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July 18, 2014

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CASE NO. ZA 2013-2003-(CDP)(MEL)(ZAA)
COASTAL DEVELOPMENT PERMIT,
ZONING ADMINISTRATOR'S ADJUSTMENT
Related Case: AA 2013-2001-PMLA-SL
750 East California Avenue
Venice Planning Area
Zone: RD1.5-1
D.M.: 108B145
C.D.: 11
CEQA: ENV-2013-2002-MND
Legal Description: Lot 26, Block 4,
Venice Block Tract

In conjunction with the early start of construction of an approved small lot subdivision prior to the recordation of the final tract map, pursuant to the provisions of Section 12.28-A of the LAMC, I hereby DENY:

A Zoning Administrator's Adjustment to allow a 4-foot side yard in lieu of the 5-foot side yard required for a Small Lot Subdivision by the provisions of Section 12.22-C,27(e); and

A Zoning Administrator's Adjustment to allow required parking in the side yard setback areas that are also designated as common easement areas.

Pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code (LAMC), I hereby APPROVE:

a Coastal Development Permit to allow construction, use and management of two single-family dwellings on two separate lots (small lot subdivision) in conjunction with Preliminary Parcel Map AA-2013-2001-PMLA-SL, within the single jurisdiction area of the California Coastal Zone,

Pursuant to California Governmental Code Sections 66590 and 66590.1 and the City of Los Angeles Mello Acct Interim Ordinance, I hereby DETERMINE:

The proposed project qualifies for the Small New Housing Development exemption from the Mello Act. Furthermore, on the Los Angeles Housing Department declared the project does not involve the demolition or conversion of

affordable housing. Therefore, the applicant/owner/developer is not required to provide any inclusionary or replacement affordable dwelling units on-site or within the Coastal Zone,

In order to allow the early start of construction of an approved small lot subdivision prior to the recordation of the final tract map, pursuant to the provisions of Section 12.28-A of the LAMC, I hereby APPROVE:

A Zoning Administrator's Adjustment from the provisions of Section 12.09.1-C,2(a) of the LAMC to allow a 4-inch building separation in lieu of the 10 feet otherwise 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 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.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

7. The project shall comply with all conditions identified in Case Nos. AA-2013-2001-PMLA-SL and ENV-2013-2002-MND.
8. The project shall be in conformance with applicable provisions of the Venice Coastal Specific Plan (Ordinance No. 175,693). Prior to any sign-off by the Zoning Administrator, the applicant/owner shall obtain a clearance from the Plan Implementation Division, Community Planning Bureau regarding compliance with the provisions of the Venice Coastal Specific Plan. Said approval shall be in the form of a stamp on the building plans.
9. Within 30 days of the effective date of this action, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

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 upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization 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 authorization 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 August 4, 2014, 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:

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

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

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.

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 statements made at the public hearing on March 20, 2014, 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 and prerequisites for granting a coastal development permit as enumerated in Section 12.20.2 of the Municipal Code have been established by the following facts:

BACKGROUND

The Zoning of the site is RD1.5-1 and the General Plan Land Use Designation is Low Medium II Residential with corresponding zones of RD-1.5, RD-2, RW-2, and RZ-2.5.

The subject site is a level, rectangular parcel of land, consisting of approximately 5,400 square feet. It has a width of 40 feet and a depth of 135 feet. The subject site is located on the eastern side of California Avenue, between Oakwood Avenue to the north and Shell Avenue to the south. California Court, a 15-foot wide alley abuts the property to the rear. The subject site is currently developed with a duplex and garage that will be demolished as part of the project. Two trees will be removed, a six-inch Cypress tree and a twelve-inch ash tree.

The surrounding properties are developed with a variety of single-family, two-family, and multiple-family dwellings. A three property small lot subdivision, AA-2010-3291-PMLA, is located six lots to the south of the subject parcel and another, AA-2005-8179-PMLA, is located in the block to the north. A majority of the lots in the immediate area are legal nonconforming lots 40 feet wide and 130 feet deep, and are developed with one to five units. Oakwood Recreation Center is located directly across California Avenue from the subject site.

