



**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

*THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number \_\_\_\_\_

Env. Case Number \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

- Waived hearing
- Concurrent hearing
- Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s): \_\_\_\_\_

**Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

*Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.*

**1. PROJECT LOCATION**

Street Address<sup>1</sup> \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_ Total Lot Area \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Present Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional information attached  YES  NO

Complete and check all that apply:

**Existing Site Conditions**

- Site is undeveloped or unimproved (i.e., vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site has special designation (e.g., National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- New construction: \_\_\_\_\_ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing \_\_\_\_\_ – Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ – Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units Existing \_\_\_\_\_ – Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

Additional Requests Attached  YES  NO

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) \_\_\_\_\_

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: \_\_\_\_\_

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form \_\_\_\_\_

Geographic Project Planning Referral \_\_\_\_\_

Case Consultation Referral Form \_\_\_\_\_

Redevelopment Project Area – Administrative Review and Referral Form \_\_\_\_\_

HPOZ Authorization Form \_\_\_\_\_

Affordable Housing Referral Form \_\_\_\_\_

Transit Oriented Communities Referral Form \_\_\_\_\_

Preliminary Zoning Assessment Referral Form (Plan Check #) \_\_\_\_\_

Housing Development Project determination (PZA Sec. II) \_\_\_\_\_

Optional HCA Vesting Preliminary Application \_\_\_\_\_

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_

Mello Form \_\_\_\_\_

Citywide Design Guidelines Compliance Review Form \_\_\_\_\_

GPA Initiation Request Form \_\_\_\_\_

Expedite Fee Agreement \_\_\_\_\_

Department of Transportation (DOT) Referral Form \_\_\_\_\_

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

Hillside Referral Form (BOE) \_\_\_\_\_

Building Permits and Certificates of Occupancy \_\_\_\_\_

Order to Comply \_\_\_\_\_

Low Impact Development (LID) Referral Form (Stormwater Mitigation) \_\_\_\_\_

Replacement Unit Determination (LAHD) \_\_\_\_\_

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Are you in escrow to purchase the subject property?  YES  NO

**Property Owner of Record**  Same as applicant  Different from applicant

Name (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  Owner  Applicant  
(*select only one*)  Agent/Representative  Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).


PROPERTY OWNER

**7. PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date \_\_\_\_\_

Print Name IWAN WIRTH

Signature 

Date August 16

Print Name MANUELA WIRTH

2022

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

~~State of California~~ BRAEMAR, SCOTLAND

County of \_\_\_\_\_

On 16th August 2022 before me, ANDREW SIMON CHALTERS, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

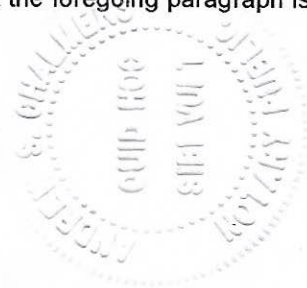
personally appeared IWAN WURTH AND MANUELA WURTH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. Chal  
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: M. Wirth Wirth  
Print Name: MANUELA WIRTH IVAN WIRTH

