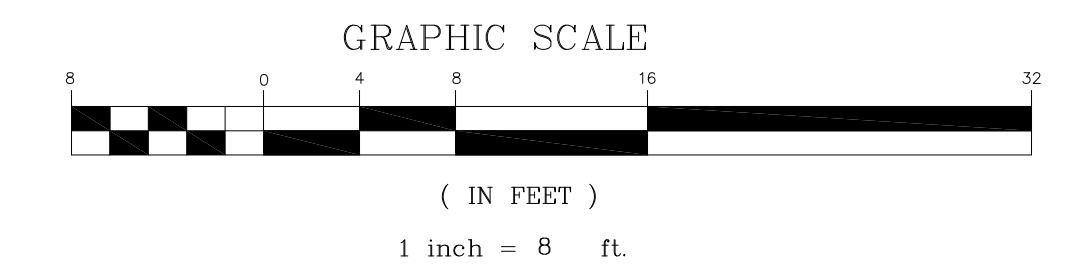
SYMBOLS:		
	AIRCONDITIONING UNIT	
	CABLE TV BOX	
	CATCH BASIN	
	COLUMN	
	DRAIN	
	FIRE HYDRANT	
	GAS METER	
	GAS VALVE	
	GATE POST	
	GTE PULL BOX	

LEGEND:

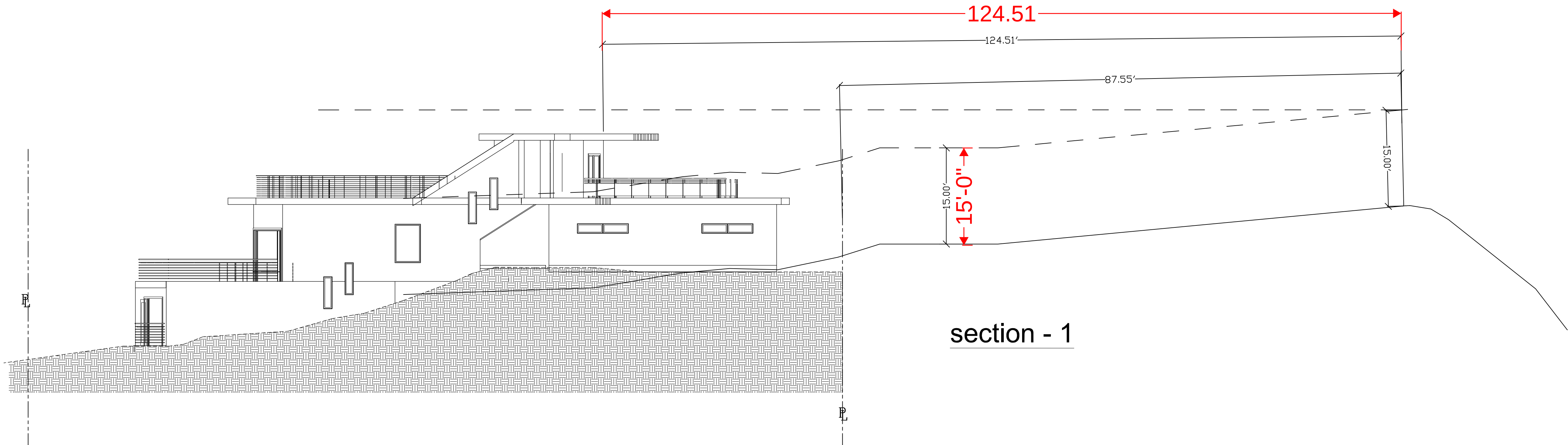
ASP	- ASPHALT	PC	- PROPERTY CORNER
BC	- BUILDING CORNER	PG	- PAGE
BM	- BENCHMARK	PI	- POINT OF INTERSECTION
BW	- BACK OF WALK	PL	- PROPERTY LINE
CB	- CATCH BASIN	PLR	- PLANTER
CEFB	- CITY ENGINEER'S FIELD BOOK	POL	- POINT ON LINE
CF	- CURB FACE	PMT.	- PAVEMENT
C/L	- CENTERLINE	PM	- PARCEL MAP
CLF	- CHAIN 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 & WASHER
ESMT.	- EASEMENT	TC	- TOP OF CURB ELEV.
FB	- FIELD BOOK	TR	- TRACT MAP
FD	- FOUND	TM	- 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		
	BRICK PATTERN	---	PROPERTY LINE
	CONCRETE PATTERN	---	CENTERLINE
	ASPHALT PATTERN	---	WALL
		---	8" CONCRETE BLOCK WALL
		---	BUILDING LINE
		---	CHAIN LINK FENCE
		---	WOOD FENCE
		---	WROUGHT IRON FENCE