California Avenue, adjoining the site to the north is a designated Local Street dedicated to a width of 50 feet with 40 feet of paved roadway and five feet on each side of integrated curb, gutter and sidewalk.

California Court, adjacent to the site to the south, is an alley dedicated to a width of 15-feet. Conditions of Approval for the companion parcel, AA-2013-2001-PMLA require an additional dedication of 2.5 feet to complete a 17.5-foot wide alley.

The proposed project consists of two single-family dwellings under the Small Lot Subdivision Ordinance. As designed, Lot A will be 2,160 net square feet; and Lot B will be 2,940 net square feet. Lot coverage will be less than the 80% permitted for each lot. The lots meet the minimum 600 square-foot lot size of the Small Lot Ordinance. All lots also meet the minimum lot width of 16 feet. As required by the Ordinance, the proposed project is consistent with the density requirements of the RD1.5 Zone.

As designed, the single-family dwellings will be two stories with a maximum height of 30 feet. Height and design of the buildings meets the Venice Coastal Zone Specific Plan regulations. The proposed project is providing two parking spaces per unit, which is consistent with the Interpretation of the Specific Plan. Also consistent with the Specific Plan, access to the parking will be from the alley (California Court). Parking for both dwelling units will be located on Parcel B, and parking will be tandem.

The subject site is in the Los Angeles Coastal Transportation Corridor, the Venice Coastal Zone, and a liquefaction Area.

Similar Cases on Nearby Properties:

AA-2010-3291-PMLA: On June 3, 2011, the Advisory Agency approved a Parcel Map composed of three single-family lots with three single-family dwelling units.

AA-2005-8179-PMLA: On September 1, 2006, the Advisory Agency approved a Parcel Map for a maximum two new single-family townhouses, on two parcels in the single permit jurisdiction area of the California Coastal Zone, located at 844 East California Avenue.

ZA 2005-8210-CDP-SPP-MEL On January 31, 2007 the Zoning Administrator approved a Coastal Development Permit, Dismissed a Specific Plan Permit Compliance, and determined that the project was in compliance with the Mello Act for demolition of an existing single family home and construction, use and maintenance of two new single-family townhouses, on two parcels in the single permit jurisdiction area of the California Coastal Zone, located at 844 East California Avenue.

MANDATED FINDINGS FOR A COASTAL DEVELOPMENT PERMIT

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the facts of this case to same.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Chapter 3 of the Coastal Act contains the various policy provisions of such legislation. Pertinent to the instant request are the policies with respect to Development. The proposed project constitutes new development because it involves the construction of two new single-family dwellings.

Sections 30250, 30251 and 30252 of the California Coastal Act, provide in part and respectively that:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with

adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. ..

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving development with public transportation .

The proposed project will not adversely affect the adjacent or surrounding properties because it is located in a residential district in an existing developed area able to accommodate such uses. The subject property and properties surrounding the site are zoned RD1.5-1 and R2-1 and developed with multiple-family and single-family dwellings.

The project has no adverse effects on public access, recreation, public views or the marine environment. The project will not block physical or visual access to or along the coast or public coastal views. The project consists of the demolition of a duplex and garage and construction, use and maintenance of two single family dwellings in conjunction with a Small Lot Subdivision. The proposed use will neither interfere nor reduce access to the shoreline or beach access. No boating will occur adjacent to the site. There will be no dredging, filling or diking of coastal waters or wetlands associated with the request. There are no identified sensitive habitat areas, archaeological or paleontological resources on the file.

2. The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

The Land Use element of the Venice Local Coastal Program (LCP) was adopted in June 2001. Currently, there is no certified Local Coastal Program (LCP) for this portion of the Coastal Zone. In the interim, the adopted San Pedro Community Plan and the San Pedro Coastal Land Use Plan (LUP) serve as the functional equivalent in conjunction with any pending LCP under consideration. The property is located within the Venice Community Plan, within the Venice Coastal Zone Specific Plan. The property is within the Oakwood-Milwood subarea of Venice and is subject to specific standards for development. The Oakwood-Milwood Subarea requires a minimum 1,200 square feet of lot area per dwelling unit, a maximum of 25-foot building height for a flat roof and 30 feet for a varied

roof, and access from the adjoining alley unless not feasible. The Venice Community Plan designates the property for Low Medium II Residential residential density, consistent with the zone of RD-1.5.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Guidelines are designed to provide direction to decision-makers in rendering discretionary determinations on requests for coastal development permits pending adoption of an LCP. Because the proposed dwellings are consistent in scale and setback with the surrounding dwellings, and because the site is removed from any sensitive area as well as the shoreline, its construction poses not threat to the protection of coastal resources. Traffic associated with two single-family dwellings is low. The California Coastal Commission's interpretive guidelines have been reviewed and considered in preparation of these findings.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.**

