

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային խումբերի մասին ծանուցագիր



May 13, 2026 after 4:30 p.m.

East Los Angeles Area Planning Commission

RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

3011 North Amethyst Street, 90032

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

Construction, use, and maintenance of a new two-story, 1,047-square-foot single-family residence and attached garage that is 17 feet 7 inches in height on a 1,907.7-square-foot lot. The applicant requests an increase in building height of 2 feet 7 inches to allow a building height of 17 feet 7 inches, an increase in Residential Floor Area (RFA) of 95 square feet to allow a 1,047 square-foot dwelling, and a decrease in the rear yard setback of one-foot to allow a 14-foot rear yard setback. The proposed project is related to Case No. ZA-2023-2021-ZAD, which approved Zoning Administrator's Determinations to permit the construction, use, and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) without providing a 20-foot Minimum Adjacent Roadway and without providing a minimum 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area as required by LAMC Sections 12.21 C.10(i)(2) and 12.21 C.10(i)(3).

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

A partial appeal of the Associate Zoning Administrator's determination, dated March 9, 2026, which:

Pursuant to California Environmental Quality Act, **DETERMINED:** based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, 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;and

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.28 A and LAMC Section 13B.5.2 of Chapter 1A, **APPROVED:** an Adjustment to allow an increase in height of 18 percent or 2 feet 7 inches for a building height of 17 feet 7 inches in lieu of 15 feet required by [Q] Condition 2.e. in Section 1 of Ordinance No. 180403; an Adjustment to allow an increase in Residential Floor Area (RFA) of 10 percent or 95 square feet for a 1,047 square-foot single-family dwelling in lieu of a 953 square-foot single-family dwelling; and an Adjustment to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback required by LAMC Section 12.21 C.10(a), with additional terms and conditions.

Specifically, an Adjustment to allow an increase in Residential Floor Area (RFA) of 10 percent or 95 square feet for a 1,047 square-foot single-family dwelling in lieu of a 953 square-foot single-family dwelling.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

ZA-2025-5000-ADJ-1A

Environmental Case Number(s):

ENV-2025-5001-CE

Related Case Number(s):

ZA-2023-2021-ZAD

Overlay(s):

Northeast Los Angeles Hillside Ordinance

Zone:

[Q]R1-1D-HCR

Community Plan Area:

Northeast Los Angeles

Land Use Designation:

Low Residential

Assigned Staff Contact Information:

Monique Acosta, City Planner
monique.acosta@lacity.org
(213) 978-1173
200 North Spring Street, Room 763
Los Angeles, CA 90012

Council District:

14 - Jurado

Applicant:

George Liang

Appellant:

David Rindlaub

Applicant Representative:

George Liang

Appellant Representative:

N/A

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)478-1454, the Commission Office Main Line at (213) 978-1300 or by email at apceastla@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MASTER APPEAL FORM

WITH ATTACHMENTS

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$229

Reviewed & Accepted by (DSC Planner): J. Chan

Receipt No.: 200526558804 Date: 3/24/26

Determination authority notified Receipt Number: _____

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ZA-2025-5000-ADJ

APN: 5209008003

Project Address: 3011 North Amethyst Street

Final Date to Appeal: March 24, 2026

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed?

YES

NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision

APPELLANT

Check all that apply.

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Representative

Property Owner

Applicant

Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: David Rindlaub

Company/Organization: _____

Mailing Address: 826 2nd St APT 403

City: Santa Monica State: Ca Zip Code: 90403

Telephone: 310-494-6357 E-mail: rindlaub@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position?

YES

NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: 

Digitally signed by David Rindlaub
DN: cn=David Rindlaub, c=US, email=rindlaub@gmail.com
Date: 2026.03.24 13:43:46 -07'00'

Date: 3/24/2026

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

GENERAL APPEAL FILING REQUIREMENTS

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. Appeals may be filed either online or in person as referenced below.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

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.



QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

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.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.
- b. 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.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482- 7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374- 5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978- 1465	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.