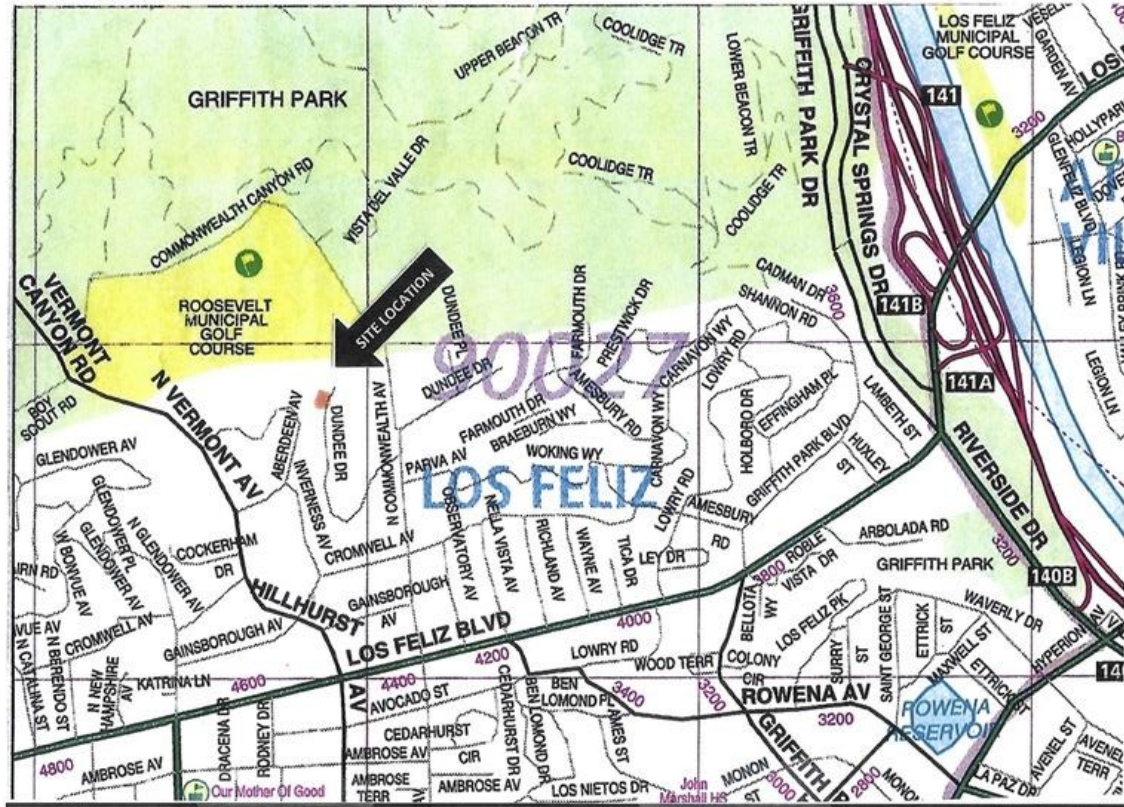
Date: Aug 16, 2022

ZONING ADMINISTRATOR'S ADJUSTMENT  
LOVELL HEALTH HOUSE  
4616 W. DUNDEE DRIVE, LOS ANGELES, CA, 90027

ZONING ADMINISTRATOR'S ADJUSTMENT  
4616 W. DUNDEE DRIVE, LOS ANGELES, CA, 90027

*Request:*

- Per LAMC Section 12.28, a ZAA to allow construction of one 12' high retaining wall in the front yard setback of a lot currently improved with a single family dwelling
- Per LAMC section 12.24 X 7, an adjustment to allow two new gates, each 5' in height, in excess of the allowed 3'6" height limit also in the front yard setback.



**VICINITY MAP**

**SITE LOCATION:**  
 4616 W. DUNDEE DRIVE  
 LOS ANGELES, CA 90027

CASE NO:  
 T.B. PAGE: 594 GRID: A-2





**SITE PHOTO** / LOOKING NE FROM  
DUNDEE DRIVE



**SITE PHOTO** / LOOKING ACROSS  
SITE LOOKING NW



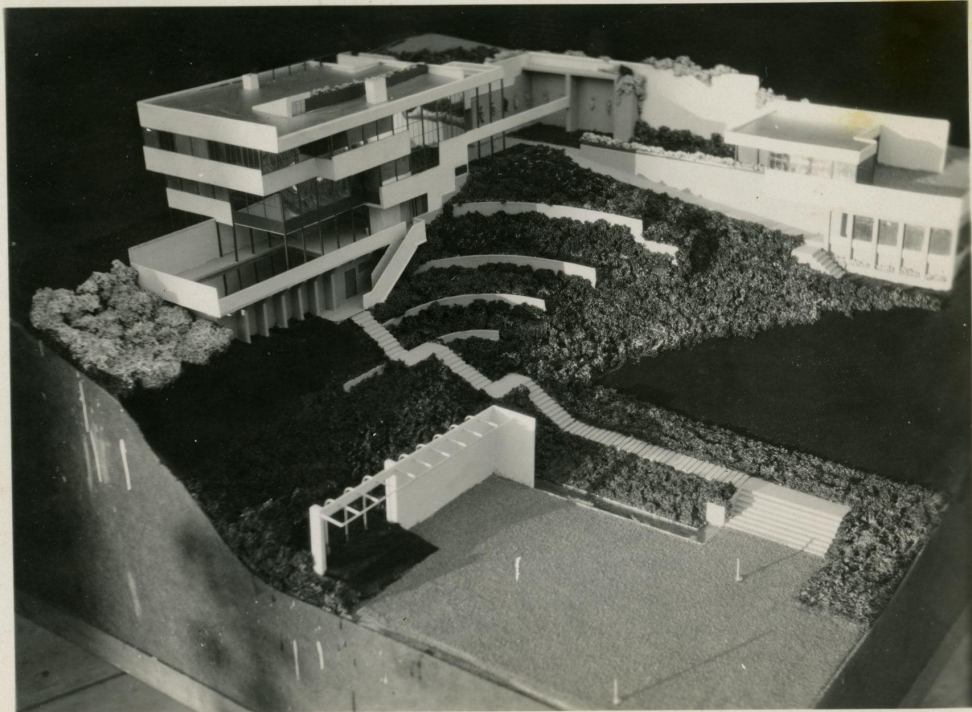
**AERIAL PHOTO / PROPOSED GATES + RETAINING WALL**



