

**DEPARTMENT OF
CITY PLANNING**

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Decision Date: September 25, 2025

Appeal End Date: October 10, 2025

Alexander Ayzenberg
Ikon Development Group (A)(R)
3751 Cahuenga Blvd, Suite B
Studio City, CA 91604

Pie Investments LLC (O)
3751 Cahuenga Blvd Suite B
Studio City, CA 91604

CASE NO. DIR-2025-2453-ADJ
ADJUSTMENT
11436 Hatteras Street
North Hollywood – Valley Village Community
Plan
Zone : (Q)RAS4-1
D. M. : 174B169
C. D. : 2 - Nazarian
CEQA : ENV-2025-2454-CE
Legal Description: Arb 1, Lot 33, Tract 9214

Pursuant to California Environmental Quality Act Guidelines Section 15061, I hereby:

Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15305, Class 5, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

Pursuant to the Los Angeles Municipal Code (LAMC) Section 13B.5.2, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve an Adjustment to permit a 3-foot one-inch Front Yard setback along Hatteras Street to permit the relocation of gas meters in lieu of the 5 feet otherwise required in the (Q)RAS4-1 Zone under Los Angeles Municipal Code (LAMC) Section 12.11.5;

upon the following additional terms and conditions:

1. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City

Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

2. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
3. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
4. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
5. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
6. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
7. **Adjustment.** The project may observe a minimum 3-foot 1-inch front yard setback in lieu of the 5 feet otherwise required in order to accommodate required utilities such as gas meters within the front yard.
8. **Screening.** Gas meters within the required front yard shall be screened with landscaping, or a green wall, or other treatment designed to soften the visual impact of the meters to the satisfaction of the Planning Department.
9. Prior to the effectuation of this grant, 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 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 or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.

10. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
11. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
12. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
13. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action

and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, 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 an adjustment as enumerated in Section 12.28 of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The subject site is located at 11436 Hatteras Street and is composed of four contiguous lots (totaling approximately 14,602 square feet of lot area). A project was previously approved for the demolition of two existing single-family dwellings (permit No. 16019-10000-02874 finalized on November 1, 2018). constructed circa 1936 and replaced with the construction of a new 4-Story, 28-unit mixed use building over two levels of subterranean parking. The total square-footage of the mostly constructed development will be approximately 26,754 square feet. A total of 58 on-site parking spaces are provided for this project (51 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as required per LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-eight 2 Bedroom 2 Bathroom Units. The site is zoned (Q)RAS4-1 and is located within the North Hollywood – Valley Village Community Plan with a land use designation of Community Commercial. As previously stated, the site is currently being developed with a new 28-unit mixed use building.

The project site is zoned (Q)RAS4-1 and has a land use designation of Community Commercial with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, and P. The (Q) Condition encumbering the site, limits the property to a maximum density of 28 dwelling units. Furthermore, several Environmental Conditions were incorporated into the (Q) Conditions to address the site's landscaping, urban design conditions, 6-foot high block wall, minimum ground transparency, parking, compliance with the North Hollywood Redevelopment Plan). The site is located within the Housing Element Sites (ZI-2512), the Transit Priority Area in the City of Los Angeles (ZI-2452), AB 2097 (Within a half mile of a Major Transit Stop), AB 2334 (Low Vehicle Travel Area), liquefaction area, and is not in a 500 Ft School Zone or a Very High Fire Hazard Severity Zone. The project site is also within the Urban Agriculture Incentive Zone and is within 4.76 kilometers of the nearest known fault (Hollywood Fault).

The Applicant is requesting an Adjustment to permit a 3-foot 1-inch Front Yard along Hatteras Street to permit the location of gas meters in the required front yard setback within the 5-foot Front Yard area as otherwise required in the (Q)RAS4-1 Zone, in association with a new 28-unit mixed use building previously approved under Case No APCS-2014-2529-ZC. The Project was approved on January 6, 2015, and is currently under construction. The requested entitlement will allow the project to properly site the gas meter bank per SoCalGas recommendations in the previously approved, under construction development.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Permit No. 15010-10000-01555: - On April 27, 2018, the Department of Building and Safety finalized a permit for a new 4-story 28-unit apartment building over a two-level subterranean parking garage.

Permit No. 16019-10000-02874: - On February 8, 2018, the Department of Building and Safety issued a permit for the demolition of a irregular shaped single-family dwelling and detached garage.