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

- Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

4. Noticing Requirements (Applicant Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
 - Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

3011 North Amethyst Street
Appeal of CASE NO. ZA-2025-5000-ADJ determination
Justification/Reason Statement

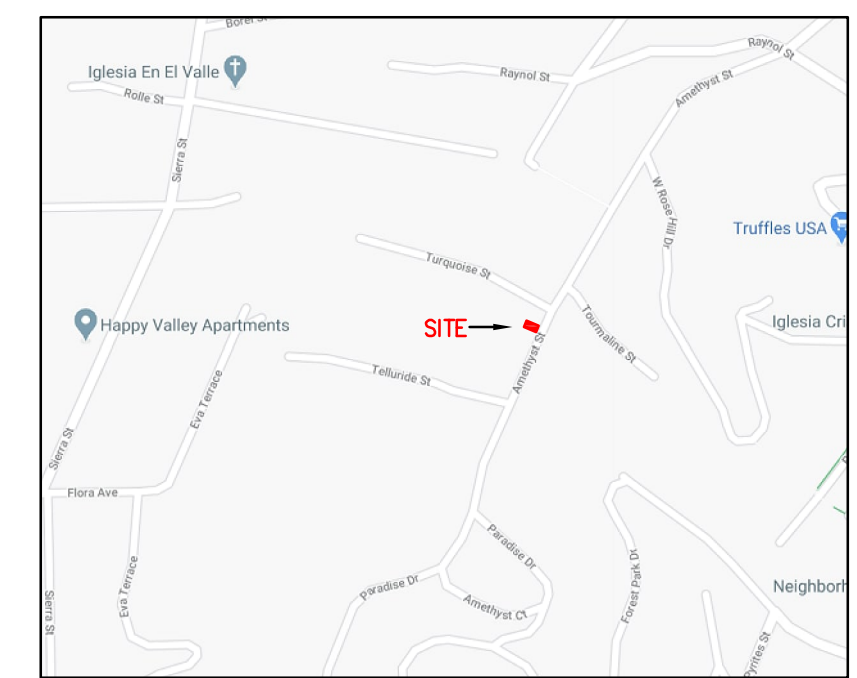
1. Within the determination an adjustment is approved on page 1:
to allow an increase in Residential Floor Area (RFA) of 10 percent or 95 square feet for a 1,047 square-foot single-family dwelling in lieu of a 953 square-foot single-family dwelling;

However the slope band survey included with the applicant's drawings claiming an allowable 953.585 Maximum Residential Floor Area is inaccurate and therefore the base RFA of 953 and increased RFA of 1047 stated in the determination is incorrect and not allowed by Code / Northeast Hillside Ordinance. Please see Appellant's Exhibits 1 through 4.

- The applicant's slope band survey indicates that the entire site has a slope of less than 15%.
- However, the spacing of the contour lines shown on the same survey indicate that there are some areas that are 15% or steeper.
- Additionally, there is an area where contour lines included on the slope band survey for the same property included in the previous associated ZA case (ZA-2023-2021-ZAD) have been omitted.
- Therefore the RFA calculation presented is inaccurate.
- Correction of the slope band survey would result in reduction in base allowable RFA and the reduction of the resulting increase of 10% granted in the determination.
- The slope analysis survey has the stamp of a civil engineer. The Northeast Hillside Ordinance, which covers the allowable RFA, states that the slope analysis must be prepared by a surveyor.
- The appellant submitted these comments in written / graphic form as well as at the public hearing on February 19, 2026.
- On page 5 of the determination, it is stated that the Zoning Administrator thoroughly considered statements made at the public hearing however the determination does not require any condition of correction or verification of the applicants slope band analysis and use the numbers of 953 base and 1,047 increased RFA throughout the determination.

The appellant is aggrieved due to lack of equal protection/application/enforcement of the local code including the Northeast Hillside Ordinance.

**CASE NO. ZA-2025-5000-ADJ appeal
Appellant's EXHIBIT 1
(Applicant's topographic survey and
slope analysis map included in
CASE NO. ZA-2025-5000-ADJ)**



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

POR. OF LOT 569 OF ROSE HILL COURT, AS SHOWN ON MAP RECORDED IN BOOK 8 PAGES 2 TO 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN : 5209-008-003

LAND AREA:

CONTAINING AN AREA OF 1,907.17 SQ. FT., OR 0.0438 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BEARING NORTH 24° 18' 00" EAST, ON THE CENTERLINE OF AMETHYST STREET AS SHOWN ON ROSE HILL COURT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

ASSUMED BENCH MARK :
DESCRIPTION : SPIKE & WASHER AT THE CENTERLINE INTERSECTION OF AMETHYST STREET AND TELLURIDE STREET (FORMER TERRACE ST PER TRACT)
ELEVATION : 764.00 FEET

LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- BM - BENCHMARK
- CL - CENTERLINE
- CONC - CONCRETE
- COR - CORNER
- EST - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FS - FINISH SURFACE ELEV.
- L & T - LEAD & TACK
- MB - MAP BOOK
- M.R. - MISCELLANEOUS RECORDS
- PG - PAGE
- R / PL - PROPERTY LINE
- PROD - PRODUCED (PROLONGED)
- PWF/B - PUBLIC WORKS FIELD BOOK
- SMH - SEWER MANHOLE
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP
- TW - TOP OF WALL ELEV.
- S & T - SPIKE & TIN
- SPK/W - SPIKE & WASHER

SYMBOLS:

- Fire hydrant symbol - FIRE HYDRANT
- Gas meter symbol - GAS METER
- Gas valve symbol - GAS VALVE
- Power pole symbol - POWER POLE
- Sewer manhole symbol - SEWER MANHOLE
- Sign post symbol - SIGN POST
- Street light box symbol - STREET LIGHT BOX
- Water meter symbol - WATER METER
- Water valve symbol - WATER VALVE
- Water vault symbol - WATER VAULT
- Oak tree symbol - OAK TREE
- Palm tree symbol - PALM TREE
- Pine tree symbol - PINE TREE
- Tree symbol - TREE
- Spot elev symbol - SPOT ELEV
- Column symbol - COLUMN

- Property line symbol - PROPERTY LINE
- Centerline symbol - CENTERLINE
- Block wall symbol - BLOCK WALL
- Retaining wall symbol - RETAINING WALL
- Building line symbol - BUILDING LINE
- Chain link fence symbol - CHAIN LINK FENCE
- Wrought iron fence symbol - WROUGHT IRON FENCE

SURVEYOR'S NOTE:

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

PREPARED UNDER THE DIRECT SUPERVISION OF:



10/23/23
DATE

ZENITH ENGINEERING & LAND SURVEYING, INC.
7439 LA PALMA AVENUE P.O. BOX 707,
BUENA PARK, CALIFORNIA 90620
TEL. NO. : 714-576-7725
EMAIL : info@zenithce.com

TITLE: TOPOGRAPHIC SURVEY & SLOPE ANALYSIS MAP

PROJECT ADDRESS: (VACANT LOT)
APN : 5209-008-003

OWNER/CLIENT: MR. GEORGE LIANG
MR. MICHAEL CHEN

SURVEYED BY: M.G./M.D. DATE OF SURVEY: 03/26/20
DATE UPDATED: 10/20/23

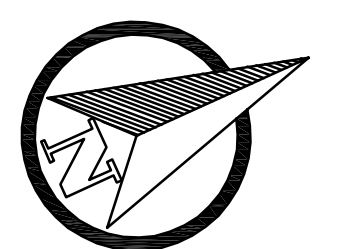
DRAWN BY: M.D. JOB NO.: Z-20-0149

CHECKED BY: G.B.B. SCALE: 1 IN : 8 FT



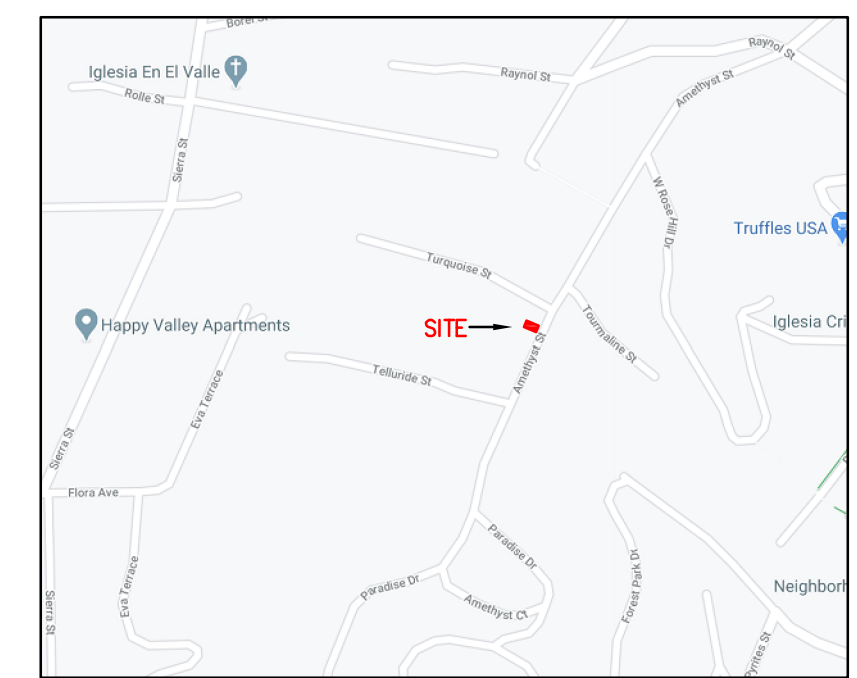
HILLSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM THE ZONE (TABLE 1-R1-1D)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND	
	0-14.99	1,907.17	X	0.50	=	953.585	
	15-29.99	0.00	X	0.45	=	0.00	
	30-44.99	0.00	X	0.40	=	0.00	
	45-59.99	0.00	X	0.35	=	0.00	
	60-99.99	0.00	X	0.30	=	0.00	
	100 +	0.00	X	0.00	=	0.00	
MAXIMUM RESIDENTIAL FLOOR AREA						=	953.585