No outstanding issues have emerged which would indicate a conflict between this requested expansion and any other decision of the Coastal Commission.

The subject project does not block physical or visual access to or along the coast. Therefore, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.**

The property does not provide access to or from the beach as it is located on California Avenue at a distance of a mile from the beach. There is no evidence of any previous public ownership of the lot and the project does not conflict with the goal of providing appropriately located public access points to the coast

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

On December 30, 2013, a Mitigated Negative Declaration (ENV 2013-2002-MND) was issued for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency found on the original environmental document that with imposition of the mitigation measures described in the MND and adopted as part of the conditional use approval for the proposed facility, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.

The Mitigated Negative Declaration and Initial Study Checklist were submitted to the State Clearinghouse and posted for a 30-day public review period. The California Resources Agency, California Coastal Commission, Department of Fish and Wildlife, Department of Parks and Recreation, Department of Water Resources, Caltrans, Air Resources Board, Regional Water Quality Control Board, and Public Utilities Commission did not submit any comments regarding the proposed project during that period.

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND, and identified in this determination, there is no substantial evidence that the proposed project will have a significant effect on the environment.

FINDINGS FOR MELLO ACT

7. **The proposed project is subject to the Mello Act. In a letter dated May 10, 2013, Douglas Swoger, Director of Asset Management for the Los Angeles Housing Department issued a letter stating that based on rental information provided by the owner, Robert S. Hawrylo, the Los Angeles Housing Department (LAHD) determined that no affordable units exist at 750 East California Avenue, Venice, CA 90291.**

The proposed project does not meet or exceed the threshold of ten or more new whole dwelling units to require the inclusion of affordable dwelling units. Therefore the applicant/owner/developer is not required to provide any inclusionary affordable dwelling units on-site or within the Coastal Zone.

FINDINGS OF FACT FOR A ZONING ADMINISTRATOR'S ADJUSTMENT

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code 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:

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.**

The Small Lot Subdivision Ordinance was implemented as a part of the Planning Zoning Code in order to facilitate the creation of new single-family homes at relatively affordable levels in multi-family zones. The Ordinance makes allowances for the creation of these developments by increasing flexibility in some areas such as not requiring passageways nor front, side or rear yards between lots within an approved subdivision, while dictating requirements in others such as the requirement to maintain a 5-foot setback where a lot abuts a lot that is not created pursuant to the subdivision. These provisions, however, do not take effect until the final map has been recorded, as the Ordinance does not

contain language that supersedes the requirements of the Zoning Code prior to this. The project is seeking zoning relief in order to allow construction of single-family dwellings under the Small Lot Subdivision Ordinance to begin prior to the map recording.

The applicant is seeking adjustments to permit a separation between buildings of 4 inches in lieu of 10 feet to 12 feet required. The strict application of building separation requirements prior to final map recordation would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. In general, the design and size of this project was carefully articulated by employing the Small Lot Subdivision Ordinance to address the lack of housing and to optimize infill sites. The adjustments are necessary until the final map recordation process is complete.

The adjustments to the side yards are not needed for a non-small lot development as four-foot yards are consistent with Code requirements for a 40-foot wide lot in the RD-1.5 Zone. A four-foot yard, however, is not consistent with the requirements of the Small Lot Subdivision Ordinance under which the application is made. Further, the Small Lot provision for a setback abutting a lot not created by the subdivision is contained in the exceptions section of the Code from which no relief is authorized by means of a variance.

