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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
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planning.lacity.org

August 26, 2026

As The Crow, LLC
Hallie Black
2634 6th Street
Santa Monica, CA 90405

CASE NO. ZA-2025-2856-CU1-SPPC-
HCA-1A
LETTER OF CORRECTION
1236 North Cliff Drive
Northeast Los Angeles Community Plan
Zone: R1-1-HCR
C.D: 1
D.M.: 147A219
CEQA: ENV-2025-2857-CE
Legal Description: Lot 64, Tract 4085

On August 13, 2026, the East Los Angeles Area Planning Commission granted in part and denied in part an appeal, resulting in a denial of a Class 1 Conditional Use request to allow the construction, use and maintenance of two new single-family dwellings on a lot fronting a Substandard Hillside Limited Street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Chapter 1 Section 12.21 C. 10(i)(2); and the approval of a Class 1 Conditional Use request to allow the construction, use and maintenance of two new single-family dwellings fronting on a Substandard Hillside Limited Street where a minimum 20-foot-wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside Area as required by LAMC Chapter 1 Section 12.21 C. 10(i)(3); approved a Class 1 Conditional Use to allow a reduced front yard setback in lieu of the minimum five feet otherwise required by LAMC Chapter 1 Section 12.21 C. 10(a); and approved a Specific Plan Project Compliance for the construction, use and maintenance of two new single-family dwellings totaling approximately 3,693.83 square feet on an approximately 9,305.80 square-foot vacant hillside lot; all upon 19 conditions of approval.

In an email dated August 14, 2026, the applicant makes the following statements:

CASE NO. ZA-2025-2856-CU1-SPPC-HCA-1A
LETTER OF CORRECTION

I first raised this on April 20, 2026, before the close of the appeal period on April 27, noting that the Exhibit A plan set appeared to be an older version rather than the most recent PZA-stamped plans. Nicole Sanchez asked what the differences were and I responded the same day. On April 22 you replied: "From your statements, it appears that we have adopted the wrong illustration as the Exhibit A for this case. It does not appear that the changes are significant, so I think that a Letter of Correction can be issued. If no appeal is filed, I should be able to issue the Letter following the conclusion of the appeal period. If an appeal is filed, we can take that opportunity to correct the record." An appeal was filed on April 27. The correction was not addressed at the July 8 hearing, and I did not raise it there because I understood from your note that it would be handled through the appeal process internally. I apologize if remedying was my responsibility.

What I am asking for is that the record be corrected so that Exhibit A is the PZA-stamped plan set dated January 21, 2026, filename 05.1_CP-4064_LADBS_PZA_TUD_Preliminary-Zoning-Assessment_stamped_2026-0121.pdf, attached again here. My correspondence with Andrea Withers, which I have also attached (running from December 18, 2025 through February 2, 2026), confirms that this was the final set: I transmitted it with Ronald Greene's PZA stamp on January 21, she confirmed receipt and successful download on January 22, and on January 30 she confirmed the case had been delivered to the OZA office. So the file I am attaching is the same file she handed over, and I am simply returning a duplicate of it. The set currently adopted as Exhibit A is instead a July 2025 check set, marked Revision 1, carrying the Building and Safety zoning plan check corrections still annotated on its face.

As I described on April 20 (attached our April 20 through 22 exchange), the differences between the two sets are that the North Unit has separate back door bridge access, the second level deck on the South Unit was moved to the south facade, and there is a clarification that no portion of the South Unit carport entry stair projects into the dedication. These changes came out of the final audit of the project for Mount Washington/Glassell Park Specific Plan compliance with Andrea Withers, and from addressing LAFD egress requirements for the two-unit development and urban lot split. None of them appear in or are referenced by the determination letter, and none were the subject of comment at the hearing.

Condition No. 2 of the determination letter states the following:

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

On review of the administrative record, it is clear that the Exhibit "A" adopted by the Zoning Administrator as part of the April 10, 2026, determination letter and re-adopted by the East Los Angeles Area Planning Commission's August 13, 2026, appeal determination is not the exhibit intended to illustrate the proposed project. It is found that the exhibit, as

CASE NO. ZA-2025-2856-CU1-SPPC-HCA-1A
LETTER OF CORRECTION

described by the applicant, was a part of the administrative record and was available to be adopted by the decision-maker.

In order to ensure that the applicant can comply with the intent of the determination and Condition No. 2, a "Corrected Exhibit A", reflecting the project is hereby adopted.

This correction to the determination letter does not result in any substantive or material changes to the project's operation, floor plans, or mode and character. This is entirely an administrative correction and all the previously adopted findings, terms, and conditions of the determination letter remain unchanged and applicable. Issuance of this letter does not change the effective date of the East Los Angeles Area Planning Commission's determination of August 13, 2026.

Inquiries regarding this matter shall be directed to Andrea Magaña Withers, Planning staff, at andrea.maganawithers@lacity.org or (213) 978-1285.



JONATHAN A. HERSHEY, AICP
Associate Zoning Administrator

JAH:mc

cc: Councilmember Eunisses Hernandez
First District
Arroyo Seco Neighborhood Council
Adjoining Property Owners

A-SERIES DRAWINGS: CLIFF RESIDENCE SOUTH



(NAME)
 CHRY RESOURCES PROJECT
 HALLIE BLAKER - APPLICANT, OWNER (AS THE CROW, LLC)
 (SCOPE OF WORK)
 TWO-UNIT SINGLE-FAMILY DEVELOPMENT
 PROPOSED DECOMPAH
 RT-1
 (PROPOSED DISPOSITION)
 TYPE VB
 APPLICABLE ZONING CODES
 HILLSIDE AREA ORDINANCE
 VERY HIGH FIRE HAZARD SEVERITY ZONE
 MOUNT WASHINGTON CLASSIFIED PARK (POWDER SPECIFIC PLAN)
 (APPLICABLE BUILDING CODES)
 LABC 2021
 LABC 2003
 TITLE 24 (C.R. 2003)

(NOTE ON SB-9 AND RELIEF REQUEST)

[illegible]

THIS PROPOSAL INCLUDES CLAY RESIDENCE NORTH AND PROPOSED SUBDIVISION, REFERRED TO HEREIN AS "UNDER FUTURE PHASED 5B-4", IN THE CUI ADMINISTRATIVE REVIEW APPLICATION DUE TO THE PHYSICAL PRECLUSION OF DEVELOPMENT STANDARDS.

TWO-UNIT DEVELOPMENT

[illegible]

TWO-UNIT DEVELOPMENT

ALLOWABLE FLOOR AREA
3,364.63 SQFT / 8,594.95 SQFT (POST-DECKATION LOT AREA)
SEE 0-000-00 PWS SPECIFIC PLAN ZONING CALCULATION AND DIAGRAMS FOR FLOOR AREA
DISCREPANCY (BUILDING HEIGHT)
2 STOREYS
TYP 0-000
ELEVATION WITHIN STEPSHAPED ENVELOPES PER PWS SPECIFIC PLAN
BETWEEN 1" AND 4" 12" 4" SIZE NORTH WEST STEPSHAPED DIAGRAM
BETWEEN 4" AND 12" 4" 12" 4" SIZE SOUTH WEST STEPSHAPED DIAGRAM
SEE 0-000-00 GENERAL NOTES FOR ZONING DIMENSION ENVELOPE DIAGRAM

B-SERIES DRAWINGS:
CLIFF RESIDENCE NORTH

[illegible]

ICQNT.2

[illegible]

LAMS APPROVAL STAMP:



CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: RONALD GREENE 
DATE: 01/21/2026
APPLICATION #: 24010 - 10931 01/20/22

PROJECT NUMBER: 00031CL1
PHASE: CUY/ZAC/PZA ZONING REVIEW
DATE: 01/13/2020
SCALE: NA

COVER SHEET
G-000.0

PROJECT:
**CLIFF
RESIDENCE
PROJECT**

PROJECT ADDRESS:
**APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065**

OWNER:
**AS THE CROW, LLC
2624 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 310 448-0518
NALL@BLACKHONEY.COM**

DESIGNER:
HALLIE BLACK
21327 HILLSIDE DRIVE
TOPANGA, CA 90290
TEL: +1 (617) 449-8518
HALLIEBLACKKIDNEY.COM

EXECUTIVE ARCHITECT:
ARCHITECTURE
STUDIO SEO PLLC
300 W 82ND ST, 810
NEW YORK, NY 10024
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CONTACT@STUDIOSEO.COM

CIVIL ENGINEER:
WEST COAST TECHNICAL
CONSULTANTS, INC
1117 EAST LOS ANGELES AVE, CTS
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TEL: +1 (818) 216-0504
DAVID@WCTC.COM

STRUCTURE ENGINEER:
POLON & LEWIS
STRUCT ENGINEERING, INC
5301 BEETHOVEN ST. STE 204
LOS ANGELES, CA 90046
TEL: +1 (310) 998-5611
OFFICE@POLON-LEWIS.COM

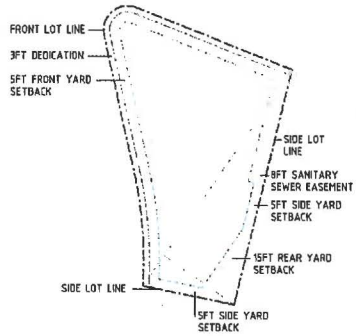
KEY PLAN:



