



**EXPANDED ADMINISTRATIVE REVIEW DETERMINATION  
CITYWIDE HOUSING INCENTIVE PROGRAM**

October 7, 2025

Appeal Period Ends: October 22, 2025

**Applicant/Owner**

Alan Turobiner  
Landale Holdings, LLC  
24511 Cordillera Drive  
Calabasas, CA 91302

**Representative**

Armin Gharai  
GA Engineering, Inc.  
6747 Odessa Avenue  
Suite 204  
Van Nuys, CA 91406

**Case No. EAR-2025-4356-AH-HCA-RED1**

**CEQA: N/A**

**Location: 10609 Landale Street**

**Council District: 2 – Nazarian**

**Neighborhood Council: Greater Toluca Lake**

**Community Plan Area: Sherman Oaks – Studio City –  
Toluca Lake – Cahuenga Pass**

**Land Use Designation: Medium Residential**

**Zone: R3-1-RIO**

**Legal Description: Lot 141, Tract TR 6318**

**LETTER OF COMPLIANCE – CITYWIDE HOUSING INCENTIVE PROGRAM (AFFORDABLE  
HOUSING INCENTIVE PROGRAM)**

Pursuant to California Government Code Section 65915 and Section 13B.3.2 of Chapter 1A and Section 12.22 A.39 of the Los Angeles Municipal Code (LAMC), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve** the following four (4) incentives requested by the applicant, in addition to base incentives, for a project totaling 52 dwelling units, reserving one (1) unit for Extremely Low Income household occupancy, 40 units for Low Income household occupancy, and 10 units for Moderate Income household occupancy for a period of 99 years:

- a. **Yards (Off-Menu Incentive).** An up to 44 percent reduction of required west and east side yards by to allow 5-foot setbacks in lieu of the otherwise-required 9-foot setbacks in the R3 Zone per LAMC Section 12.10 C.2;
- b. **Open Space (Off-Menu Incentive).** An up to 50 percent reduction of required open space to allow 2,613 square feet of open space in lieu of the otherwise-required 5,200 square feet per LAMC Section 12.21 G.2;

- c. **Bicycle Parking (Off-Menu Incentive).** An up to 30 percent reduction of required bicycle parking to allow 30 long-term bicycle parking spaces in lieu of the otherwise-required 43 spaces per LAMC Section 12.21 A.16(a)(1)(i); and
- d. **Tree Planting (Off-Menu Incentive).** An up to 8 percent reduction of required tree planting to allow 12 trees in lieu of the otherwise-required 13 trees per LAMC Section 12.21 G.2(a)(3).

**Adopt** the attached Findings.

### **CONDITIONS OF APPROVAL**

Pursuant to Section 13B.3.2 of Chapter 1A and Section 12.22 A.39 of the LAMC, the following conditions are hereby imposed upon the use of the subject property.

1. **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," with a date of September 17, 2025, and attached to the subject case file. Subsequent modifications are reviewed pursuant to Section 13B.3.2.H (Modification Procedures) of Chapter 1A of the LAMC and may be permitted where they are equal to or less than 10 percent of what was initially approved and do not require additional incentives, subject to review by the Department of City Planning. Modifications greater than 10 percent or that require additional incentives shall necessitate a new case filing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 52 residential units, per "Exhibit A," inclusive of on-site Restricted Affordable and non-restricted units.
3. **On-site Restricted Affordable Units.** The project shall set aside one (1) unit for Extremely Low Income household occupancy, 40 units for Low Income household occupancy, and 11 units for Moderate Income household occupancy in accordance with the Affordable Housing Incentive Program (LAMC Section 12.22 A.39) to the satisfaction of the Los Angeles Housing Department.
4. **Affordability Covenant for Incentive Program.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make one (1) unit available to Extremely Low Income Households, 40 units available to Low Income Households, and 11 units available to Moderate Income Households. The covenant shall include terms for sale or rental as determined to be affordable to such households by LAHD for a period of 99 years, or a term of no less than 55 years if required by state or federal law, consistent with LAMC Section 16.61 A.
5. **Housing Crisis Act and Resident Protections**
  - a. **Replacement Units.** Pursuant to LAMC Section 16.60, the project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated May 5, 2025 to the satisfaction of LAHD. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the project must provide a number and mix of affordable units sufficient to satisfy both the required units under LAMC Section 12.22 A.39 and as specified in the RUD. However,

a unit may satisfy both requirements where it meets the more restrictive of the applicable affordability or eligibility standards.

Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make any required Replacement units affordable to Lower Income households for a period of 99 years, or a term of no less than 55 years if required by state or federal law, consistent with LAMC Section 16.61 A.

The project shall comply with LAMC Section 16.60 A.5. A Housing Development Project shall include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Resident Protections Ordinance that result in a net loss of housing are prohibited.

- b. **Occupant Protections.** Additionally, the applicant shall comply with all applicable Occupant Protections required by LAMC Section 16.60 A.3(b), including the Right to Remain up to six (6) months prior to construction, Right to Return if Demolition does not proceed, and for qualifying tenants the Right to Return to an Affordable unit in the new project, and the Right to Relocation.
6. **100 Percent Affordable Housing Project (ED 1).** If a project changes at any time in the review and construction process such that it no longer meets ED 1 eligibility criteria, the project becomes disqualified from ED 1 streamlining and all prior determinations on the project become inapplicable. For projects requiring a City Planning application, if a project changes at any point during the City Planning review or post-approval process such that the project would no longer qualify for ED 1, a new application for the revised project shall be required.
7. **Base Incentives.**
    - a. **Parking.** The project shall not be required to provide any parking spaces in lieu of the otherwise-required 77 parking spaces, as shown in Exhibit "A".
    - b. **Floor Area Ratio.** The project shall be limited to a total floor area of 27,268 square feet and a maximum FAR of 4.04:1 in lieu of the otherwise-permitted floor area of 10,136 square foot and FAR of 3.0:1 in Height District No. 1 per LAMC Section 12.21.1 A.1, as shown in Exhibit "A".
    - c. **Height.** The project shall be limited to an overall height of 64 feet in lieu of the otherwise-permitted 45 feet in Height District No. 1 per LAMC Section 12.21.1, as shown in Exhibit "A".
8. **Additional Incentives.**
    - a. **Yards (Off-Menu Incentive).** The project shall provide west and east side yard setbacks of five (5) feet in lieu of the otherwise-required 9-foot setbacks in the R3 Zone per LAMC Section 12.10 C.2, as shown in Exhibit "A".
    - b. **Open Space (Off-Menu Incentive).** The project shall provide a minimum of 2,613 square feet of open space in lieu of the otherwise-required 5,200 square feet per LAMC Section 12.21 G.2, as shown in Exhibit "A".

- c. **Bicycle Parking (Off-Menu Incentive).** The project shall provide a minimum of 30 long-term bicycle parking spaces in lieu of the otherwise-required 43 spaces per LAMC Section 12.21 A.16(a)(1)(i), as shown in Exhibit "A".
  - d. **Tree Planting (Off-Menu Incentive).** The project shall provide a minimum of 12 trees in lieu of the otherwise-required 13 trees per LAMC Section 12.21 G.2(a)(3), as shown in Exhibit "A".
9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.
- a. **Tree Requirement.** The project shall provide at least the minimum number of trees on-site to comply with the landscape requirement (LAMC Section 12.21 G and Condition No. 7d). Pursuant to Ordinance No. 170,978, required trees shall not be palm trees.
  - b. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21 G.
10. **ED 1 Eligibility Standards.** The project is subject to and has been determined to comply with the eligibility standards of the Revised ED 1 dated July 1, 2024. Prior to the issuance of a building permit, the applicant shall continue to demonstrate compliance with the eligibility standards, including but not limited to:
- a. **Pedestrian Access.** Any building fronting a public street shall have at least one pedestrian entrance facing a public street. Pedestrian access to the street facing entrance shall be provided.
  - b. **Glazing.** All floors located above the ground floor shall have glazing equivalent to a minimum of 20 percent of the facade area.

### **Administrative Conditions**

11. **Covenant.** Prior to the issuance of any permits relative to this matter, 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 property owners, heirs or assigns. The agreement must be submitted to the Development Services Center for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the file.
12. **Rent Stabilization Ordinance Notification.** New construction completed within 5 years of the Ellis Act withdrawal date of the original RSO units will be subject to the RSO. However, some new construction may qualify for an RSO exemption with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results

in the greater number. The executed and recorded covenant and agreement, an exemption application and an application fee shall be submitted to LAHD for review.