GRAPHIC SCALE
0 4 8 16
(IN FEET)
1 inch = 8 ft.

CASE NO. ZA-2025-5000-ADJ appeal
Appellant's EXHIBIT 2
 (Applicant's topographic survey and slope analysis map included in CASE NO. ZA-2025-5000-ADJ - with appellant's comment)



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
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 DESCRIPTION : SPIKE & WASHER AT THE CENTERLINE INTERSECTION OF AMETHYST STREET AND TELLURIDE STREET (FORMER TERRACE ST PER TRACT)
 ELEVATION : 764.00 FEET

LEGEND:

- | | | | | | |
|--------|---|--------------------------|------|---|------------------|
| APN | - | ASSESSOR'S PARCEL NUMBER | FM | - | FIRE HYDRANT |
| BM | - | BENCHMARK | GM | - | GAS METER |
| CL | - | CENTERLINE | GV | - | GAS VALVE |
| CONC | - | CONCRETE | PP | - | POWER POLE |
| COR | - | CORNER | SMH | - | SEWER MANHOLE |
| EST | - | ESTABLISH | SP | - | SIGN POST |
| FB | - | FIELD BOOK | SLB | - | STREET LIGHT BOX |
| FD | - | FOUND | WM | - | WATER METER |
| FF | - | FINISH FLOOR ELEV. | WV | - | WATER VALVE |
| FS | - | FINISH SURFACE ELEV. | WVLT | - | WATER VAULT |
| L & T | - | LEAD & TACK | | | |
| MB | - | MAP BOOK | | | |
| M.R. | - | MISCELLANEOUS RECORDS | | | |
| PG | - | PAGE | | | |
| R / PL | - | PROPERTY LINE | | | |
| PROD | - | PRODUCED (PROLONGED) | | | |
| PWF/B | - | PUBLIC WORKS FIELD BOOK | | | |
| SMH | - | SEWER MANHOLE | | | |
| TC | - | TOP OF CURB ELEV. | | | |
| TR | - | TRACT MAP | | | |
| TW | - | TOP OF WALL ELEV. | | | |
| S & T | - | SPIKE & TIN | | | |
| SPK/W | - | SPIKE & WASHER | | | |
-
- | | | | | | |
|-----|---|--------------------|---|---|-----------|
| --- | - | PROPERTY LINE | ○ | - | OAK TREE |
| --- | - | CENTERLINE | ○ | - | PALM TREE |
| --- | - | BLOCK WALL | ○ | - | PINE TREE |
| --- | - | RETAINING WALL | ○ | - | TREE |
| --- | - | BUILDING LINE | + | - | SPOT ELEV |
| --- | - | CHAIN LINK FENCE | □ | - | COLUMN |
| --- | - | WROUGHT IRON FENCE | | | |

SURVEYOR'S NOTE:

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE BOUNDARY SHOWN.