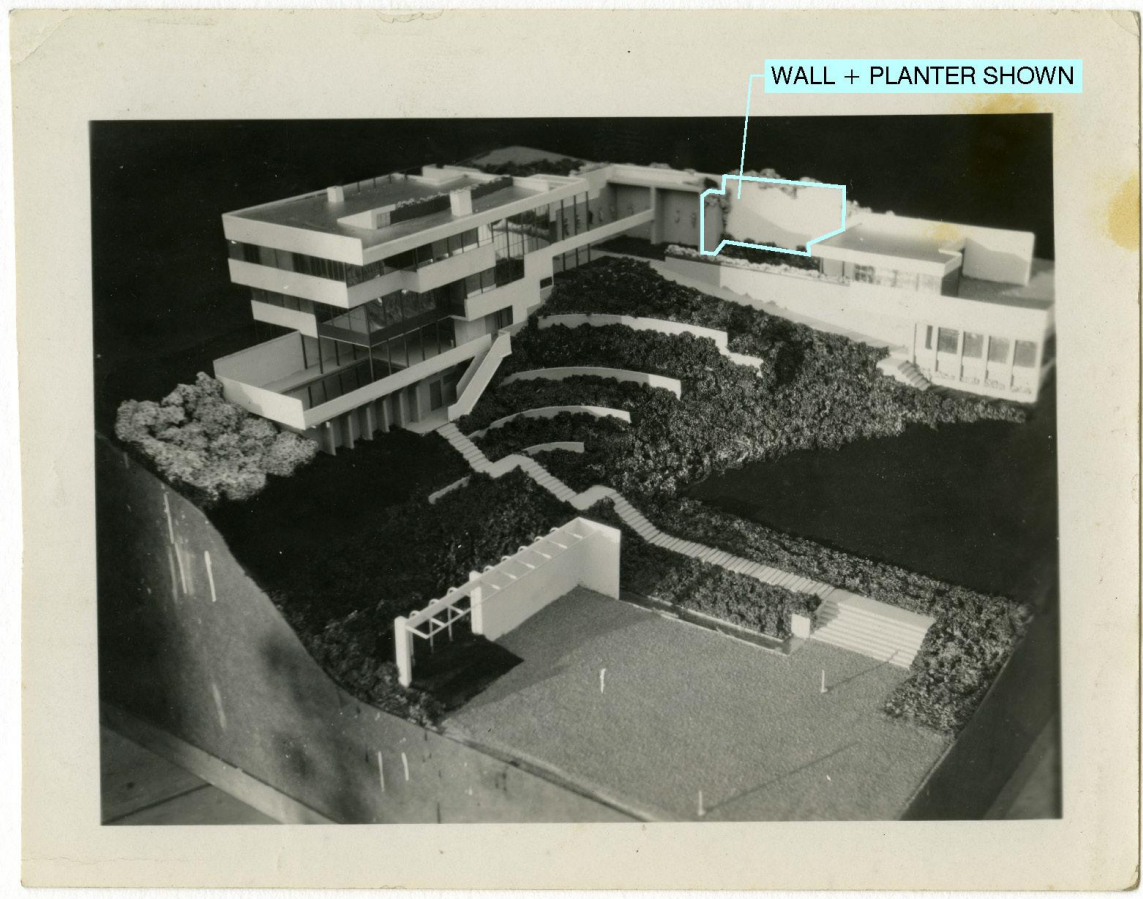
EXTERIOR PHOTO, JULIUS SHULMAN (1960s)



EXTERIOR PHOTOS, JULIUS SHULMAN (1950, 1965)



DUNDEE RETAINING WALL / ARCHIVAL PHOTO OF MODEL (1930)