The LAMC does not directly address parking in the side yards except to prohibit parking in the side yard of a reverse corner lot. In the subject case, the side yards are also the required five-foot setbacks and are designated as common access areas. To allow the owner of either of the parcels to obstruct the common areas required parking spaces where a parked car would obstruct the area is inconsistent with the concept or reciprocity.

9. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The general character of the area includes multiple-family along California Avenue. The proposed development is consistent with the density allowed in the RD 1.5 Zone. The project will be of a scale and nature that will be in harmony with other single and multi-family development in the area. The requested adjustment to building separation pertains to a physical condition allowed by right under the small lot ordinance, and the adjustment is needed only to allow the project to start construction prior to the recordation of the final Parcel map. The requests to reduce the side yard setbacks and park in the common access areas are not allowed by right and are not approved. The project as approved with conditions will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

10. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Venice Community Plan updated September 29, 2000 designates the subject property for Low Medium II Residential land uses, with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The adopted RD1.5 zone for the subject site is consistent with the Community Plan and the Venice Specific Plan. A two-lot subdivision project on a 5,400 square foot lot meets the density requirements of 1,500 square feet of lot area per dwelling unit of the RD1.5 zone. The lot is 40 feet wide in lieu of the required 50 feet, but is legal and nonconforming. One of the objectives of the Small Lot regulations is to provide diversity of housing options while giving particular attention to site and building design.

The technical need for an adjustment to reduce building separations is in line with the spirit of the Ordinance. The reduced side yards and parking in the common area is not consistent and have not been approved. Further, the approved adjustment is in conformance with the intent and purpose General Plan because it align with a regulation, the Small Lot Subdivision Ordinance, which is intended to increase the production of housing in Los Angeles.

The project will also provide much needed new home ownership opportunities for the Venice Community Plan area in the form of single-family. The small lot ordinance allows for the creation of fee simple parcels without the need to establish a homeowners association, making the project more attractive to prospective buyers. The ordinance also allows for single-family dwellings to be constructed on smaller parcels of land, making the project more affordable.

The Small Lot Subdivision Ordinance No. 176,354 addresses the lack of housing stock in the City and considers the question of how best to optimize infill sites. The Ordinance allows for smaller lots, reduced setbacks within the subdivision, and no building separation or passageways. The Ordinance has been described in the Housing Element of the General Plan as a regulation that alleviates typical constraints of division of land requirements and provides developers flexibility to allow more affordable home ownership. The reduced standards and requirements that the Ordinance allows for, however, do not take effect until the final map has been recorded, as it does not contain language that supersedes the requirements of the Zoning Code prior to this. In an effort to expedite construction, developers are able to apply for Zone Variances and Zoning Administrator Adjustments for those reduced regulations not specified in Section 12.22 of the LAMC while the subdivision map is being finalized. This allows for housing to be provided at a significantly faster pace than if one waited until a final map was recorded before starting construction.

The adjustment will help to expedite construction of the proposed small lot project, which is consistent with numerous goals, objectives and policies of the Community Plan to provide a safe, secure and high quality residential environment for all economic, age and ethnic segments of the community,

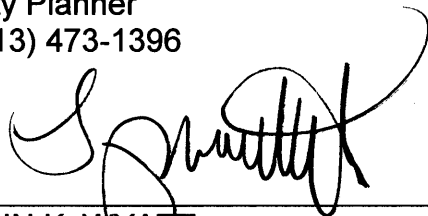
maintain a housing supply sufficient to meet the diverse economic and socioeconomic needs of current and projected future population, locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development, promote and ensure the provision of adequate housing for all persons, including special needs populations, regardless of income, age or ethnic background, promote greater individual choice in type, quality, price and location of housing, and to increase home ownership options by providing opportunities for development of townhouses, condominiums and similar types of housing.

ADDITIONAL MANDATORY FINDINGS

11. 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 C, areas of minimal flooding.
12. 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 the California Fish and Game Code Section 711.2.

Inquiries regarding this matter should be directed to Kevin Golden, Planning Staff in the Division of Land.

Kevin Golden
City Planner
(213) 473-1396



LINN K. WYATT
Chief Zoning Administrator

LKW:KG:thb

cc: Councilmember Mike Bonin
Eleventh District
Adjoining Property Owners