PREPARED UNDER THE DIRECT SUPERVISION OF:



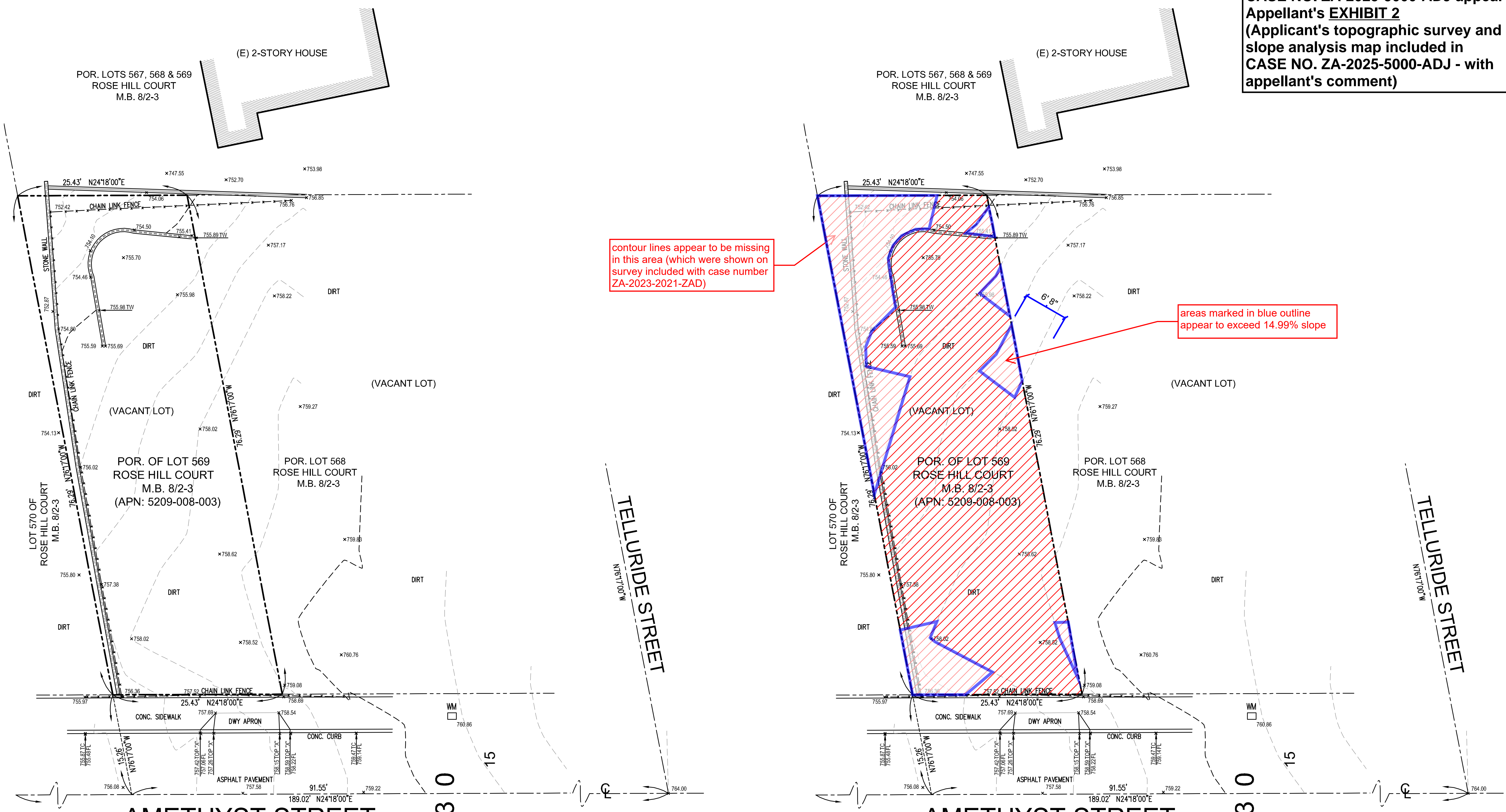
drawing does not have a surveyor stamp

10/23/23
 DATE

ZENITH ENGINEERING & LAND SURVEYING, INC.
 7439 LA PALMA AVENUE P.O. BOX 707,
 BUENA PARK, CALIFORNIA 90620
 TEL. NO. : 714-576-7725
 EMAIL : info@zenithce.com