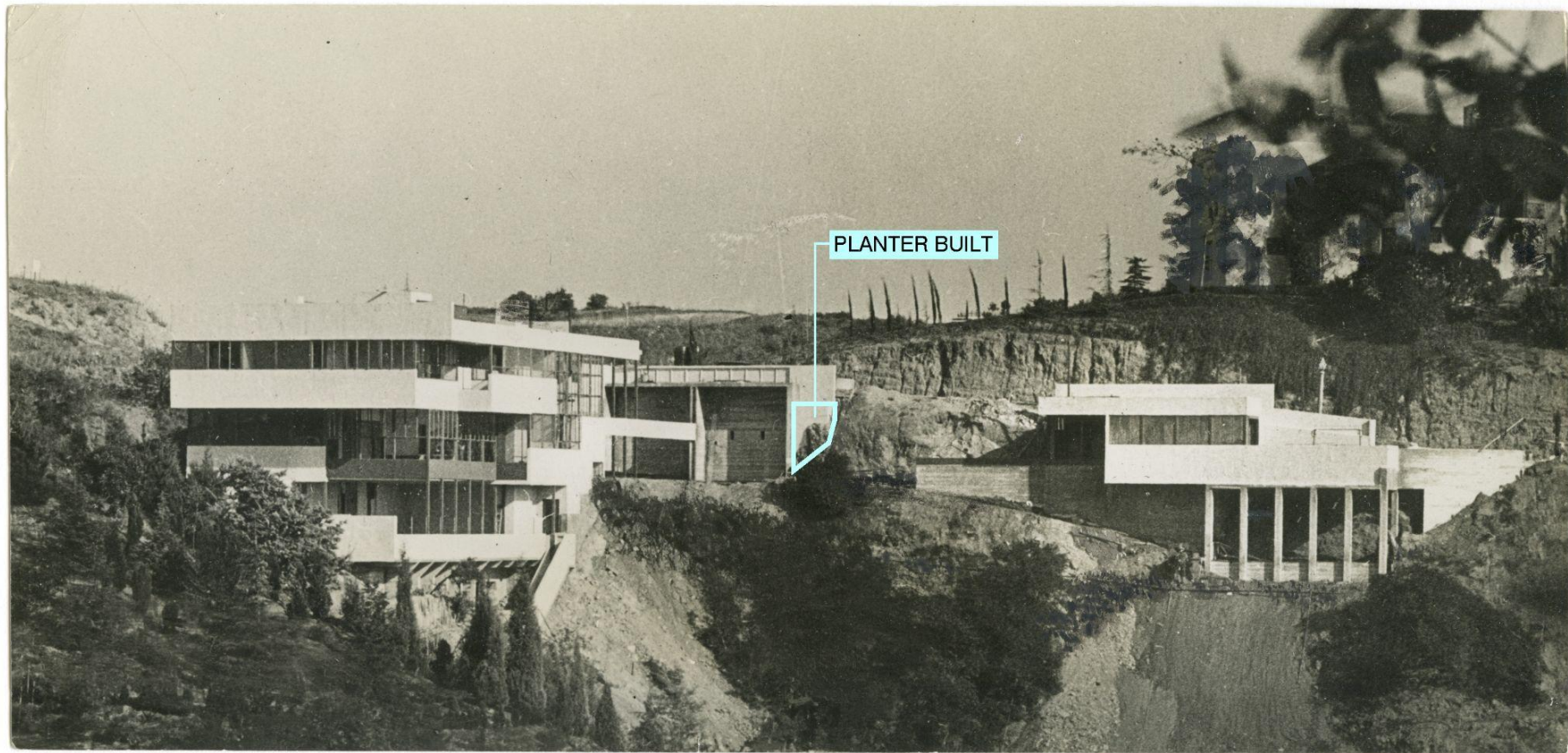


WALL + PLANTER SHOWN

DUNDEE RETAINING WALL / ARCHIVAL PHOTO OF MODEL (1930)

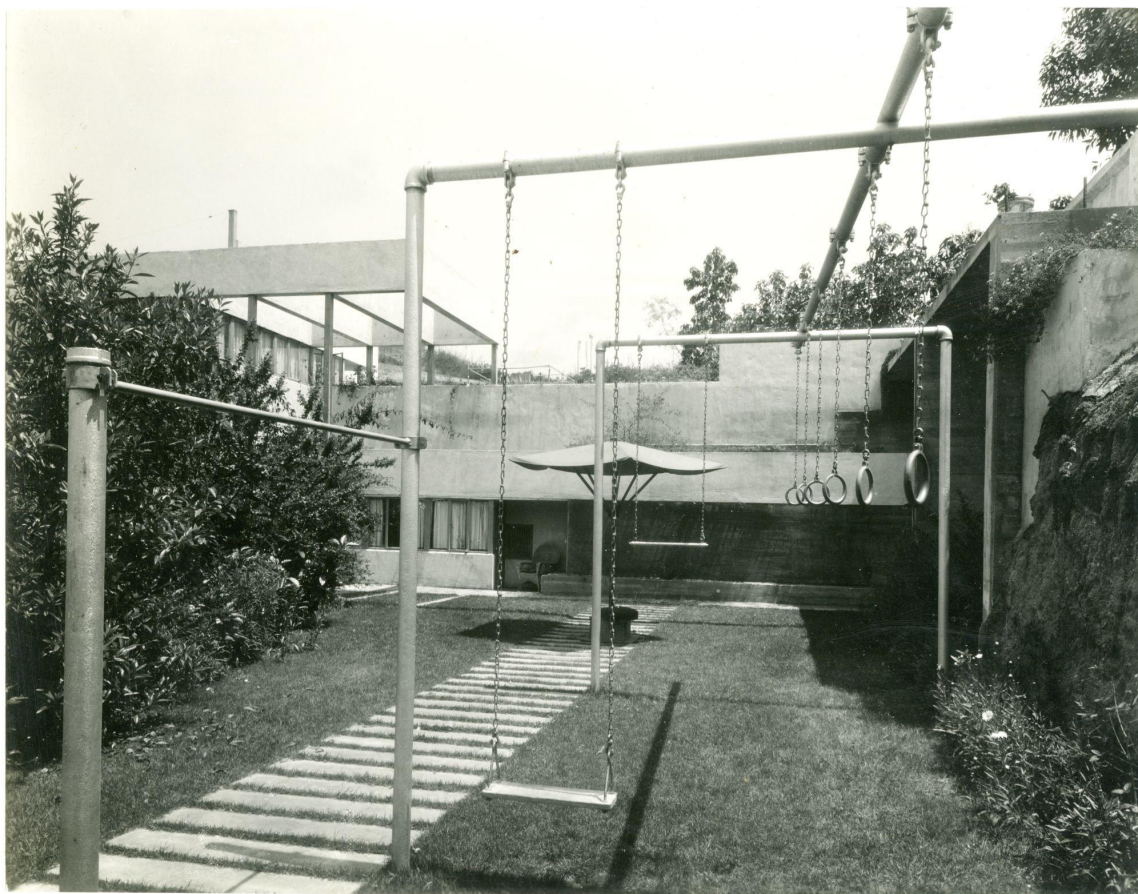


DUNDEE RETAINING WALL / ARCHIVAL PHOTO (1929)