ISSUES / REVISIONS		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-05-09		FRNG
2025-07-02		FRNG REVISION 1
2025-08-12		FRNG REVISION 2
2025-08-16		FRNG REVISION 3
2025-12-18		PRES CUI/2AD
2026-01-13		PRES PZA

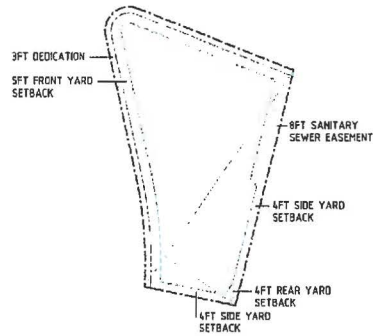
TWO-UNIT DEVELOPMENT ZONING SETBACK DIAGRAMS

EXISTING SITE ZONING SETBACKS



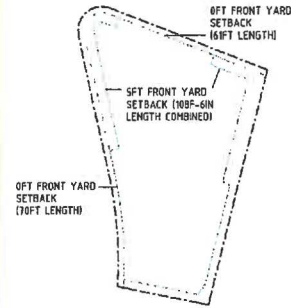
CONDITIONS REGARDLESS OF S99
DEVELOPMENT

TWO-UNIT DEVELOPMENT PRE-SUBDIVISION ZONING SETBACKS



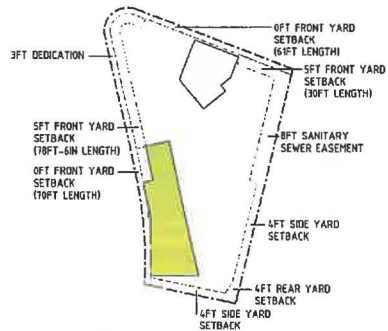
EXISTING FILING FOR TUD WITH LADBS

CU1 VARINACE REQUEST PRE-SUBDIVISION ZONING SETBACKS



TWO-UNIT DEVELOPMENT ZONING SETBACK DIAGRAM W/ CU1 FRONT YARD SETBACK DIMINISHMENT

SINGLE FAMILY DEVELOPMENTS ZONING SETBACKS



CLIFF RES. S
X2 LEVELS
1,200 SQFT FOOTPRINT
CLIFF RES. N
X2 LEVELS
550 SQFT FOOTPRINT

NOTE

3FT DEDICATION TO BE WAIVED DURING CU1
PROCESS TO CONVERT 0FT FRONT YARD
SETBACK TO 3FT FRONT YARD SETBACK
WHERE APPLICABLE

PROJECT: CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
1834 4TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 443-4338
HALLIE.BLACK@PCH.COM

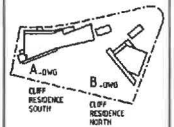
DESIGNER:
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HALLIE.BLACK@PCH.COM

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DS@STUDIOSSED.COM

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DAVID@WCTC.COM

STRUCTURE ENGINEER:
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OFFICE@POLON-LEWIS.COM

KEY PLAN:



ISSUES / REVISIONS	DATE	SYMBOL	DESCRIPTION
1025-05-09			SUBMISSION
1025-05-09			FILED
2025-07-02			FILED REVISION 1
2025-06-12			FILED REVISION 2
2025-06-16			FILED REVISION 3
2025-12-19			PREP. CIV/PAO
2026-01-13			PREP. PCA

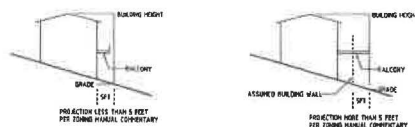
LADBS APPROVAL STAMP:

CORRECTED
EXHIBIT "A"
Page No. 2 of 17
Case No. 2A-2025-0658-CLIFF-SPCHCA

PROJECT NUMBER: 0003XCL1
PHASE: CIV/PAO/PCA ZONING REVIEW
DATE: 08/17/2024
SCALE: NA

SITE ANALYSIS
G-005.0

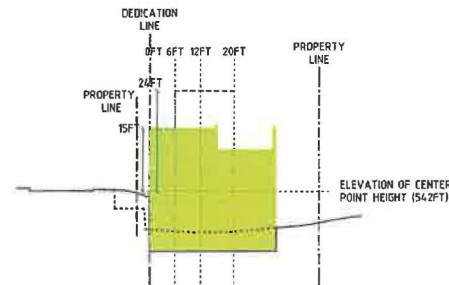
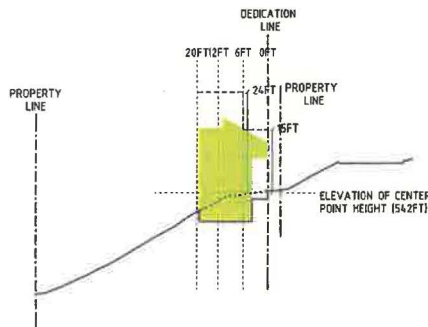
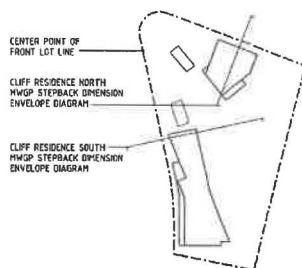
TWO-UNIT DEVELOPMENT STEPBACK DIAGRAMS



[CLIFF RESIDENCE SOUTH]
BETWEEN 0' AND 6': 15'-0"
BETWEEN 6' AND 12': 20'-8"

[CLIFF RESIDENCE NORTH]
BETWEEN 0' AND 6': 14'-10"
BETWEEN 6' AND 12': 14'-10"

MAP KEY



TWO-UNIT DEVELOPMENT TREE TABLES

TREE	EXISTING	REPLANTING	REMOVED	REPLANTED	TOTAL	NOTE
PROTECTED ON PROPERTY	2	4 TO 10M	2	1	5	ALL TO REMAIN
SHRUBS - 10' TALL ON PROPERTY	3	1 TO 1	1	1	3	ONE TO BE REMOVED (TOWN POOR HEALTH), ALL OTHERS TO REMAIN
PROTECTED OFF PROPERTY	2	4 TO 10M	1	1	5	ONE TO BE REMOVED (TOWN STREET VIEWING), ALL OTHERS TO REMAIN

TREE LISTED	QUANTITY	SIZE	NOTE
OLEA EUROPAEA (OLIVE)	1	24"-36" SIZE, 8FT TALL	TO BE PLANTED ON PROPERTY, FOR 16 REPLANTING REQUIREMENT
DETENTED LANTANA (DETENTED)	4	16"-24" SIZE	TO BE PLANTED ON PROPERTY, FOR 16 REPLANTING REQUIREMENT ON SLOPE
AGAVE AMERICANA (AGAVE, FORTY VARIETALS)	1	16"-24" SIZE	TO BE PLANTED ON PROPERTY
AGAVE XYLONACANTHA (SILVER LEAF AGAVE)	3	16"-24" SIZE	TO BE PLANTED ON PROPERTY

GRADING TABLE

AREA	TOTAL GRADE CLVD	ALLOWABLE CUT/FILL	PROPOSED CUT CLVD	PROPOSED FILL CLVD	EXEMPTION
CONNECTED SLOPE	34.800	0.000	34.800	0.000	EXEMPT (SLOPE GRADING)
SOUTH SIDE, BOUND LEVEL/REASUREMENT	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)
NORTH LOT, BASEMENT	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)
CUT (GRAVITY) (M)	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)
FILL (GRAVITY) (M)	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)
TOTAL	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)
BALANCE GRADE	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)
EXEMPT	34.800	0.000	34.800	0.000	EXEMPT (FOUNDATION)

* BASED ON GRADING AND DRAINAGE PLAN DATED 09-10-2021 PREPARED BY WCTC INC. YARDAGE INCLUDES THEORETICAL WALLS AND POSTURES AS SHOWN IN SECTIONAL CONTOUR
** SEE EXISTING PLUS THE FORMER VALUE EQUAL TO 5% OF THE TOTAL LOT SIZE IN EXISTING

RETAINING WALL SCHEDULE

RETAINING WALL	TOTAL	PROPOSED HEIGHT	LENGTH	AVG. HEIGHT	NOTE
EXISTING	2	1'-0"	80'-0"	1'-0"	TO BE BACKFILLED OVER AND ABANDONED PER LAOS DRAINAGE
ABUTTING/ATTACHED	1	8'-0"	60'-0"	8'-0"	ALONG WEST LOT LINE TO SUPPORT PUBLIC WAY
ABUTTING/ATTACHED	1	12'-0"	20'-0"	12'-0"	ALONG NORTH LOT LINE TO SUPPORT PUBLIC WAY
FREESTANDING	1	8'-0"	90'-0"	8'-0"	ALONG THE EAST LOT LINE FOR SLOPE FORMING
TOTAL PER ZONING CODE	5				

PER LAOS 12.21 (C) - RETAINING WALLS IN HILLSIDE AREAS RETAINING WALLS IN HILLSIDE AREAS, A "RETAINING WALL" SHALL BE DEFINED AS A PERMANENT CONTINUOUS STRUCTURE, AS VIEWED FROM THE TOP, DESIGNED TO SUPPORT EARTH, WHICH IS NOT ATTACHED TO A BUILDING.

CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

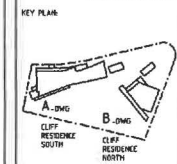
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OFFICE@POLON-LEWIS.COM



ISSUES / REVISIONS	DATE	SYMBOL	DESCRIPTION
1	10/25/21		REVISION 1
2	10/25/21		REVISION 2
3	10/25/21		REVISION 3
4	10/25/21		REVISION 4
5	10/25/21		REVISION 5

LAOS APPROVAL STAMP

EXHIBIT "A"
Page No. 3 of 17
Case No. 24-2015-0064-01-00-00-00-00

PROJECT NUMBER: 000111
PHASE: CIVIL/ARCHITECTURAL REVIEW
DATE: 09/17/2024
SCALE: N/A

SITE ANALYSIS
G-006.0

1236 N CLIFF DRIVE
GROSS LOT AREA: 9,305.80 SQFT
NET LOT AREA, POST-DEDICATION: 8,596.35 SQFT

GROSS LOT AREA: 9,305.80 SQFT
NET LOT AREA, POST-DEVELOPMENT: 8,596.35 SQFT
MAXIMUM ALLOWABLE FLOOR AREA PER MWGP: 3,696.43 SQFT
PROPOSED ALLOWABLE FLOOR AREA PER MWGP: 2,693.83 SQFT

* DEDICATION TO BE WAIVED DURING CUI PROCESS WITH BOE
 **PER MWGP FAR CALCULATION FOR LOTS 5,000-10,000SQFT: 0.50 =
 [(LOT AREA - 5,000) X 0.10] + 5000)

CLIFF RESIDENCE SOUTH
SINGLE FAMILY DWELLING
2 FLOORS
SEE A-SERIES DRAWINGS

ROOF EAVES AND CORNICES ARE LIMITED TO A MAXIMUM 8" PROJECTION INTO THE REQUIRED 4'-0" SIDE YARD. CONSISTENT WITH LAKE ALLOWABLE PROJECTIONS 12" PER 7'-0" OF YARD WIDTH.

MAXIMUM BUILDING HEIGHT SHOULD BE 65' AT 5' PERIMETER OF THE EXTERIOR WALL (PROJECTION LESS THAN 5 FEET)

LOWEST ADJACENT GRADE: SITE CL. +130'

MAXIMUM BUILDING HEIGHT = 25'-9"

(SITE CL. +143'-9")

MAXIMUM BUILDING HEIGHT SHOULD BE (5' AT 5' PERIMETER OF THE EXTERIOR WALL, PROJECTION LESS THAN 1 FEET)

LOWEST ADJACENT GRADE: SITE EL. +52'9"

MAXIMUM BUILDING HEIGHT = +29'-2" (SITE EL. +55'-1")

SEE ELEVATIONS FOR MORE DETAILS

AS NO PORTION OF THE WIDENED ROADWAY ENTERS INTO THE 3FT DEDICATION, THE PROPOSAL REQUESTS A WAIVER OF THE 3FT DEDICATION REQUIREMENT IN LIEU OF A 6FT DIMISHED FRONT YARD SETBACK AND INSTEAD FOR A 3FT DIMISHED FRONT YARD SETBACK WHERE INDICATED.

SEE ACTION REQUEST NARRATIVE AND FIGURE BOOKLET FOR STREET DEDICATION AND DIMINISHMENTS.

3504 TACOMA AVE
NOT IN PROJECT

1245 N CLIFF DRIVE
BOSTON, MA 02116-7573

OFF RESIDENCE NORTH
GLE FAMILY DWELLING
DOORS
E B-SERIES DRAWINGS

1237 N CLIFF DRIVE
(NOT IN PROJECT)

RETAINING WALL (ABUTMENT)
NOT CALCULATED IN
ONE RETAINING WALL PER LOT)

EXHIBIT "A"

Page No. 4 of 1

Case No. ZA-2025-2856-CJ1-SPR

A1 **PROPOSED SITE PLAN**
SCALE - FULL (36"x24") 1/8" = 1'-0" (11-A-SITE PLAN)

PROJECT:
CLIFF
RESIDENCE
PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 310 732 449-8598
HALL@BLACKHME.COM

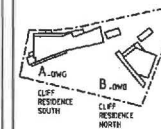
DESIGNER:
HALLIE BLACK
21327 HILLSIDE DRIVE
TOPANGA, CA 90290
TEL: +1 (617) 449-8518
HALLIEBLACK@GMAIL.COM

EXECUTIVE ARCHITECT:
ARCHITECTURE
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TEL: +1 (212) 795-3300

CIVIL ENGINEER:
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CONSULTANTS, INC**
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TEL: +1 (310) 998-5611
OFFICE@OLON-LEWIS.COM

KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-05-09		FILING
2025-07-02		FILING REVISION
2025-08-12		FILING REVISION
2025-08-16		FILING REVISION
2025-12-18		PRES. CUI/ZAF
2026-06-13		PRES. PZA

LADDS APPROVAL STAMP:

PROJECT NUMBER: 0603MCI
PHASE: CUI/ZAC/PZA ZONING REVIEW
DATE: 03/13/2026
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN
G-021.0

CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

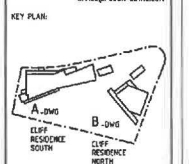
OWNER:
AS THE CROW, LLC
2524 4TH STREET
SANTA MONICA, CA 90404
TEL: +1 (310) 448-8508
HALLIEBLACK@GMAIL.COM

DESIGNER:
HALLIE BLACK
2123 HILLSIDE DRIVE
TOPANGA, CA 91060
TEL: +1 (818) 795-1000
HALLIEBLACK@GMAIL.COM

EXECUTIVE ARCHITECT:
ARCHITECTURE
STUDIO SEO PLLC
308 W 42ND ST, 110
NEW YORK, NY 10018
TEL: +1 (212) 769-1000
DOPG@STUDIOSEO.COM

CIVIL ENGINEER:
WEST COAST TECHNICAL
CONSULTANTS, INC
1951 EAST LOS ANGELES AVE, CTS
SUN VALLEY, CA 91350
TEL: +1 (818) 276-1004
DAN@WCTC.COM

STRUCTURE ENGINEER:
POLON & LEWIS
STRUCT ENGINEERING, INC
5301 BRECKENRIDGE ST, STE 208
LOS ANGELES, CA 90046
TEL: +1 (310) 498-5411
OFFICE@POLON-LEWIS.COM



ISSUES / REVISIONS		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-05-09		PLUMB
2025-07-02		PLUMB REVISION 1
2025-08-12		PLUMB REVISION 2
2025-06-06		PLUMB REVISION 3
2025-12-18		PRES. CLU/2AD
2026-04-13		PRES. PZA



A1 - WEST ELEVATION WITH FRONT ENTRY LOOKING EAST FROM CLIFF DR



A2 - SOUTH AND EAST ELEVATION LOOKING NORTH WEST FROM DOWNSLOPE



A3 - NORTH ELEVATION WITH SIDE ENTRANCE LOOKING SOUTH FROM DRIVEWAY ENTRY

CORRECTED
EXHIBIT "A"
Page No. 6 of 12
Case No. ZA-2025-2855-CU1-SPK-HCA

CLIFF RESIDENCE SOUTH

PROJECT: CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

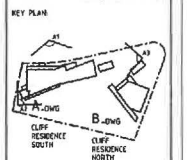
OWNER:
AS THE CROW, LLC
1834 17th STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 443-9518
HALLIE.BLACK@MPC.COM

DESIGNER:
HALLIE BLACK
2022 HALLIE DRIVE
TOPANCA, CA 90704
TEL: +1 (818) 344-8558
HALLIE.BLACK@MPC.COM

EXECUTIVE ARCHITECT:
ARCHITECTURE
STUDIO SEO PLLC
300 W 9TH ST, 10
NEW YORK, NY 10014
TEL: +1 (212) 775-1200
CONTACT@STUDIOSEO.COM

CIVIL ENGINEER:
WEST COAST TECHNICAL
CONSULTANTS, INC
1071 EAST LOS ANGELES AVE, 6TH
SUN VALLEY, CA 91350
TEL: +1 (818) 218-5564
DAN@WCTCINC.COM

STRUCTURE ENGINEER:
POLON & LEWIS
STRUCT ENGINEERING, INC
5301 BREMENWAY ST, STE 200
LOS ANGELES, CA 90046
TEL: +1 (310) 398-5416
OFFICE@POLON-LEWIS.COM



DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-05-01	PLNG	PLNG
2025-07-02	PLNG	PLNG - REVISION 1
2025-08-12	PLNG	PLNG - REVISION 2
2025-09-16	PLNG	PLNG - REVISION 3
2025-10-18	PREL	PREL - CDD 240
2025-09-15	PREL	PREL - PFA

LANDS APPROVAL STAMP:

PROJECT NUMBER: 0003YCU
PHASE: CDD 240 / PFA ZONING REVIEW
DATE: 01/10/2026
SCALE: N/A

RENDERING
A-001.0

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 8TH STREET
SANTA MONICA, CA 90405
TEL: +1 (677) 449-8548
HALLIE@BLACKBONE.COM

DESIGNER

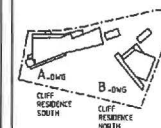
HALLIE BLACK
21327 HILLSIDE DRIVE
TOPANGA, CA 90290
TEL: +1 66171 449-8518
HALLIEBLACK@GHE.COM

EXECUTIVE ARCHITECT:
**ARCHITECTURE
STUDIO SEO PLLC**
308 W 82ND ST, 110
NEW YORK, NY 10024
TEL: +1 212 795-3300
GOOGSTUDIOSEO.COM

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC**
1997 EAST LOS ANGELES AVE. C715
SIMI VALLEY, CA 93065
TEL: +1 (818) 216-8504
DAVID@WCTCINC.COM