13. The project shall comply with the Fair Housing Requirements for Affordable Housing adopted by the City Council and with any occupancy monitoring requirements and applicable monitoring fees established by the LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.
14. Unless otherwise required by state or federal law, and consistent with 25 CCR § 42, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.
15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and 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 and 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.
16. **Notations on Plans.** Plans submitted to the Department of Building and 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.
17. **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.
18. **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.
19. **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 LAMC, 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.
20. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.

21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
22. **Expiration.** In the event that this grant is not utilized within six 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.
23. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.
- b. 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, 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.
- c. 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 (b).
- d. 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 (b).
- e. 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. Failure to promptly comply with any term of this indemnification condition will be considered an abandonment this project and all development approvals, and a withdrawal and termination of all development applications associated with the project memorialized by this letter. Abandonment and withdrawal will be effective upon the lapse of 15 calendar days after the City provides written notice to the applicant of noncompliance with the indemnification condition unless: a) the City and applicant mutually agree to an extension of this time period in writing, or b) compliance with the indemnification condition is demonstrated during the specified period to the satisfaction of the City.

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.

## **PROJECT BACKGROUND**

### **Subject Property**

The project site is an approximately 9,909-square-foot lot (approximately 0.23 acres). Following the required ten-foot dedication along Landale Street, the project site will be approximately 9,307 square feet (approximately 0.21 acres). The subject property fronts Landale Street to the south with a street frontage of approximately 49 feet. The subject property is currently developed with a five (5) unit residential development.

The subject site is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, which is one of the 34 Community Plans that collectively form the land use element of the General Plan. The Community Plan designates the site for Medium Residential land uses corresponding to the R3 Zone. The subject property is zoned R3-1-RIO and is consistent with the existing land use designation. The subject property is not located within the boundaries of any specific plan or community design overlay.

### **Surrounding Properties**

The surrounding area is developed with a variety of residential and commercial uses. Abutting properties to the east, west, and across Landale Street to the south are zoned R3-1-RIO and are improved with multi-family residential uses. The abutting property to the north is zoned C2-1VL-RIO and is improved with a one-story commercial building.

## **Project Description**

The proposed project involves the demolition of the existing five (5) dwelling units and the construction, use, and maintenance of a new six-story, 27,268-square-foot residential building with 52 residential units, including one (1) unit for Extremely Low Income household occupancy, 40 units for Low Income household occupancy and 10 units for Moderate Income household occupancy. The project will provide no vehicular parking spaces. Per the Tree report dated December 2, 2024, there are 14 trees or shrubs on this property, one (1) protected tree on the abutting property toward the east site, and one (1) street tree in the public right-of-way. The project proposes the removal of the 14 on-site trees. The project will provide a ten-foot dedication along Landale Street.

The project site has a Maximum Allowable Residential Density of 13 units and is located in the Highest Opportunity Area eligibility subarea of the Affordable Housing Incentive Program. It is eligible for and utilizing the following Base Incentives applicable pursuant to LAMC 12.22 A.39(e)(1): 52 units in lieu of the otherwise-permitted 13 units in the R3 Zone per LAMC Section 12.10 C.4; no automobile parking in lieu of the otherwise-required 77 spaces per LAMC Section 12.21 A.4(a); 4.04:1 FAR in lieu of the otherwise-permitted 3.0:1 FAR per LAMC Section 12.21.1 A.1; and 64 feet of height in lieu of the otherwise-permitted 45 feet in Height District No. 1 per LAMC Section 12.21.1.

## **MINISTERIAL REVIEW**

Executive Directive 1 (ED 1) went into effect on December 16, 2022, to facilitate the expeditious processing of shelters and 100 percent affordable housing projects to address the homelessness crisis in the City of Los Angeles. A 100 percent Affordable Housing Project is defined as “A project with at least five (5) units that has at least two-thirds residential square footage, with all units affordable at 80 percent of Area Median Income (HUD) levels, OR affordable at mixed income with up to 20 percent of units at 120 percent AMI (HCD rents) and the balance at 80 percent AMI or lower (HUD rents) as technically described here: A housing development project defined in Government Code Section 65589.5 that includes 100 percent restricted affordable units (excluding any manager’s units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by Lower Income households, as defined by CA Health and Safety Code 50079.5, or that meets the definition of a 100 percent affordable housing development in CA Gov. Code 65925(b)(1)(G)2, as determined by the Los Angeles Housing Department (LAHD)”. For 100 percent affordable housing projects and shelters, the review shall be complete within 60 days after the application is complete.