Ordinance No. 183449: On February 17, 2015, an ordinance was passed to amend the zoning for the subject property from the requested C2-1 to (T)(Q)RAS4-1,

Case No. APCS-2014-2529-ZC – On January 6, 2015, the South Valley Area Planning Commission Approved and Recommended that the City Council adopt Mitigated Negative Declaration, ENV-2014-2530-MND; Disapproved the requested Height District Change from Height District No. 1 to Height District No. 2; Approved and Recommended that the City Council Adopt a Zone Change from the requested C2-1 to (T)(Q)RAS4-1, subject to the revised Conditions of Approval;

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

Case No. ZA-2014-4683-CU-ZV-ZAD-ZAA – On July 26, 2016 the Zoning Administrator approved a Conditional Use to authorize a public parking area in the [Q]R3-1 Zone, a Variance to permit vehicular access across a zone boundary to an accessory use in a more restrictive zone as not permitted by LAMC Section 12.21-C,5(h), a Determination to permit the construction of a 6-foot in height wall in the front yard in lieu of the maximum height of 42 inches by LAMC Section 12.22-C,20(f)(2); and, an Adjustment to permit surface parking which extends into the required front yard as not permitted by LAMC Section 12.21-A,6(a)

Surrounding Properties

Surrounding properties are zoned [Q]R3-1, [T][Q]C2-1VL, and C2-1 and are developed with single-family dwellings, multi-family dwelling and the commercial uses. The northern properties across Hatteras Street are zoned [Q]R3-1 and are developed with two (2) four-story multi-family dwellings and an empty lot. The eastern adjoining properties are zoned C2-1 and are developed with multi-family dwellings and a single-family dwelling in between. The southern property across the alley is zoned C2-1 and is developed with two-story multi-family use buildings. The western properties across the alley are zoned C2-1 and are developed with single-story commercial use buildings.

Streets

Hatteras Street, adjoining the subject property to the north, is a Collector Street, dedicated to a width of 66 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Alley, adjoining the property to the west is a 20-foot alley.

Alley, adjoining the property to the south is a 20-foot alley.

PUBLIC CORRESPONDENCE

On March 19, 2025, a Field Planner from SoCalGas wrote to confirm, “that the location of our gas meters and service at 11436 Hatteras St 300’ E/CL of Lankershim Blvd is the only viable option for placement. After careful evaluation, no alternative locations meet the necessary requirements for accessibility and compliance with our safety policies and standards.

MANDATED FINDINGS

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 is a delineation of the findings and the application of the relevant facts of the case to same:

1. **That 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 subject site is located at 11436 Hatteras Street and is composed of four contiguous lots (totaling approximately 14,602 square feet of lot area and approximately 80 square feet for half the alley). A project was previously approved for the demolition of two existing single-family dwellings (permit No. 16019-10000-02874 finalized on November 1, 2018). constructed circa 1936 and replaced with the construction of a new 4-Story, 28-unit mixed use building over two levels of subterranean parking garage. The total square-footage of the development will be approximately 26,754 square feet. A total of 58 on-site parking spaces will be provided for this project (51 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as required by LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-eight 2 Bedroom 2 Bathroom Units. The site is zoned (Q)RAS4-1 and is located within the North Hollywood – Valley Village Community Plan with a land use

designation of Community Commercial. As previously stated, the site is currently being developed with a new 28-unit mixed use building.

The project's undergoing improvements include the construction, use, and maintenance of a new 26,754 square-foot four-story mixed-use development (under Case No. APCSC-2014-2529-ZC). The proposed project will conform with all other related zoning requirements including but not limited to height limitations, floor area limitations, etc.

The applicant is requesting an Adjustment to permit the relocation of the proposed gas meters to within the front yard setback required in the (Q)RAS4-1 Zone. The intent of the adjustment is to promote function in the development of the site and ensure adequate space for the proposed gas meters. While front yard setback is a tool to promote uniform development, the intent of the regulation is maintained in that the meters function as a utility, similar to a LADWP transformer or LAFD fire hydrant access lines, which can be located within a required yard setback.

The strict adherence to the zoning regulations is infeasible as SoCal Gas has determined that there are no other locations at the site that are able to accommodate the gas meters within their prescribed limitations. Aspects for citing include ensuring adequate spacing and clearance, no overlap with fire access, etc. According to the applicant, the rear yard is occupied by private residential open space and fire access pathways, and the side yards are less than three feet in width in most areas, violating the clearance requirements for meter access and LADWP/LADBS utility standards. The only location that meets utility access, code compliance, and fire safety.

The proposed location is discreet and will be screened with low landscaping to minimize visibility, and the design ensures no obstruction to pedestrian movement or vehicle access. This maintains the intent of the front yard setback regulations—to preserve visual openness and public safety.