STRUCTURE ENGINEER:
POLON & LEWIS
STRUCT ENGINEERING, INC
5301 BEETHOVEN ST, STE 208
LOS ANGELES, CA 90066
TEL: +1 (310) 998-5611
OFFICE@POLON.LEWIS.COM

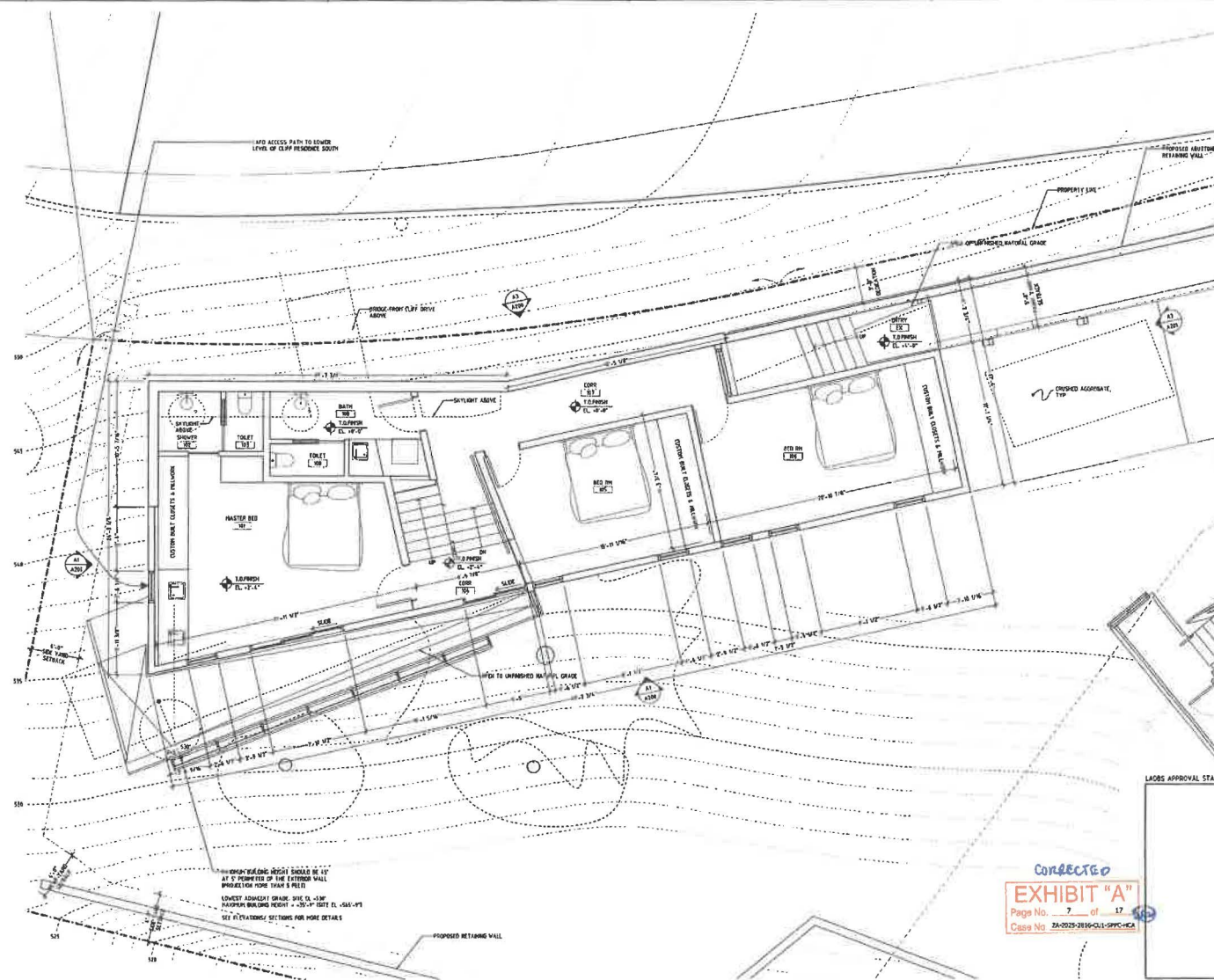
KEY PLAN



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUPPRESSION
2024-05-09		FILING
2025-07-02		FILING REVISION
2025-08-12		PRIM1 REVISION
2025-08-15		FILING REVISION
2025-12-18		PRES. CUIZAC
2026-01-13		PRES. PZA

PROJECT NUMBER: 00031CL1
PHASE: CUM/2A10/PZA ZONING REVIEW
DATE: 01/13/2026
SCALE: 1/4" = 1'-0"

FLOOR PLAN
FIRST FLOOR
A-101.0



CORRECTED

EXHIBIT "A"
Page No. 7 of 17
Case No. ZA-2025-2856-CU1-SMCC-H

A1 FLOOR PLAN - FIRST FLOOR
SCALE - FULL (36"X24") 1/4" = 1'-0"
CLI-A-PP01

PROJECT:
**CLIFF
RESIDENCE
PROJECT**

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2834 4TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 445-4518
HALLIEBLACK@GMAIL.COM

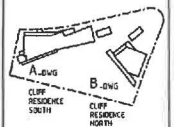
DESIGNER:
HALLIE BLACK
2377 HILLSIDE DRIVE
TOPANGA, CA 91368
TEL: +1 (818) 796-4504
HALLIEBLACK@GMAIL.COM

EXECUTIVE ARCHITECT:
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STUDIO SEO PLLC**
380 W 4TH ST, 10
NEW YORK, NY 10014
TEL: +1 (212) 795-3300
TOPANGA@STUDIOSEO.COM

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC**
1097 EAST LOS ANGELES AVE, C105
SUN VALLEY, CA 91356
TEL: +1 (818) 236-4504
DAN@WCTCINC.COM

STRUCTURE ENGINEER:
**OLON & LEWIS
STRUCT ENGINEERING, INC**
5301 BELTBOVEN ST, STE 300
LOS ANGELES, CA 90045
TEL: +1 (310) 595-5481
OFFICE@OLON-LEWIS.COM

KEY PLAN:



DATE	SYMBOL	DESCRIPTION
2024-05-01		SUBMISSION
2024-05-01		PLING
2025-07-02		PLING - REVISION 1
2025-08-12		PLING - REVISION 2
2025-08-15		PLING - REVISION 3
2025-11-18		PREL. CIV/LEAD
2026-01-11		PREL. PFA

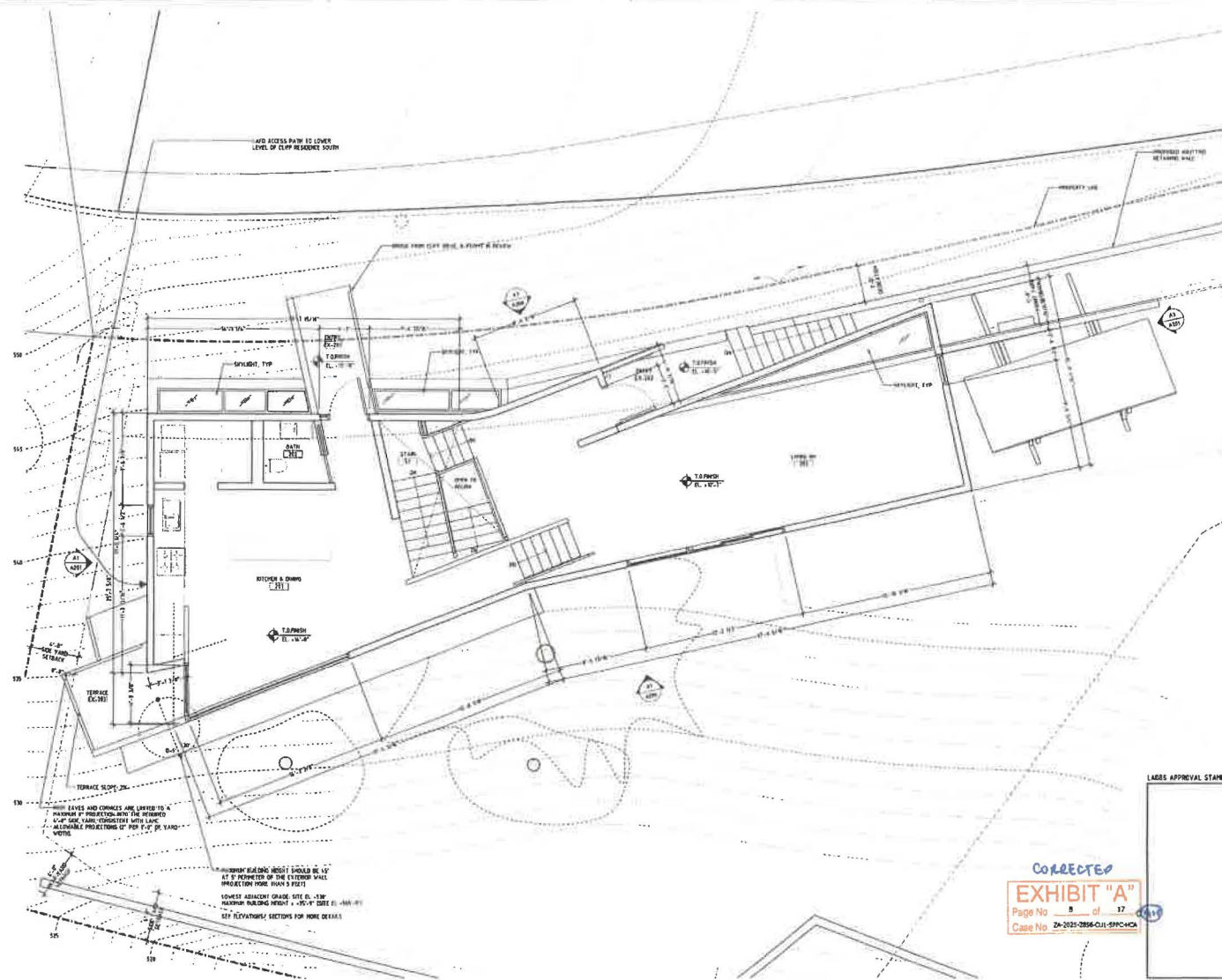
LABS APPROVAL STAMP:

COLLECTED
EXHIBIT "A"
Page No. 8 of 17
Case No. 24-2025-0856-CLIFF-SPR-CHCA

PROJECT NUMBER: 000301
PHASE: CIV/LEAD/PFA ZONING REVIEW
DATE: 01/15/2025
SCALE: 1/4" = 1'-0"

FLOOR PLAN
SECOND FLOOR
A-102.0

(A1) FLOOR PLAN - SECOND FLOOR
SCALE: FULL (8 1/2" X 11") = 1'-0" CL-A-PP02



PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2634 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (617) 449-8518
HALLIE.BLACK@NE.COM

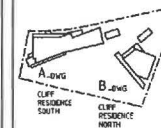
DESIGNER:
HALLIE BLACK
21327 HILLSIDE DRIVE
TOPANGA, CA 90280
TEL: +1 (818) 449-8518
HALLIE.BLACK@ME.COM

EXECUTIVE ARCHITECT:
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STUDIO SEO PLLC
300 W 82ND ST, 11D
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TEL: +1 (310) 795-3300
WWW.STUDIOSEO.COM

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC**
1197 EAST LOS ANGELES AVE, C115
SUN VALLEY, CA 91366
TEL: +1 (818) 216-0504
DAVID@WCTCONC.COM

STRUCTURE ENGINEER:
POLON & LEWIS
STRUCT ENGINEERING, INC
5901 BEETHOVEN ST. STE 208
LOS ANGELES, CA 90046
TEL: +1 (310) 998-5611
OFFICE@POLON-LEWIS.COM

KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2024-05-09		SUMMS SHOW
2025-05-09		PLNG
2025-07-02		PLNG REVISIO
2025-08-12		PLNG REVISIO
2025-09-16		PLNG REVISIO
2025-12-08		PRES. CUZAC
2026-01-13		PRES. PZA

LABOR APPROVAL STAMP

СОЗДАЕТСЯ

EXHIBIT "A"

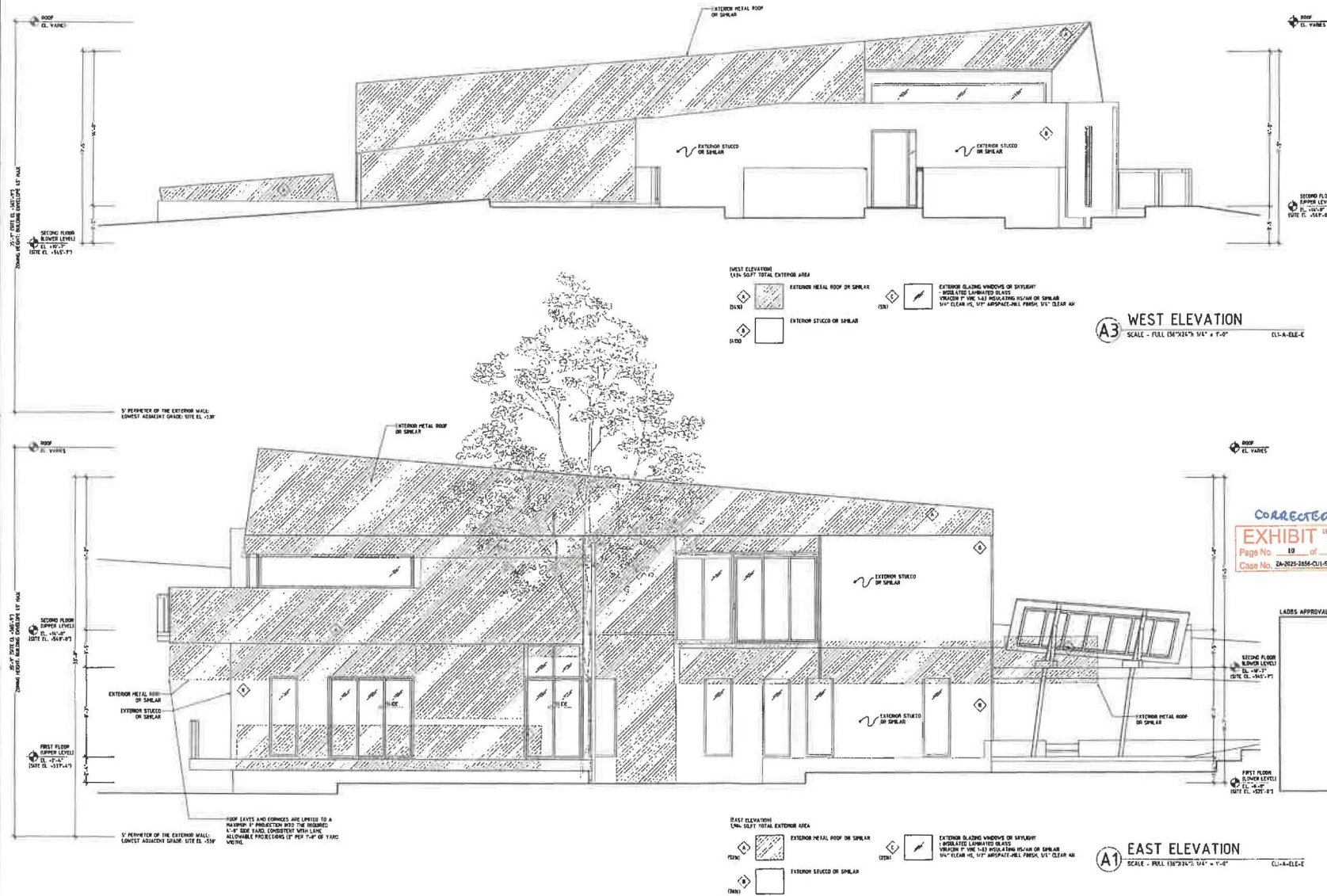
Page No. 9 of 17
Case No. ZA-2025-2856-CUI-SPPC-4

PROJECT NUMBER: 0003XCL1
PHASE: CU1/ZAD/PZA ZONING REVIEW
DATE: 07/19/2026
SCALE: 1/4" = 1'-0"

FLOOR PLAN
ROOF
A-103.0

A1 FLOOR PLAN - ROOF
SCALE - FULL 1/8" X 2 1/8" = 1'-0"

11-1-8



PROJECT: **CLIFF RESIDENCE PROJECT**

PROJECT ADDRESS:
**APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065**

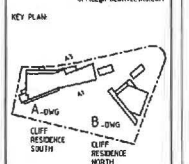
OWNER:
**AS THE CROW, LLC
2526 5TH STREET
SANTA MONICA, CA 90405
TEL: +1 (818) 449-1538
HALLIE.BLACK@GMAIL.COM**

DESIGNER:
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2137 HILLSIDE DRIVE
TOPANGA, CA 90608
TEL: +1 (818) 449-1538
HALLIE.BLACK@GMAIL.COM**

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308 W 8TH ST, 10
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TEL: +1 (212) 775-1200
OS@STUDIOSEO.COM**

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC
1992 EAST LOS ANGELES AVE, C15
SUN VALLEY, CA 91350
TEL: +1 (818) 796-6565
DAN@WCTC.COM**

STRUCTURE ENGINEER:
**POLO & LEWIS
STRUCT ENGINEERING, INC
5301 BEECHER ST, STE 200
LOS ANGELES, CA 90044
TEL: +1 (310) 798-5611
OFFICE@POLO-LEWIS.COM**



DATE	SYMBOL	DESCRIPTION
2025-05-09		SUBMISSION
2025-07-02		PLANS REVISION 1
2025-08-12		PLANS REVISION 2
2025-08-16		PLANS REVISION 3
2025-12-18		PROJ. CIVIL/2AD
2025-01-13		PROJ. PFA

PROJECT NUMBER 00031CLL
PHASE CIVIL/2AD/PFA ZONING REVIEW
DATE 01/13/2025
SCALE 1/4" = 1'-0"

**EAST ELEVATION
WEST ELEVATION
A-200.0**

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
2834 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 449-8518
HALLIE@BLACKPINE.COM

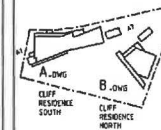
HALLIE BLACK
21321 HILLSIDE DRIVE
TOPANGA, CA 90290
TEL: +1 (617) 449-8518
HALLIEBLACK@GMAIL.COM

EXECUTIVE ARCHITECT:
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STUDIO SEO PLLC**
308 W 82ND ST, 11D
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TEL: +1 (347) 795-3300
GOINGSTODIODEO.COM

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC**
1997 EAST LOS ANGELES AVE. C105
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DIA700@WCTCINC.COM

STRUCTURE ENGINEER:
OLON & LEWIS
STRUCT ENGINEERING, INC
5301 BEETHOVEN ST, STE 200
LOS ANGELES, CA 90046
TEL: +1 (310) 990-5611
OFFICE@OLON-LEWIS.COM