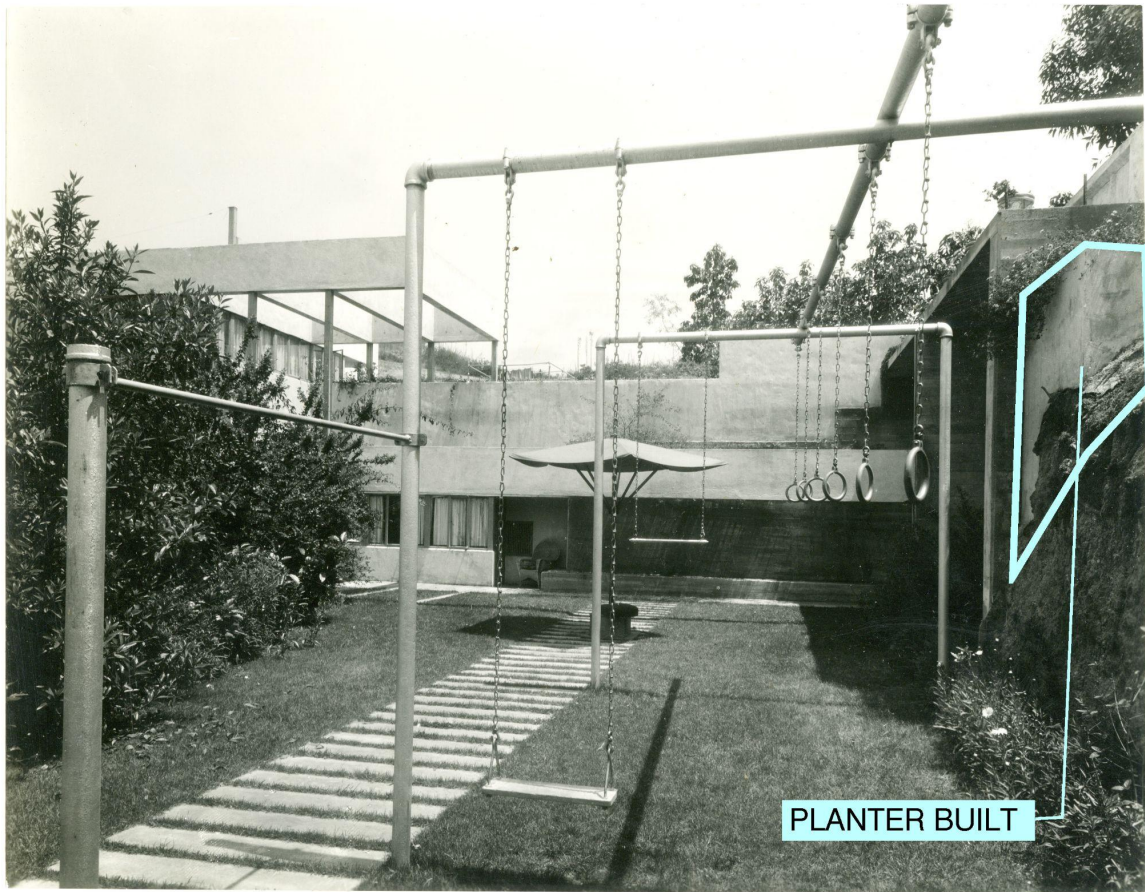


PLANTER BUILT

DUNDEE RETAINING WALL / ARCHIVAL PHOTO (1929)



DUNDEE RETAINING WALL / ARCHIVAL PHOTO (1930)



PLANTER BUILT

DUNDEE RETAINING WALL / ARCHIVAL PHOTO (1930)



