

CITY OF LOS ANGELES
CALIFORNIA



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July 12, 2000

David Johnson (A)
Wilshire Builders, Inc.
2716 Ocean Park Boulevard, #2025
Santa Monica, CA 90405

Gary Morris (R)
Planning Associates, Inc.
4040 Vineland Avenue, #108
Studio City, CA 91604

Department of Building and Safety

CASE NO. ZA 96-0233(ZV)(YV)
LETTER OF CLARIFICATION
12500 Maclay Avenue
Sylmar Planning Area
Zone : A1-1-K, OS-1-XL
D. M. : 228B161, 228B165, 225B161,
225B165, 222B161, 221B154
C. D. : 7
CEQA : EIR 495-80-ANX(SUB)
Fish and Game: Exempt
Legal Description: Lot 3, Tract 43986,
Portions or Sections 24, 25, Lots 1
and 2, Tract 43986


On December 2, 1996, pursuant to Section 12.27-B,1 and Charter Section 98, I approved a variance from Sections 12.04.05 and 12.05-A and C to permit reduced yard setbacks for gates, a gatehouse, security fencing and community recreation facilities and certain building pads, as if said property were in the RD6 Zone and to permit the continued use and maintenance of such variance at the time the subject site is rezoned to RD6.

Included within this variance was a reduced 10-foot front yard setback for homes which side onto Harding Street in the Phase III development or within Tract 35376. On October 7, 1999, I determined that the variance had been vested and was permanent.

The arrangement of homes abutting Harding Street has been somewhat modified since the variance approval and in order to clarify the record, the applicant has requested a review of the grading plan depicting the pads abutting Harding Street to assure that this minor deviation is consistent with the variance approval.

Upon review of the site and grading plans, I find that the aforementioned modified pad layout along Harding Street is substantially consistent with my December 2, 1996

approval and are therefore included within the variance. Copies of the drawings and revised Exhibit "A," dated March 3, 2000, have been placed in the file.



EMILY GABEL-LUDDY
Associate Zoning Administrator
Direct Telephone No. (213)580-5529

EGL:cgu

cc: Councilmember Alex Padilla
Seventh District