

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

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

December 9, 2025

TO: Central Area Planning Commission

FROM: Jordann Turner, Associate Zoning Administrator *J.T.*

**ADDITIONAL INFORMATION FOR CASE NO. ZA-2024-429-ZAD-DRB-SPP-HCA-1A;
6405 West Flagmoor Place; 2855 North Belden Drive**

Transmitted herewith is the Hollywoodland Design Guidelines Worksheet for the above case. The worksheet illustrates the number of points that must be attained in order for a project to receive a Project Design Approval and the points that were received for this project based upon the project design.

HOLLYWOODLAND DESIGN GUIDELINES WORKSHEET

Note: The applicant should review and complete the following design issue work sheet to determine if the project receives the required points. (The design issues should be noted in the Architectural plans.) Fill in the blank space under the Points Received column with the allowed Points Assigned if your project meets the respective design issue criteria:

Design Issues	Points Assigned	Points Received
1. Project utilizes no retaining walls exceeding 10-feet in height. Retaining walls required for street improvements and buried retaining walls are exempt. In addition, any stepped retaining walls are a minimum of 3-feet apart.	+5	5
2. On a downslope lot, the project does not exceed 16-feet above the average curb elevation.	+5	0
3. All visible retaining walls are stucco coated, or constructed of stone brick, decorative block, or masonry decorative block included slumpstone, colored block, battered concrete block, and other types of block with a finish other than standard concrete block.	+3	3
4. The project will significantly reduce the offsite visual impact of retaining and/or skirt-walls with dense shrubbery and vines. Offsite visual impact is defined as wall visible from <u>any</u> point off the site.	+2	2
5. The project will provide required parking in an open carport. The carport is a freestanding structure open on two or more sides.	-4	0
6. The project utilizes wood windows or metal windows throughout the building with a minimum 1½ inch profile.	+4	0
6a. Project utilizes metal windows less than 1¼ inch section.	-6	0
7. The project will utilize horizontal aluminum siding, heavy lace stucco or medium lace stucco, or imitation masonry finish less than 2-inches thick as an exterior finish.	-5	0
7a. Project utilizes steel-troweled or a sand float finish stucco where stucco is used.	+3	3
8. The project will utilize chain link fencing visible from the street.	-4	0
9. The project will provide a satellite antenna in excess of 4 feet in diameter that will be visible from the street.	-5	0
10. The project will provide all underground utility connections.	+4	
11. All stairs visible from the public right-of-way will have closed risers.	+4	4
12. The project will utilize a veneer brick material that is three (3) or more inches in thickness, or a stone veneer that is ¾ inch or more in thickness on at least 25% of each exterior elevation.	+2	0
13. The project presents only one double or two single garage doors in the same plane. If separate planes are utilized, they are separated by at least 3 feet.	+5	5
14. Within 15 feet of any side yard property line, the project does not exceed the height of a main structure on an abutting lot by more than 10 feet measured vertically. The applicant shall provide survey information to demonstrate compliance.	+3	

15a. The project utilizes a roof form over at least 60% of the main building which exceeds a 2 in 12 roof pitch. The roof area excludes any habitable decks.	+4	0
15b. Project utilizes roll-type or cap sheet roofing (with or without rock covering) over 50% or more of the total roof area.	-5	0
15c. Project utilizes at least one secondary roof form, covering 25% of the total roof area.	+3	3
16. At least 75% of the windows within the project are recessed a minimum of 3 inches from the face of the wall to the face of the glass.	+5	5
17a. The buildings of the project consist of three (3) or more building elements, each within its own associated roof form. A building element may also be a horizontal mass, set back or forward from the face of other masses.	+7	7
17b. The project utilizes at least one projection from the main wall surface with a minimum depth projection of 3 feet, which covers more than 10% of the façade from which it projects.	+3	3
18. The project legally ties two (2) or more lots.	+5	5
19. The project, including attached walls taller than 6 feet, covers less than 80% of the street frontage. Retaining walls required for street improvements are exempted.	+5	0
20. Habitable floor area does not exceed 2,500 square feet or 125% of the average floor area of all houses on lots within a 500 foot radius. The applicant shall provide data to demonstrate compliance. AVERAGE SIZE 2,204 S.F. X 125% = 2,755 S.F. ALLOWED. 2,328 S.F. HABITABLE PROPOSED. QUALIFIES. SEE F-3 #20 500 FT RADIUS HOUSE SIZE MAP	+6	6
Total Points Received	--	51

Total Points Required:

Upslope Lots 35

Downslope Lots 40

Amount of Points Deficient: 0



Planning APC Central <apccentral@lacity.org>

Extension of time request ZA 1995-830-CUB-PA-5 1-A. 612 and 618 South Spring Street

1 message

Elizabeth Gower <elizabeth@placeweavers.com>

Fri, Dec 5, 2025 at 10:09 AM

To: apccentral@lacity.org

Cc: ari.briski@lacity.org, Monique Acosta <monique.acosta@lacity.org>, "alan.como@lacity.org" <alan.como@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>, stephanie.gavida@lacity.org, Adi McAbian <adi@exchangela.com>

To Central Area Planning Commission

We respectfully request to

Continue the Case ZA 1995-830-CUB-PA-5 1-A to a date certain of 3/24/26

for the hearing of this appeal with the Central Area Planning Commission.

Per: Pursuant to (LAMC) Section 13A.2.5.A.1. decision Time Period and LAMC section 13.A.2.8.C.4 (Appeal Procedures) of Chapter 1A.

Please see the attached Extension of time request

Respectfully,

Elizabeth Peterson Gower

Applicants Representative.

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Elizabeth Gower

Place Weavers Inc

PO Box 6620

Pine Mtn Club, CA 93222

elizabeth@placeweavers.com

661-221-9971

**Exchange LA time extension.pdf**

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APPLICATIONS



EXTENSION OF TIME REQUEST

For City or Area Planning Commission Applications or Appeals

Related Code Sections

Pursuant to Los Angeles Municipal Code (LAMC) Section 13A.2.5.A.1. (Decision Time Period) and LAMC Section 13A.2.8.C.4. (Appeal Procedures) of Chapter 1A, decision makers and appellate bodies may extend the time to act by mutual agreement with the applicant.

This form is to be used to request an extension of the time limit to act for Area or City Planning Commission decisions on legislative and quasi-judicial land use applications and appeals. This request must be made before the matter is agendaized. If notice of the hearing has been mailed, the applicant is responsible for the cost of mailing the cancellation and new hearing notice.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Information

Project Address: 612 and 618 South Spring Street

Case No.: ZA 1995-830-CUB-PA-5 1-A

Related Case Nos.: ZA 1995-830-CUB PA-5

Application Invoice No.:

Applicant(s): W.E.R.M. Investments LLC- Adi McAbian

Representative: Elizabeth Peterson Gower

Request for Extension of Time Limit

The current time limit for the Commission to decide the subject case application/appeal will expire on: December. It is hereby requested to extend the time limit for the Central Area Planning Commission to act for a period of 15 Weeks weeks, or until March 24, 2026.

Reason(s) for Request:

Applicant Adi McAbian-Worm Investments is unable to attend the public hearing prior to March 24 due to travel requirements related to his work. Mr McAbians presence is necessary for the hearing process. Since he is the one with the most history of the property

Signature:

A handwritten signature in blue ink, appearing to read "Elizabeth Peterson Gower".

Date: 12-05-2025

Print Name: Elizabeth Peterson Gower

Email: elizabeth@placeweavers.com