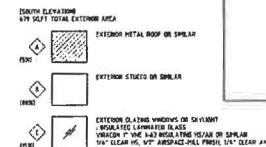
KEY PLAN:



ISSUES / REVISIONS:		
DATE	SYMBOL	DESCRIPTION
2021-05-09		SUBMISSION
2021-05-09		FILED
2021-07-02		FILED REVISION
2021-08-12		FILED REVISION
2021-08-16		FILED REVISION
2021-12-10		PRES. CUI/2A
2026-01-13		PRES. PZA

LARS APPROVAL STAND

CONFLECTED
EXHIBIT "A"
Page No. 11 of 17
Case No. ZA-2025-2856-CJ1-SPCH



(A1) SOUTH ELEVATION
SCALE - FL & L (36"X24") 1/4" = 1'-0" (1)-A-ELE-S

PROJECT NUMBER 00031CL1
PHASE: CUL/ZAD/PZA ZONING REVIEW
DATE: 01/13/2026
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
NORTH ELEVATION
A-201.0

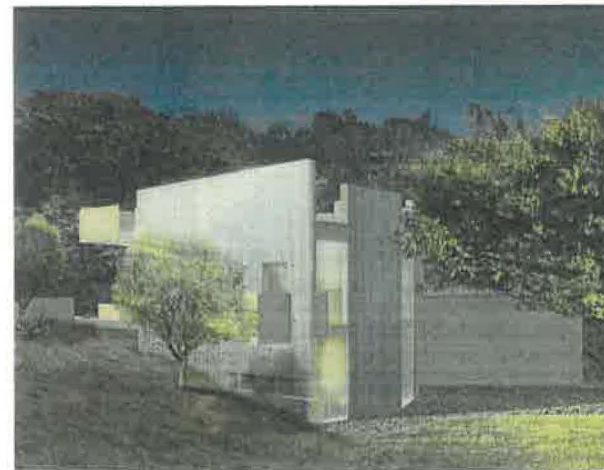
CLIFF RESIDENCE NORTH



B2 - NORTH AND EAST ELEVATION LOOKING SOUTH WEST FROM CLIFF DR



B1 - WEST ELEVATION WITH FRONT ENTRY LOOKING EAST FROM CLIFF DR



B3 - WEST AND EAST ELEVATIONS LOOKING NORTH FROM CLIFF RESIDENCE SOUTH

CONCEPT
EXHIBIT "A"
Page No. 12 of 17
Case No. 04-2023-0050-CU-LUPPC-HCA

PROJECT: CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

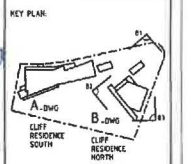
OWNER:
AS THE CROW, LLC
2834 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 453-9108
HALLIE.BLACK@GMAIL.COM

DESIGNER:
HALLIE BLACK
1002 HILLSIDE DRIVE
TORANCA, CA 90590
TEL: +1 (310) 441-8508
HALLIE.BLACK@GMAIL.COM

EXECUTIVE ARCHITECT:
ARCHITECTURE
STUDIO SEO PLLC
308 W 4TH ST, 102
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TEL: +1 (212) 785-3300
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CIVIL ENGINEER:
WEST COAST TECHNICAL
CONSULTANTS, INC
1193 EAST LOS ANGELES AVE, CYS
JOLI VALLEY, CA 91035
TEL: +1 (909) 274-4504
DAVID@WCTECH.COM

STRUCTURE ENGINEER:
POLON & LEWIS
STRUCT ENGINEERING, INC
5301 BETHOVEN ST, STE 200
LOS ANGELES, CA 90066
TEL: +1 (213) 788-5410
OFFICE@POLON-LEWIS.COM

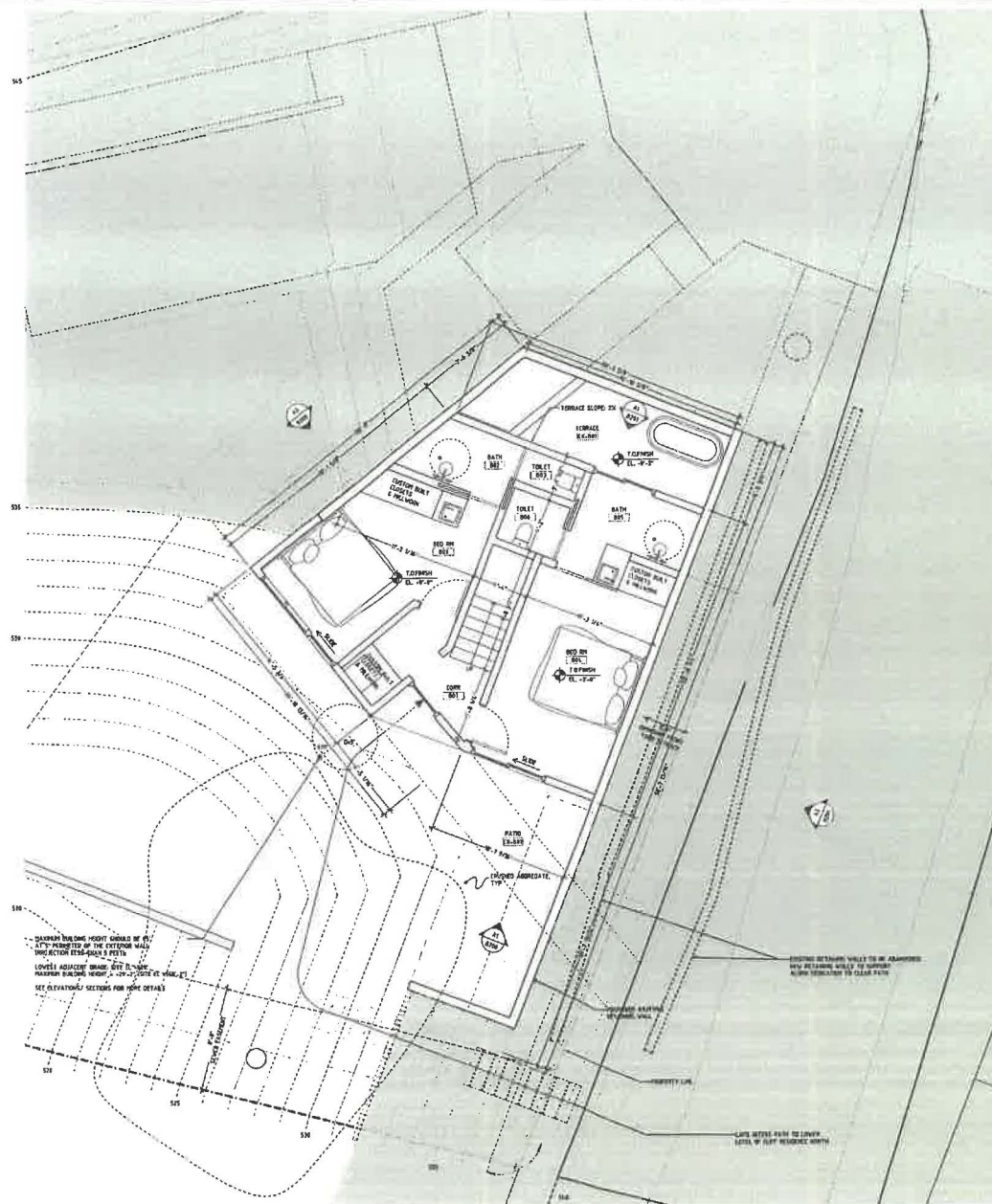


DATE	SYMBOL	DESCRIPTION
2023-06-09		SUBMISSION
2023-06-09	1.FIN	FINAL
2023-07-02	1A.FIN	REVISION 1
2023-08-12	1A.FIN	REVISION 2
2023-08-16	1A.FIN	REVISION 3
2023-12-18	PREL.	CONCEPT
2023-01-19	PREL.	PZA

LANDS APPROVAL STAMP:

PROJECT NUMBER: 000101
PHASE: CONCEPT/PZA ZONING REVIEW
DATE: 06/06/2023
SCALE: NA

RENDERING
B-001.0



PROJECT: **CLIFF RESIDENCE PROJECT**

PROJECT ADDRESS:
**APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065**

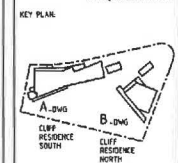
OWNER:
**AS THE CROW, LLC
3614 4TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 445-9318
HALLIE@BLACKBLK.COM**

DESIGNER:
**HALLIE BLACK
21577 HILLSIDE DRIVE
TOPANCA, CA 90770
TEL: +1 (310) 445-9318
HALLIE@BLACKBLK.COM**

EXECUTIVE ARCHITECT:
**ARCHITECTURE
STUDIO SEO PLLC
308 W 23RD ST, 10
NEW YORK, NY 10014
TEL: +1 (212) 795-3300
OSCAR@STUDIOSEO.COM**

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC
107 EAST LOS ANGELES AVE, C105
DOW VALLEY, CA 90055
TEL: +1 (818) 274-0004
DAVID@WCTECN.COM**

STRUCTURE ENGINEER:
**OLON & LEWIS
STRUCT ENGINEERING, INC
5301 BETHOVEN ST, STE 200
LOS ANGELES, CA 90046
TEL: +1 (310) 998-5818
OFFICE@OLON-LEWIS.COM**