VICINITY MAP
NOT TO SCALE



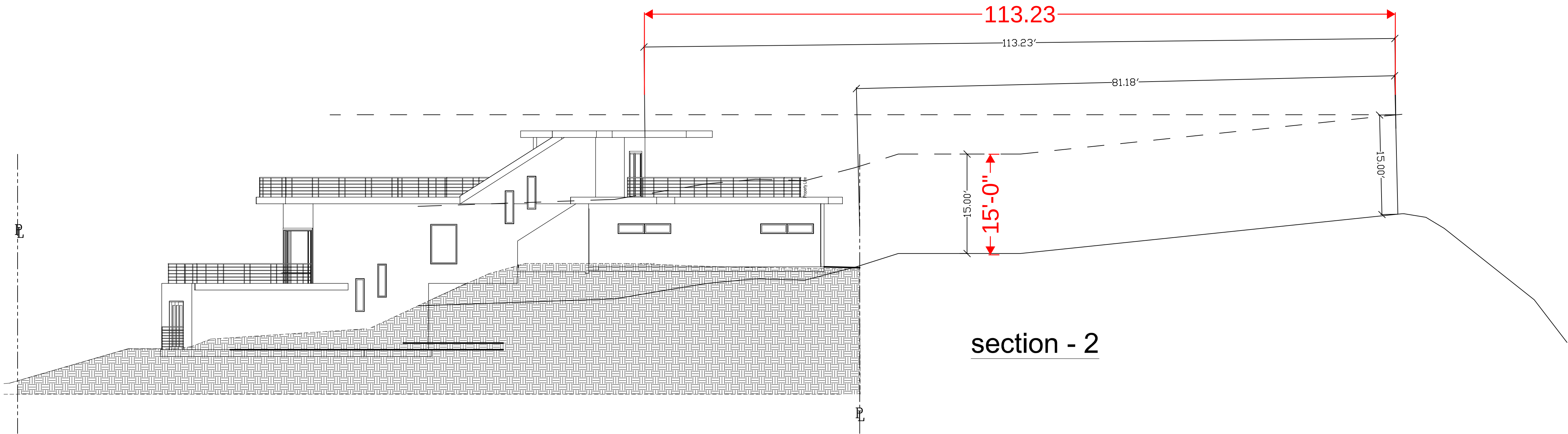
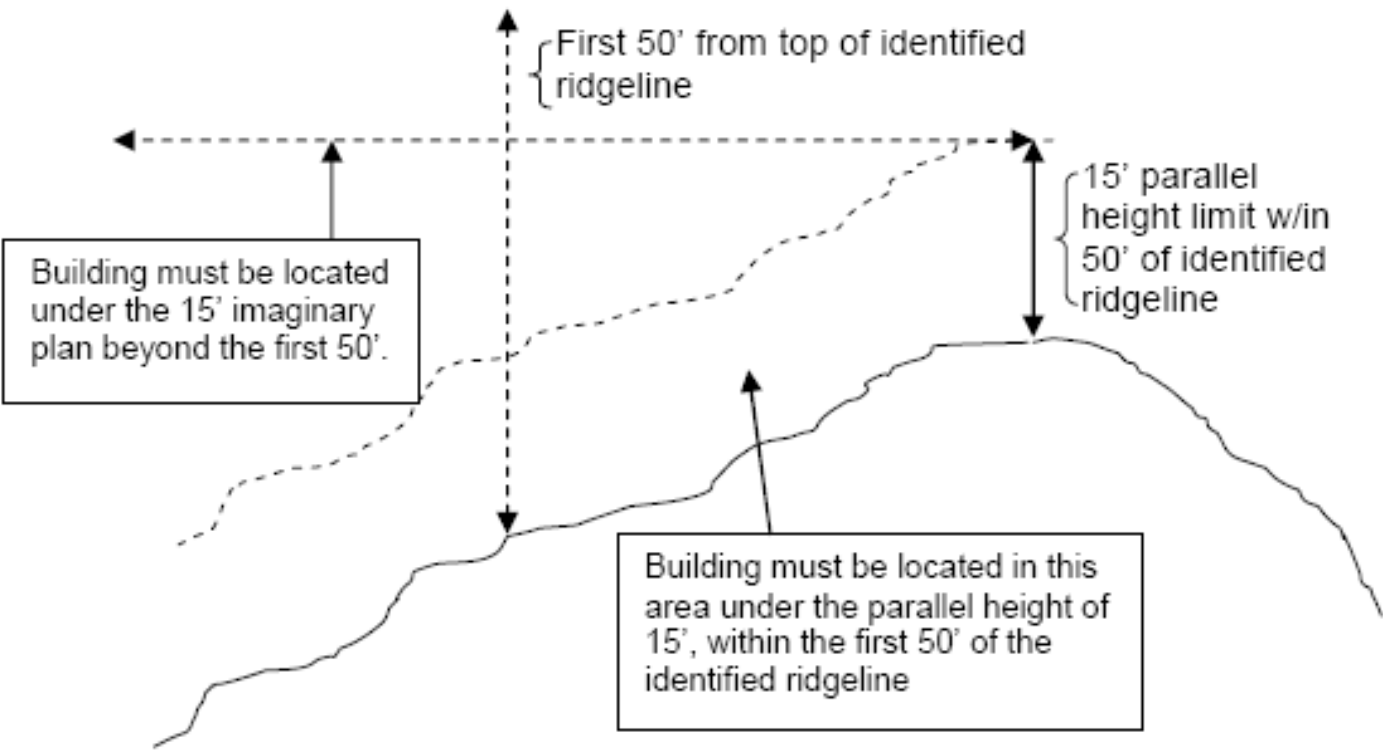
TITLE: SURVEY PLAT 3005 & 3009 Amethyst St, Los Angeles, CA 90032		
CLIENT:	REZA HADIAN	JOB NO.: 2030
SCALE:	1"= 10'	DATE: 02/15/2022
SURVEYED BY:	M.B.	REVISION (S):
DRAWN BY:	M.B.	SHEET 1
CHECKED BY:	C.A.	OF 1 SHEET