The strict application of the minimum front yard setback requirements of the (Q)RAS4-1 Zone would preclude the property owner from redeveloping the site and enjoying a reasonable and viable use of the property. In addition, the proposed project otherwise meets the purpose and intent of the (Q)RAS4-1 Zone. As stated previously, the residence will conform with all other related zoning requirements including but not limited to height limitations, floor area limitations, etc. Access to the site will continue to be from the proposed subterranean driveway and a new proposed pedestrian walkway from Hatteras Street.

2. **That 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 proposed four-story mixed-use development will conform with all other related zoning requirements including but not limited to height limitations, floor area limitations, etc. Access to the site will continue to be from a proposed subterranean driveway and a proposed pedestrian walkway from Hatteras Street. The design and location of the proposed project will be compatible with the general design features of the other mixed use multi-family dwellings in the neighborhood. The project is also consistent with the development pattern of the surrounding properties that are improved with single and multi-

family residential buildings. Despite not meeting front yard setback requirements, the proposed project still provides sufficient distance and buffers from the adjacent residential properties.

Surrounding properties are zoned [Q]R3-1, [T][Q]C2-1VL, and C2-1 and are developed with single-family dwellings, multi-family dwelling and the commercial uses. The northern properties across Hatteras Street are zoned [Q]R3-1 and are developed with two (2) four-story multi-family dwellings and an empty lot. The eastern adjoining properties are zoned C2-1 and are developed with multi-family dwellings and a single-family dwelling in between. The southern property across the alley is zoned C2-1 and is developed with two-story multi-family use buildings. The western properties across the alley are zoned C2-1 and are developed with single-story commercial use buildings.

The applicant is requesting an Adjustment to permit a reduced 3-foot 1-inch front yard setback in lieu of the otherwise required 5-foot setback to accommodate utility required gas meters. With this entitlement, the previously approved 28-unit mixed used building will be allowed to properly site the proposed gas meters per SoCal Gas recommendations. The intent of the adjustment is to promote function in the development of the site and ensure adequate space for the proposed gas meters. Placing the gas meters in the front yard will not adversely affect or further degrade adjacent properties or the surrounding neighborhood.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. Many of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 34 Community Plans. The North Hollywood – Valley Village Community Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, and P. The property is zoned (Q)RAS4-1 after undergoing a zone change in 2015 and is thus consistent with the land use designation. The project addresses the following goals and policies of the Community Plan:

Objective 3: To make provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.

Objective 3-b: To encourage the preservation and enhancement of the of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

The requested Adjustment is necessary to realize the increase of additional units to a total of 28 units as part of the new project. The requested Adjustment is for the proposed reduction in the front yard setback that will allow for the placement of gas meters associated with a new mixed use multi-family dwelling that is compatible with the surrounding properties. Additionally, the requested entitlement (ADJ) will help properly site

the gas meter to SoCal Gas recommendations. The meters will be screened by landscaping to help minimize any visual impacts. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

HEARING WAIVER FINDINGS

4. **Will not have a significant effect on adjoining properties or on the immediate neighborhood;**

The adjustment will not have a significant effect on adjoining properties or on the immediate neighborhood. The location of utility infrastructure within the required front yard is not an uncommon occurrence with development in Los Angeles. Many mixed-use and multi-family residential developments have LADWP transformers and LAFD fire hydrant access points located in prominent locations within the front yard setback. The meters will be screened by landscaping and will blend in with other improvements at the site. As such, the location of gas meters within the required front yard will not have a significant effect on adjoining properties or the immediate neighborhood. The location will allow SoCal Gas technicians easier access to service the meters should any issues arise in the future.

5. **Is not likely to evoke public controversy.**

As stated previously, the location of utility infrastructure within the required front yard is not an uncommon occurrence with development in Los Angeles. Many mixed-use and multi-family residential developments have LADWP transformers and LAFD fire hydrant access points located in prominent locations within the front yard setback. As such, the location of gas meters within the required front yard is unlikely to evoke public controversy. The meters will be screened by landscaping and will blend in with other improvements at the site.

ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Ordinance adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

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 determination 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 that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be

on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](#) portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online Appeal Filing



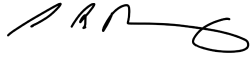
QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

VINCENT P. BERTONI, AICP
 Director of Planning

Approved and Reviewed by:



JoJo Pewsawang, Senior City Planner

Prepared by:



Christian Pearson, Planning Assistant
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