ISSUES / REVISIONS	DATE	SYMBOL	DESCRIPTION
2024-05-09			SUBMIT DRAW
2025-05-09			PLD
2025-07-02			PLD - REVISION 1
2025-08-12			PLD - REVISION 2
2025-08-15			PLD - REVISION 3
2025-10-10			PREL - CIV 242
2026-01-19			PREL - PFA

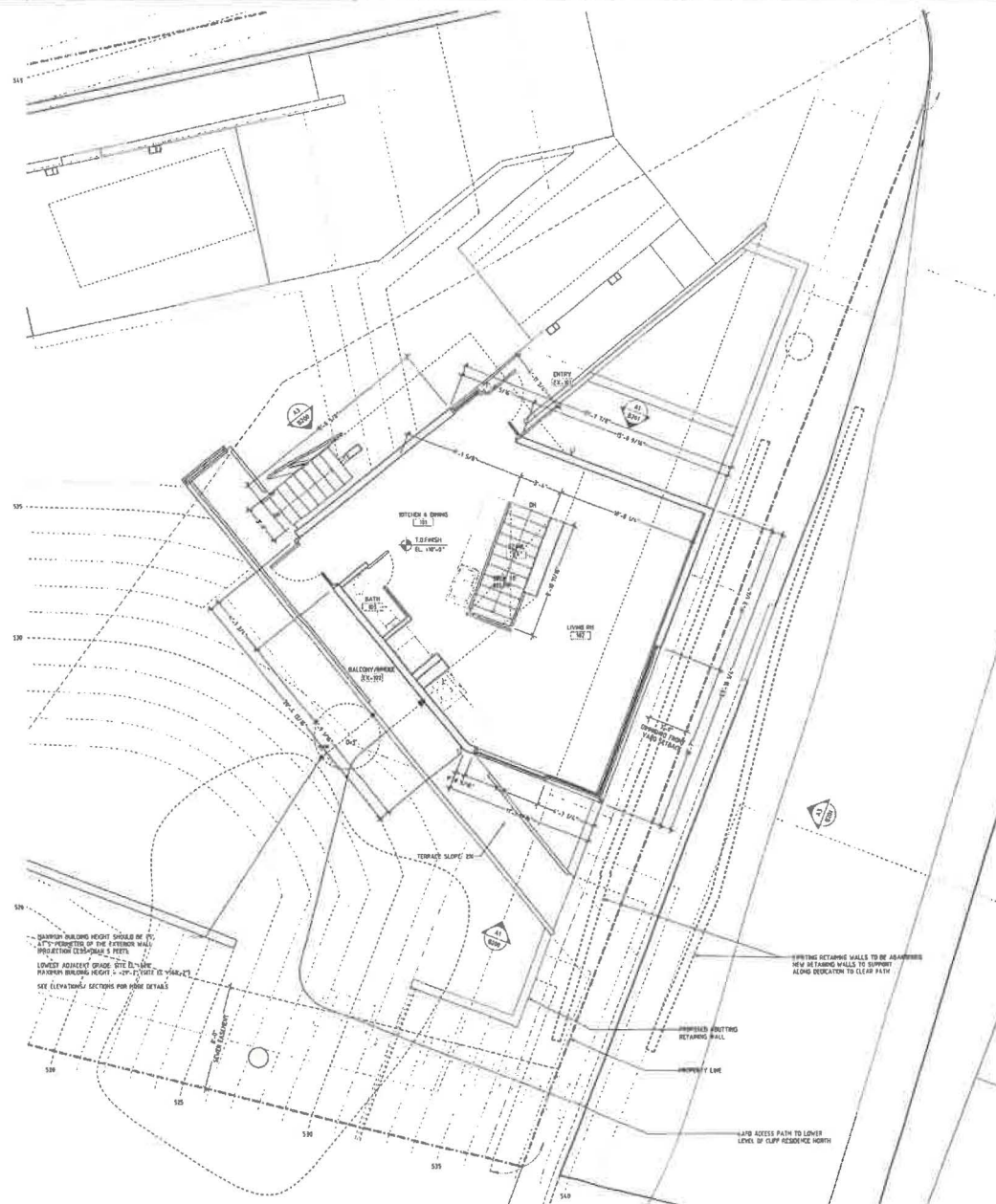
LABS APPROVAL STAMP:

EXHIBIT "A"
Page No. 13 of 17
Case No. 24-2025-0856-CLD/SP/CHCA

A1 FLOOR PLAN - BASEMENT
SCALE - FULL 1/8"=1'-0" 1/4" = 1'-0"

PROJECT NUMBER: 0001CL1
PHASE: CIV/242/PPA ZONING REVIEW
DATE: 04/17/2025
SCALE: 1/4" = 1'-0"

**FLOOR PLAN
BASEMENT
B-101.0**



PROJECT:
**CLIFF
RESIDENCE
PROJECT**

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

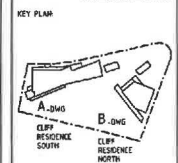
OWNER:
AS THE CROW, LLC
2834 6TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 441-8518
HALLIE.BLACK@PME.COM

DESIGNER:
HALLIE BLACK
2337 HELIX DRIVE
TOPANGA, CA 90290
TEL: +1 (310) 441-8518
HALLIE.BLACK@PME.COM

EXECUTIVE ARCHITECT:
**ARCHITECTURE
STUDIO SED PLLC**
308 W 8TH ST, 10
NEW YORK, NY 10014
TEL: +1 (212) 755-2200
INFO@STUDIOSED.COM

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC**
107 EAST LOS ANGELES AVE, CFS
SUN VALLEY, CA 91355
TEL: +1 (818) 294-5551
SAY@WCTCINC.COM

STRUCTURE ENGINEER:
**POLON & LEWIS
STRUCT ENGINEERING, INC**
5301 BRECKENRIDGE ST, STE 200
LOS ANGELES, CA 90046
TEL: +1 (310) 998-5411
OFFICE@POLON-LEWIS.COM



DATE	SYMBOL	DESCRIPTION
2024-05-09		SUBMISSION
2025-05-09		PLANS
2025-07-02		PLANS REVISION 1
2025-08-12		PLANS REVISION 2
2025-08-14		PLANS REVISION 3
2025-10-10		PREP CIV/240

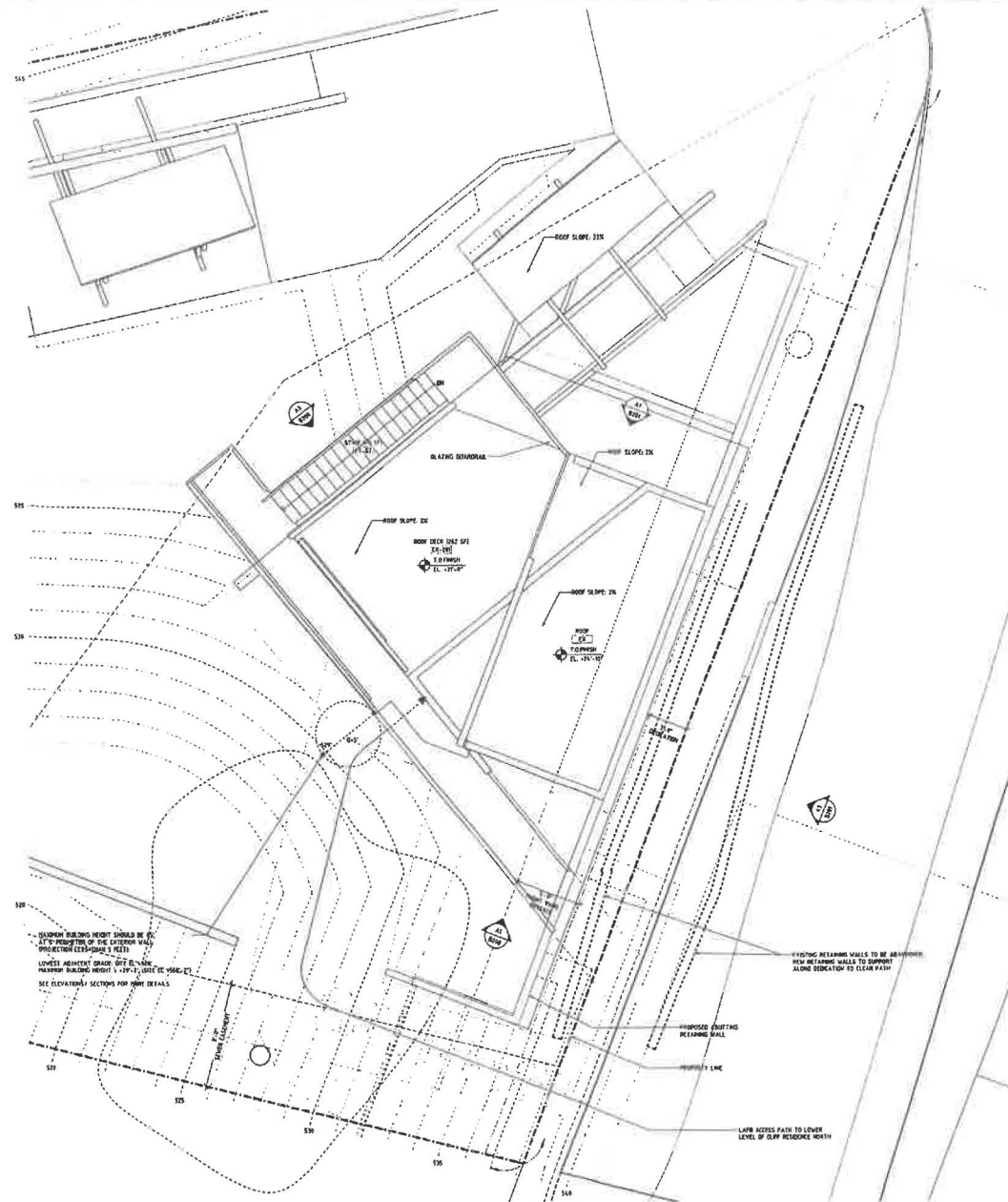
LABS APPROVAL STAMP

CONNECTED
EXHIBIT "A"
Page No. 14 of 17
Case No. 24-2015-2806-CLB-OP/ACHA

A1 FLOOR PLAN - FIRST FLOOR
SCALE: FULL DIMENSIONS 1/4" = 1'-0"
CLB-15981

PROJECT NUMBER: 000361
PHASE: CIV/240 ZONING REVIEW
DATE: 10/16/2025
SCALE: 1/4" = 1'-0"