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"

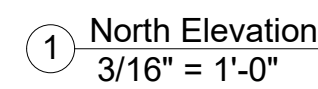
OWNER:
-

DATE:
08/16/2021

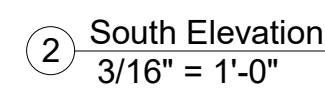
PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:
A-0.4.0





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:

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

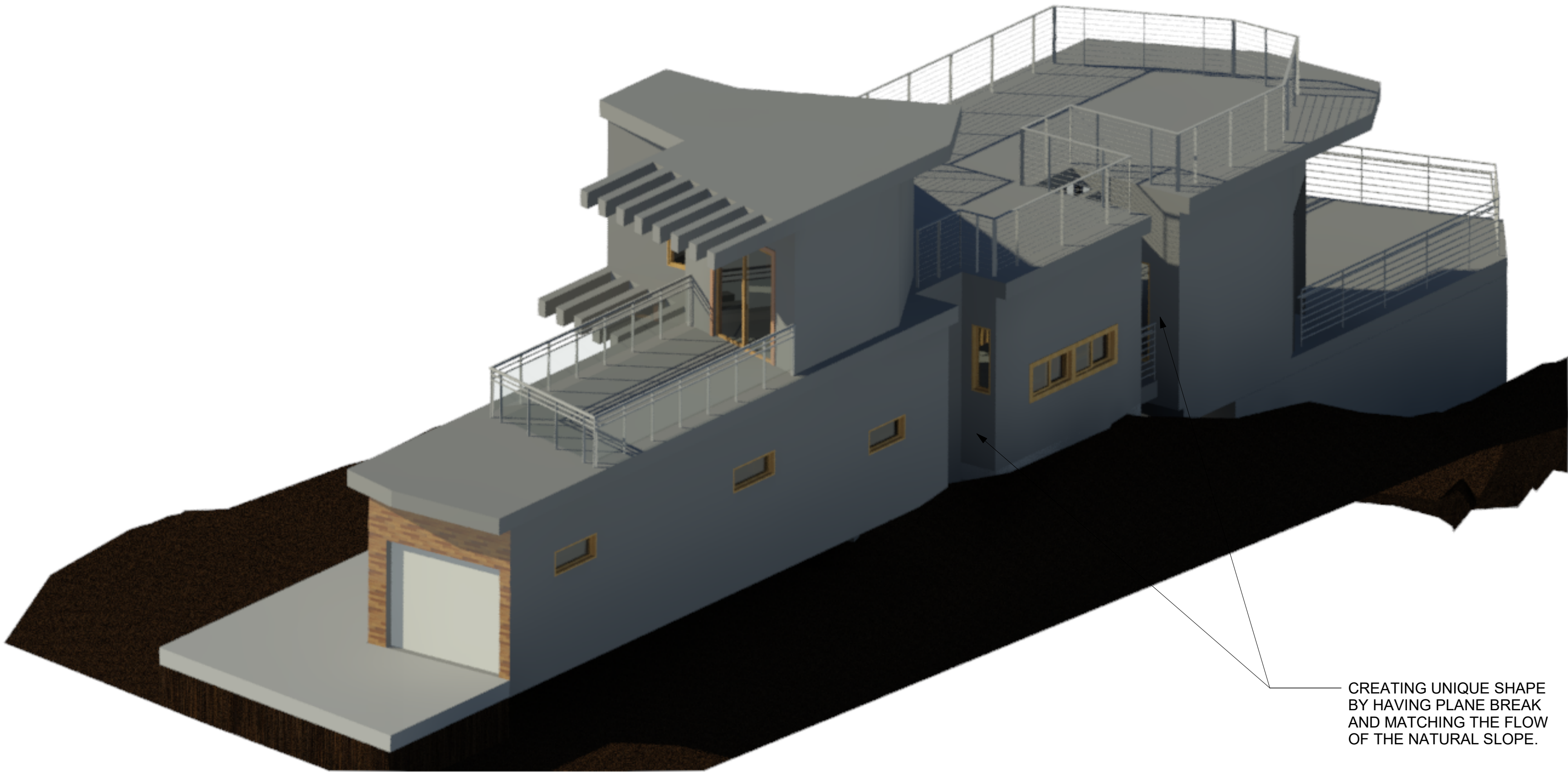
PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:

A - 3.2



① 3D VIEW - 1
12" = 1'-0"



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:
**3009 Amethyst St.
LA, CA 90032**

PROJECT DESCRIPTION:
NEW SINGLE FAMILY DWELLING

PROJECT TITLE:
Amethyst House

SHEET TITLE:
Building Design

DRAWING SCALE
12" = 1'-0"

OWNER:
-

DATE:
12/22/2021

PROJECT JOB NUMBER:
A-14 01-2020

SHEET NUMBER:
A - 5.0