**DUNDEE RETAINING WALL / CURRENT PHOTOS OF UNSUPPORTED WALL + SLOPE**



**DUNDEE RETAINING WALL / CURRENT PHOTOS OF UNSUPPORTED WALL + SLOPE**



**DUNDEE RETAINING WALL / PROPOSED WALL + RESTORED PLANTER**



PROPOSED PLANTER BASED  
ON HISTORIC PLANTER

PROPOSED RETAINING WALL  
TO SUPPORT SLOPE

**DUNDEE RETAINING WALL / PROPOSED WALL + RESTORED PLANTER**



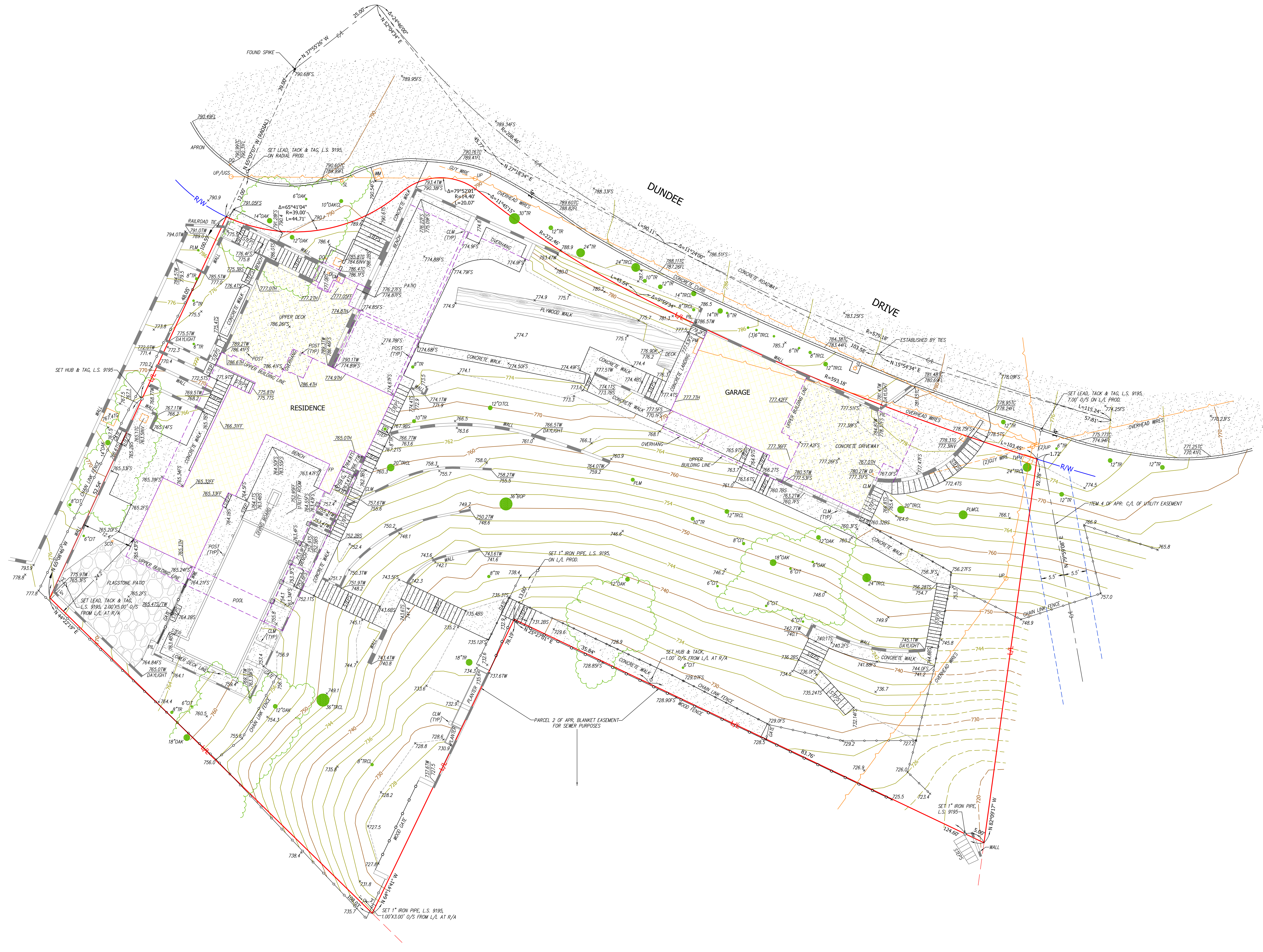
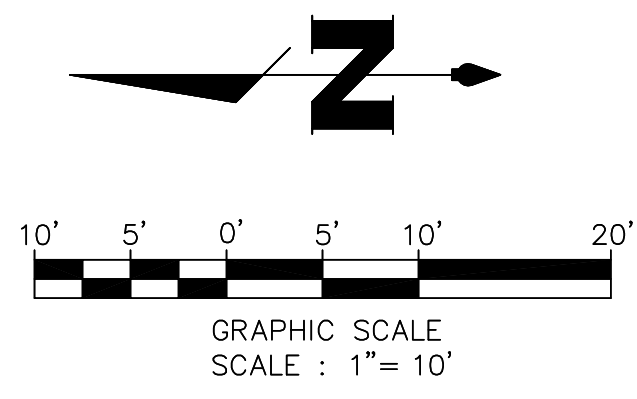
**DUNDEE RETAINING WALL / PROPOSED WALL + RESTORED PLANTER**



**DUNDEE RETAINING WALL / PROPOSED WALL + RESTORED PLANTER**

THANK YOU!  
QUESTIONS? [LIZ@WSDCI.COM](mailto:LIZ@WSDCI.COM)



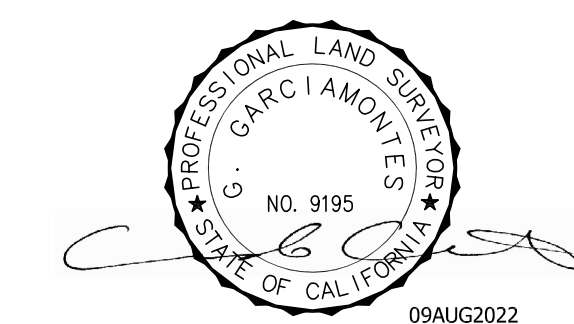


**ABBREVIATIONS:**

- APR AMENDED PRELIMINARY REPORT
- BOP BIRD OF PARADISE
- BS BOTTOM OF STEP
- C/L CENTERLINE
- CIT CITRUS TREE
- CITCL CITRUS TREE CLUSTER
- CLM COLUMN
- DI DRAIN INLET
- DK DECK
- DO DRAIN OUTLET
- EG EDGE OF GUTTER
- FF FINISHED FLOOR
- FL FLOWLINE
- FP FIRE PLACE
- FS FINISHED SURFACE
- GM GAS METER
- INV INVERT
- L/L LOT LINE
- OAK OAK TREE
- OAKCL OAK TREE CLUSTER
- O/S OFFSET
- PIL PILLAR
- PLM PALM TREE
- PLMCL PALM TREE CLUSTER
- PM POWER METER
- R/A RIGHT ANGLE
- R/W RIGHT OF WAY
- SCO SEWER CLEAN-OUT
- SL STREET LIGHT
- SS STREET SIGN
- TC TOP OF CURB
- TG TOP OF GRATE
- TH THRESHOLD
- TR TREE
- TRCL TREE CLUSTER
- TS TOP OF STEP
- TVPX TELEVISION PULL-BOX
- TW TOP OF WALL
- TYP TYPICAL
- UGS UNDER GROUND SERVICE
- UP UTILITY POLE
- WM WATER METER
- WWL WING WALL

**BENCH MARK:**  
 STRUCTURE ID: 46908043 LOS ANGELES CITY SEWER STRUCTURE DETAIL  
 LID ELEVATION = 724.80 FEET LAST UPDATE: APRIL 06, 2011

**NOTE:**  
 1. AMENDED PRELIMINARY REPORT #121082626 BY LAWYERS TITLE COMPANY, DATED JUNE 24, 2021, WAS USED FOR THIS SURVEY



PREPARED BY:  
**GMON Surveying, Inc.**  
 Gerardo Garcia-Lamores, PLS 9195  
 200 N. San Fernando Road #318, Los Angeles CA 90031  
 Office: 323.336.6725 | 818.478.2017  
 gmonsurveying.com

PREPARED FOR:  
**Frank Escher**  
 (502) 396-0239

**TOPOGRAPHY SURVEY**  
 Portion of Lot 10, Tract No. 4276,  
 M.B. 47, Pg. 23  
 4616 Dundee Drive  
 Los Angeles, CA 90027

SITE AREA:  
 23,675 SQ.FT.