TITLE: TOPOGRAPHIC SURVEY & SLOPE ANALYSIS MAP

PROJECT ADDRESS: (VACANT LOT)
 APN : 5209-008-003
 OWNER/CLIENT: MR. GEORGE LIANG
 MR. MICHAEL CHEN
 SURVEYED BY: M.G./M.D. DATE OF SURVEY: 03/26/20
 DATE UPDATED: 10/20/23
 DRAWN BY: M.D. JOB NO.: Z-20-0149
 CHECKED BY: G.B.B. SCALE: 1 IN : 8 FT



contour lines appear to be missing in this area (which were shown on survey included with case number ZA-2023-2021-ZAD)

areas marked in blue outline appear to exceed 14.99% slope

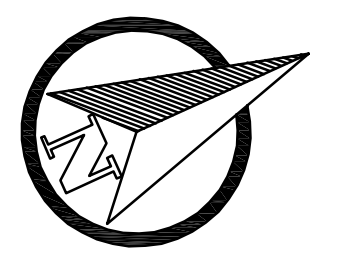
if 1 ft contour lines have less than this spacing, then slope exceeds 14.99%

14.99% slope

based on the contour lines it appears that the entire site is not less than 15% slope so numbers require correction

HILLSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)	FAR FROM THE ZONE (TABLE 1-R1-1D)	MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	1,907.17	X 0.50	953.585
	15-29.99	0.00	X 0.45	0.00
	30-44.99	0.00	X 0.40	0.00
	45-59.99	0.00	X 0.35	0.00
	60-99.99	0.00	X 0.30	0.00
	100 +	0.00	X 0.00	0.00
MAXIMUM RESIDENTIAL FLOOR AREA				953.585



GRAPHIC SCALE
 0 4 8 16
 (IN FEET)
 1 inch = 8 ft.