## **HOUSING REPLACEMENT**

Pursuant to the Replacement Unit Determination made by the Los Angeles Housing Department (LAHD) dated May 5, 2025, the development is required to replace five (5) affordable units with equivalent type. The replacement requirement will consist of one (1) unit restricted to Extremely Low Income households and four (4) units restricted to Low Income Households. Therefore, as a density bonus housing development providing at least one (1) unit for Extremely Low Income households, 40 units for Low Income households, and 10 units for Moderate Income households, the project’s set aside units will satisfy the replacement housing requirements.

## DENSITY BONUS INCENTIVES

LAMC Section 12.22 A.39 and State Density Bonus Law (Government Code Section 65915) outline types of relief that minimize restrictions on the size of the project. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives, concessions, and waivers to deviate from development standards in order to facilitate the provision of affordable housing at the site. The requested incentives allow the developer to expand the building envelope so the additional affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased.

Given that the applicant is providing 100 percent of dwelling units to be affordable at Moderate, Low, and Extremely Low Income Household occupancy for a period of 99 years, the project is eligible for the base incentives and up to five (5) incentives and one (1) waiver per California Government Code Section 65915(d)(2)(D).

In addition to the density, height and parking relief allowed through Government Code Section 65915, the applicant is granted the following incentives:

- **Yards (Off-Menu Incentive).** An up to 44 percent reduction of required west and east side yards by to allow 5-foot setbacks in lieu of the otherwise-required 9-foot setbacks in the R3 Zone per LAMC Section 12.10 C.2;
- **Open Space (Off-Menu Incentive).** An up to 50 percent reduction of required open space to allow 2,613 square feet of open space in lieu of the otherwise-required 5,200 square feet per LAMC Section 12.21 G.2;
- **Bicycle Parking (Off-Menu Incentive).** An up to 30 percent reduction of required bicycle parking to allow 30 long-term bicycle parking spaces in lieu of the otherwise-required 43 spaces per LAMC Section 12.21 A.16(a)(1)(i); and
- **Tree Planting (Off-Menu Incentive).** An up to 8 percent reduction of required tree planting to allow 12 trees in lieu of the otherwise-required 13 trees per LAMC Section 12.21 G.2(a)(3).

The record does not contain substantial evidence that would allow the decision maker to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low- and low-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The Density Bonus Incentives result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitate the provision of affordable housing units. The project includes four (4) Off-Menu Incentives, which further expand the building envelope and allows for identifiable cost reductions in providing for the affordable units.

The applicant is approved for four (4) Off-Menu Incentives for a reduction in yard, open space, bicycle parking, and tree planting requirements. There is no evidence in the record that the proposed incentives and waivers would have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct, and unavoidable impact, based on

objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” per LAMC Section 12.22 A.25(b). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments.

There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives.

### **NO NET LOSS OF HOUSING ELEMENT SITES – COMPLIANCE FINDING**

California Government Code Section (GCS) 65863 generally prohibits local jurisdictions from approving development projects that result in fewer units by income category than were projected for any parcel(s) identified in the 2021-2029 Housing Element, unless a finding can be made that the Housing Element’s remaining sites have sufficient capacity to meet the jurisdiction’s unmet Regional Housing Need Allocation (RHNA) for each income category.

The project site is located on parcel(s) identified to accommodate 0.56 Above Moderate Income units in the City’s 2021-2029 Housing Element. The proposed development includes a total of 52 dwelling units, including one (1) unit for Extremely Low Income household occupancy, 40 units for Low Income household occupancy and 10 units for Moderate Income household occupancy. As such, the proposed project will exceed the number of Lower Income units the project site was identified to accommodate in the City’s 2021-2029 Housing Element.

### **ADDITIONAL MANDATORY FINDING**

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. 186,952, have been reviewed and it has been determined that this project is located outside a flood zone.

### **TIME LIMIT – OBSERVANCE OF CONDITIONS**

All terms and conditions of the Expanded Administrative Review Letter of Compliance shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **six years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, South LA Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

LAMC Section 11.00 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.”

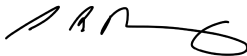
## TRANSFERABILITY

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.

**Effective Date/Appeals:** The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

Vincent P. Bertoni, AICP  
Director of Planning

Approved by:



JoJo Pewsawang, Senior City Planner

Reviewed by:



Adrineh Melkonian, City Planner

Prepared by:



Abraham Lamontagne, Planning Assistant  
[abraham.lamontagne@lacity.org](mailto:abraham.lamontagne@lacity.org)