**FLOOR PLAN
FIRST FLOOR
B-102.0**



A1 FLOOR PLAN - ROOF
SCALE - FULL DIMENSIONS 1/4" = 1'-0"
CL-A-RP

CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

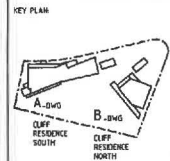
OWNER:
AS THE CROW, LLC
2001 4TH STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 443-9518
HALLIE@BLACKHIRE.COM

DESIGNER:
HALLIE BLACK
10321 HILLSIDE DRIVE
TOPHUA, CA 90260
TEL: +1 (310) 443-9518
HALLIE@BLACKHIRE.COM

EXECUTIVE ARCHITECT:
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STUDIO SEO PLLC**
300 W 8TH ST, 10
NEW YORK, NY 10014
TEL: +1 (212) 755-1000
OO@STUDIOSEO.COM

CIVIL ENGINEER:
**WEST COAST TECHNICAL
CONSULTANTS, INC**
1011 EAST LOS ANGELES AVE, 100
SUN VALLEY, CA 91355
TEL: +1 (818) 261-0000
DAN@WCTC.COM

STRUCTURE ENGINEER:
**POLON & LEWIS
STRUCT ENGINEERING, INC**
5301 BETHOVEN ST, STE 200
LOS ANGELES, CA 90045
TEL: +1 (310) 598-5431
OFFICE@POLON-LEWIS.COM



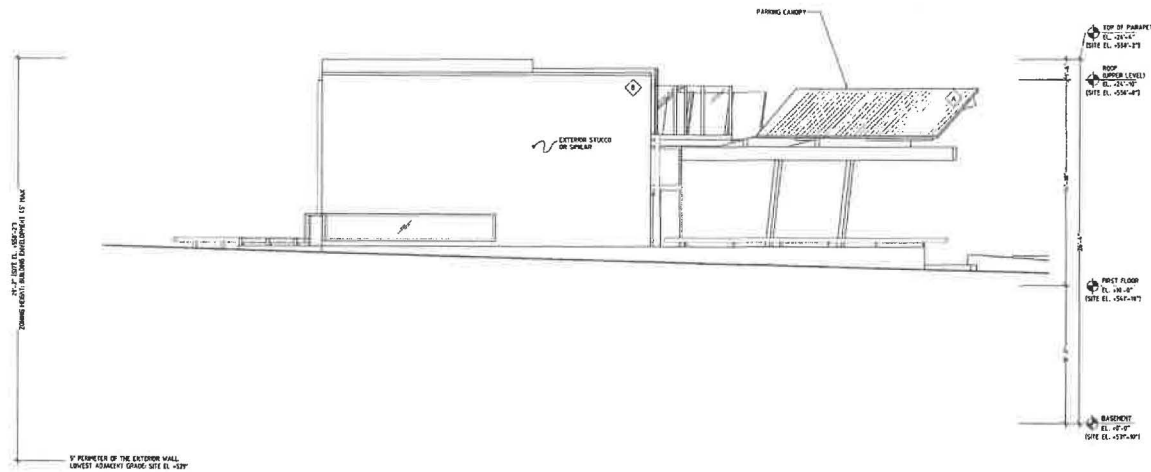
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2024-05-01		SUBMISSION
2024-05-09		FILED
2024-07-02		FILED - REVISION 1
2024-08-12		FILED - REVISION 2
2024-08-16		FILED - REVISION 3
2024-07-18		PREL. CONVEYED
2024-07-18		PREL. P2A

LARIS APPROVAL STAMP:

EXHIBIT "A"
Page No. 15 of 17
Case No. 24-0015-0000-0000-0000

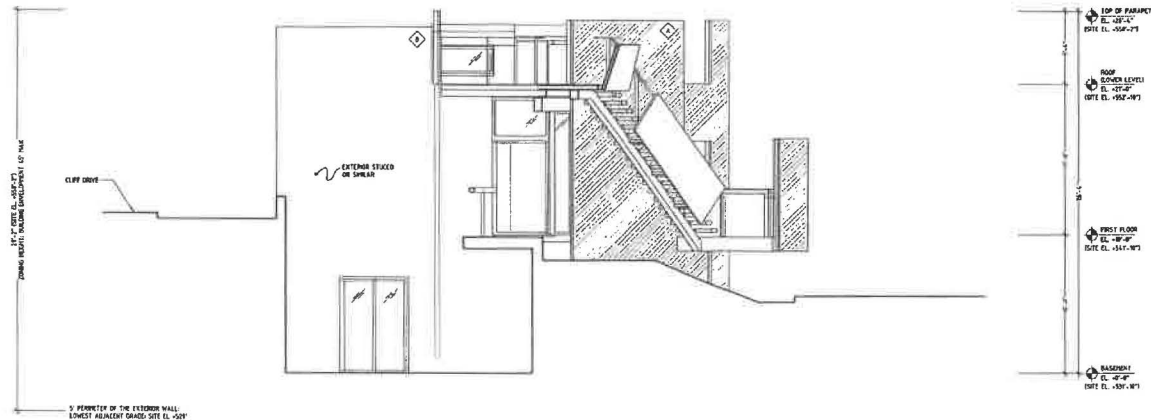
PROJECT NUMBER: 00000000
PHASE: CIVIL/ARCHITECTURAL ZONING REVIEW
DATE: 01/20/2024
SCALE: 1/4" = 1'-0"

**FLOOR PLAN
ROOF
B-103.0**



- NOTES:**
- 1. EXTERIOR METAL ROOF OR SIMILAR
 - 2. EXTERIOR STUCCO OR SIMILAR
 - 3. EXTERIOR GLAZING WINDOWS OR DOORS
 - 4. INSULATED LAMINATED GLASS
 - 5. WINDOW TYPE: 1-1/2\"/>

(A3) NORTH ELEVATION
SCALE = FULL (1/8\"/>



- NOTES:**
- 1. EXTERIOR METAL ROOF OR SIMILAR
 - 2. EXTERIOR STUCCO OR SIMILAR
 - 3. EXTERIOR GLAZING WINDOWS OR DOORS
 - 4. INSULATED LAMINATED GLASS
 - 5. WINDOW TYPE: 1-1/2\"/>

(A1) WEST ELEVATION
SCALE = FULL (1/8\"/>

CLIFF RESIDENCE PROJECT

PROJECT ADDRESS:
APN5454013026
1236 N CLIFF DR
LOS ANGELES, CA 90065

OWNER:
AS THE CROW, LLC
1034 17th STREET
SANTA MONICA, CA 90405
TEL: +1 (310) 443-1010
HALLIEBLACK@GMAIL.COM

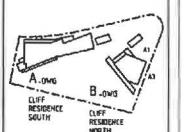
DESIGNER:
HALLIE BLACK
2122 HILLSIDE DRIVE
TOPANGA, CA 90903
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HALLIEBLACK@GMAIL.COM

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OFFICE@POLON-LEWIS.COM

KEY PLAN:



DATE	SYMBOL	DESCRIPTION
2024-05-24		SUBMISSION
2025-01-01		PERMITS
2025-01-01		PERMITS - REVISION 1
2025-01-01		PERMITS - REVISION 2
2025-01-01		PERMITS - REVISION 3
2025-01-01		PERMITS - REVISION 4
2025-01-01		PERMITS - REVISION 5
2025-01-01		PERMITS - REVISION 6
2025-01-01		PERMITS - REVISION 7
2025-01-01		PERMITS - REVISION 8
2025-01-01		PERMITS - REVISION 9
2025-01-01		PERMITS - REVISION 10
2025-01-01		PERMITS - REVISION 11
2025-01-01		PERMITS - REVISION 12
2025-01-01		PERMITS - REVISION 13
2025-01-01		PERMITS - REVISION 14
2025-01-01		PERMITS - REVISION 15
2025-01-01		PERMITS - REVISION 16
2025-01-01		PERMITS - REVISION 17
2025-01-01		PERMITS - REVISION 18
2025-01-01		PERMITS - REVISION 19
2025-01-01		PERMITS - REVISION 20

LANDS APPROVAL STAMP:

EXHIBIT "A"
Page No. 17 of 17
Case No. 24-0025-0000-001-0000-0000

PROJECT NUMBER: 000001
PROJECT: CLIFF/2024/PP2A ZONING REVIEW
DATE: 01/17/2024
SCALE: 1/4" = 1'-0"

**WEST ELEVATION
NORTH ELEVATION
B-201.0**