DATE	REVISION NOTES	BY	LB
08/03/2022	DESCRIPTION AND BOUNDARY		

JOB NO. 21-1642

SCALE: 1" = 10'

DATE: AUG 2021

DRAFTED: CF

SHEET NO.  
**1**  
 OF 1 SHEET















**FINDINGS - ZONING ADMINISTRATOR'S ADJUSTMENT**  
**4616 W. DUNDEE DRIVE, LOS ANGELES, CA, 90027**

**Request:** Per LAMC Section 12.28, a ZAA to allow construction of a 12' high retaining wall in the front yard setback of a lot currently improved with a single family dwelling and per LAMC section 12.24 X 7, an adjustment to allow two new gates, each 5' in height, in excess of the allowed 3'6" height limit also in the front yard setback.

**BACKGROUND**

The subject site is an irregularly shaped lot on Dundee Drive, a substandard street in the Hillside Area in the Hollywood Community Plan Area. The total area of the property is 23,643.4 square feet. The General Plan Land Use (GPLU) designation for the property is Very Low II Residential and is zoned RE11-1.

The site is currently improved with a 4,807 square-foot single-family dwelling constructed in 1929. The scope of the proposed project will add one 12' high retaining wall and two 5' high swinging gates in the front yard setback of the lot improved with the single family dwelling constructed in 1929. The subject property is designated as a local, state, and federal historic monument (City of LA Monument LA-123) due to its significant modernist design by famed architect Richard Neutra. The proposed project will not impact any historic qualities of the protected property but rather, the proposed new retaining wall will help protect the home, property, and hillside and the proposed gates will provide security for the existing home in line with the site's historic designation.

Construction of the proposed retaining wall and gates will not result in the removal of any Oak, Bay, or Sycamore trees from the subject property. All abutting properties from the subject property are similarly zoned RE11-1-H with a GPLU designation of Very Low II Residential.

**FINDINGS: Zoning Administrator Adjustment (ZAA) for the new proposed 12' retaining wall: Section 12.28 of the Los Angeles Municipal Code (LAMC) authorizes a Zoning Administrator to grant adjustments to the yard, area, building line, height and floor area regulations of the LAMC.**

***1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations; and***

Like many single family dwellings located in hillside areas, the subject property was constructed on a descending slope below street level. The subject property is a designated historic home, built in 1929 (LA Landmark 123) and predates some zoning code in its construction on the hillside. A new 12' retaining wall is necessary to stop continued degradation of the slope, to protect the Historic Resource, and the public right of way. The need for this retaining wall has been documented by a geologist in the soils report reviewed and approved by the City of Los Angeles.

The subject site is unique in its size, with a lot area of 23,643 square feet, with much of the lot along Dundee Drive, resulting in a front yard that is much greater in area than typical front yards. The effect of this is that the new retaining wall is necessary for the protection of this significant piece of Los Angeles architectural history but also to protect the slope and the surrounding right of way. The purpose of the construction of this retaining wall is to ensure the safety of this site and the surrounding area, and to ensure that this important building can continue to exist and contribute to Los Angeles' notable built environment. The subject property does not propose any additions or alterations to the historic single family dwelling.

The subject property has obtained the soils report, submitted to the City of Los Angeles, to demonstrate the necessity for this 12' retaining wall and to demonstrate the engineering required to safely construct this retaining wall. Due to the site's unique conditions, the siting of the 12' retaining wall in the front yard setback is required for the site's maintenance and surrounding safety.

***2. Describe how (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; and***

The subject property is located at the end of a cul-de-sac in a hillside area, at 4616 Dundee Drive. The subject property is relatively secluded, due to its location at the end of this cul de sac, on a narrow street (Dundee Drive). The home located at the subject property is a significant historic property, the Lovell Health House (City of Los Angeles Monument #123). The subject property was constructed in 1929 and since then, as in all hillside areas, the slope has become an important and significant feature to protect and preserve.

The construction of the retaining wall will help preserve the historic property, the slope, and the public right of way. There are no changes or additions proposed to the subject property, the retaining wall is simply intended to prevent damage from occurring in the subject property.

The subject site is entitled to one 12' retaining wall (per City of Los Angeles Retaining Wall Ordinance #176,445) The project does not request any deviation from the code, apart from locating the retaining wall in the front yard setback. The subject property is unique in that it is approximately 23,643 square feet with much of the subject property considered front yard area. Thus the front yard setback in this property is somewhat atypical from most single family dwelling lots. The location of the retaining wall in the front yard setback is required due to the slope conditions and will ensure the continued maintenance and use of this historic property, along with engineering safety for the slope and the public right of way.

Due to the site's seclusion, the 12' retaining wall will not adversely affect or degrade the surrounding properties or the surrounding neighborhood. Rather, this project will ensure safety for the slope and public right of way and help ensure the preservation of an important and beloved architectural gem and part of Los Angeles' history.

***3.Explain why 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 General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Los Angeles Municipal Code requirements. Except for the entitlement described herein, the project does not propose to deviate from any other Los Angeles Municipal Code requirements.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

**Goal 4A:** An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

**Objective 4.4:** Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element provides decision-makers

policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

**Goal 1:** A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary, and affordable to people of all income levels, races, ages, and suitable for their various needs.

**Objective 1.2:** Preserve quality rental and ownership housing for households of all income levels and special needs

**Objective 1.5:** Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

**Objective 2.3:** Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

The project is in conformance with the aforementioned goals and objectives of the General Plan because the proposed residential construction addition will improve and preserve the historic 1929 single family dwelling. This new retaining wall will ensure the home will continue to be safe and habitable into the future without changing the use or character of the site. Further the preservation of the existing site with minor improvements, to preserve the slope and public right of way will meet current green building standards.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The Hollywood Community Plan designates the subject site as Very Low Residential II with a corresponding zone RE11. The Community Plan sets objectives for the planning and development of the area, and seeks to guide development to be in character with the community. The proposed project, as conditioned, will comply with the following Community Plan residential objectives, policies and programs for hillside projects:

**Objective 3:** To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice. To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments. In hillside residential areas to:

- a. Minimize grading so as to retain the natural terrain and ecological balance.
- b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.

**Adjustment for two new 5' height gates 12.24 X.7 of the Los Angeles Municipal Code (LAMC) authorizes a Zoning Administrator to approve applications for fences and walls up to eight feet high located within the required front, side or rear yard of any lot, or on the side lot line along the street of a reversed corner lot in the A and R Zones as prohibited by LAMC Section 12.21 C.1 (g).**

***1. Describe how the proposed project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region; and***

The subject property is a historic resource, the Lovell Health House, notable for its modernist design and architect, Richard Neutra. The single family dwelling, located on a 23,643 square foot lot is sited on a relatively secluded end of cul de sac, at 4616 Dundee Drive. The subject site requests permission to construct two new entrance gates, each at 5' in height.

The gates are intended to be safety measures to provide some security to the homeowners and for the security of this well-known and notable project. The subject property, while occasionally open for visits in a private residence, and the new gates will help ensure safety for the owners, as this site is not always open to the public or for open visitation.

The proposed gates are 5' in height, intended to allow visibility into the site while providing a reasonable security gate. The gates are in line with many other properties in this hillside area, particularly at the end of a cul de sac, right at the beginning of Griffith Park. The public can still view the entirety of this important historical resource from the road and garage area with the addition of these two gates, each of 5' in height, while the private home will have some more security for the residents, packages, etc. The addition of these gates strike a balance between the needs and privileges of the homeowners, the preservation of the subject property, and the zoning code, intended to allow consistency between homes in this zone.

***2. Explain why the project's location, size, height, operations and other significant features (provide specifics) will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety; and***

The project proposes two 5' entrance gates, in excess of the permitted by-right 3'-6" gate or fence heights. The subject property is relatively secluded and located at the end of a cul-de-sac, at the foot of Griffith Park. The height of the gates will not degrade or adversely affect the neighborhood, the feeling of the built environment, or the surrounding properties.

The gate height is not excessively high, at 5', the gate is at about eye-level. Rather, the gates, a typical request in a secluded end of a cul-de-sac, will provide security to a well-known, and often visited historic property which is a private residence. All building permits for the gate will require sign-off by the Office

of Historic Preservation, ensuring that the materials, size, and locations of the proposed gates are in line with the design of this landmarked property.

***3.Explain why the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.***

There are 11 elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The use of the property will remain single family, which is consistent with the zoning and land use designation.

The Hollywood Community Plan designates the property for Very Low II residential land uses with a corresponding Zone of RE-11 and Height District No. 1. The basic use of the property for a single-family use is consistent with the Plan. The project does not propose to deviate from any of the requirements of the General Plan, Land Use, and Los Angeles Municipal Code on residential use except for fence height. LAMC Section 12.24 X. 7 permits the requested fence height within the RE9-1 Zone with approval by the Zoning Administrator. Therefore, the project can be found to be in substantial conformance to the purpose, intent and provisions of the General Plan, and Hollywood Community Plan, to preserve and protect the residential use.

***ADDITIONAL INFORMATION: In addition to the above findings for approval, the decision maker must also consider the following matters. For that reason, your application should address as best as possible these issues. The items below should not be considered as a limitation on the information to be submitted and you are encouraged to submit any additional supporting material you feel is relevant.***

***1.The environmental effects and appropriateness of materials, design and location of any proposed fence or wall; and***

The proposed two new gates will not have any detrimental environmental impact. The gates are relatively minor in size and all permits for the proposed gates will require Office of Historic Preservation review and approval due to the site's historic landmark designation, ensuring that the materials, design, and location are appropriate to the site.

***2.The detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties; and***

The subject property is located on a large lot of over 23,000 square feet and the proposed gates will have no impact on the adjoining properties. The lot is located on a relatively secluded street, at the end of a cul-de-sac, and the new gates will not impact views, streetscape, or the nearby neighbors.

***3.The security to the subject property which the fence or wall would provide.***

The subject property is a well-known historic landmark that is also a private residence. The 5' gates will ensure some security to the home and residents, while maintaining an appropriate height. Further, the subject site is located on a quiet and secluded residential block at the foot of Griffith Park, ensuring some security for the residents and home without blocking anything or changing the character of this street.