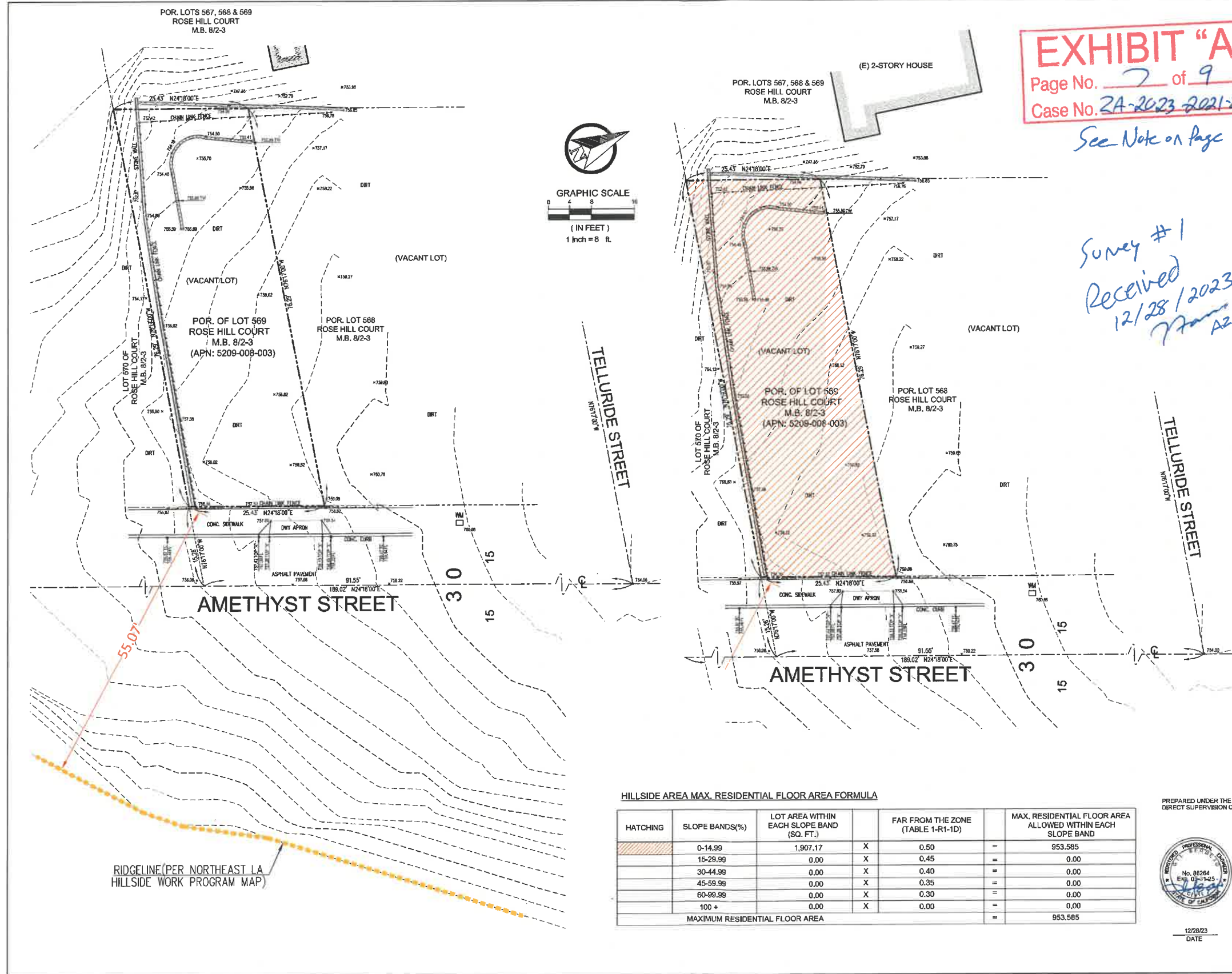


EXHIBIT "A"
 Page No. 7 of 9
 Case No. ZA-2023-2021-ZAD
See Note on Page 1.

*Survey #1
 Received
 12/28/2023
 Azia*



LEGAL DESCRIPTION:
 THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
 POR. OF LOT 569 OF ROSE HILL COURT, AS SHOWN ON MAP RECORDED IN BOOK 8 PAGES 2 TO 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN : 5209-008-003

LAND AREA:
 CONTAINING AN AREA OF 1,907.17 SQ. FT., OR 0.0438 ACRES, MORE OR LESS.

BASIS OF BEARINGS:
 THE BEARING NORTH 24° 18' 00" EAST, ON THE CENTERLINE OF AMETHYST STREET AS SHOWN ON ROSE HILL COURT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
 ASSUMED BENCH MARK :
 DESCRIPTION : SPIKE & WASHER AT THE CENTERLINE INTERSECTION OF AMETHYST STREET AND TELLURIDE STREET (FORMER TERRACE ST PER TRACT)
 ELEVATION : 764.00 FEET

LEGEND:

APN - ASSESSOR'S PARCEL NUMBER	FR - FIRE HYDRANT
BM - BENCHMARK	GM - GAS METER
CL - CENTERLINE	GV - GAS VALVE
CONC - CONCRETE	PP - POWER POLE
COR - CORNER	SMH - SEWER MANHOLE
EST - ESTABLISH	SP - SIGN POST
FB - FIELD BOOK	SLB - STREET LIGHT BOX
FF - FOUND	ST - STREET LIGHT
FE - FINISH FLOOR ELEV.	TM - TREE
FS - FINISH SURFACE ELEV.	WV - WATER VALVE
L & T - LEAD & TACK	WV - WATER VALVE
MB - MAP BOOK	WV - WATER VAULT
M.R. - MISCELLANEOUS RECORDS	OT - OAK TREE
PG - PAGE	PT - PALM TREE
P/L - PROPERTY LINE	PK - PINE TREE
PROD - PRODUCED (PROLONGED)	TR - TREE
PWFB - PUBLIC WORKS FIELD BOOK	SPK - SPIKE & WASHER
SMH - SEWER MANHOLE	SE - SPOT ELEV
TC - TOP OF CURB ELEV.	CO - COLUMN
TM - TRACT MAP	
TW - TOP OF WALL ELEV.	
S & W - SPIKE & WASHER	
SPK/W - SPIKE & WASHER	

SYMBOLS:

- PROPERTY LINE
- CENTERLINE
- BLOCK WALL
- RETAINING WALL
- BUILDING LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE

SURVEYOR'S NOTE:
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HILLSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM THE ZONE (TABLE 1-R1-1D)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
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	30-44.99	0.00	X	0.40	=	0.00
	45-59.99	0.00	X	0.35	=	0.00
	60-99.99	0.00	X	0.30	=	0.00
	100 +	0.00	X	0.00	=	0.00
MAXIMUM RESIDENTIAL FLOOR AREA						953.585



ZENITH ENGINEERING & SURVEYING, INC.
 • CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING •
 7343 SANTA ELISE CIRCLE, BUENA PARK, CA 92620
 TEL. NO. : 714-576-7725 EMAIL : info@zenithce.com

TITLE: TOPOGRAPHIC SURVEY & SLOPE ANALYSIS MAP

PROJECT ADDRESS: (VACANT LOT)
 APN : 5209-008-003

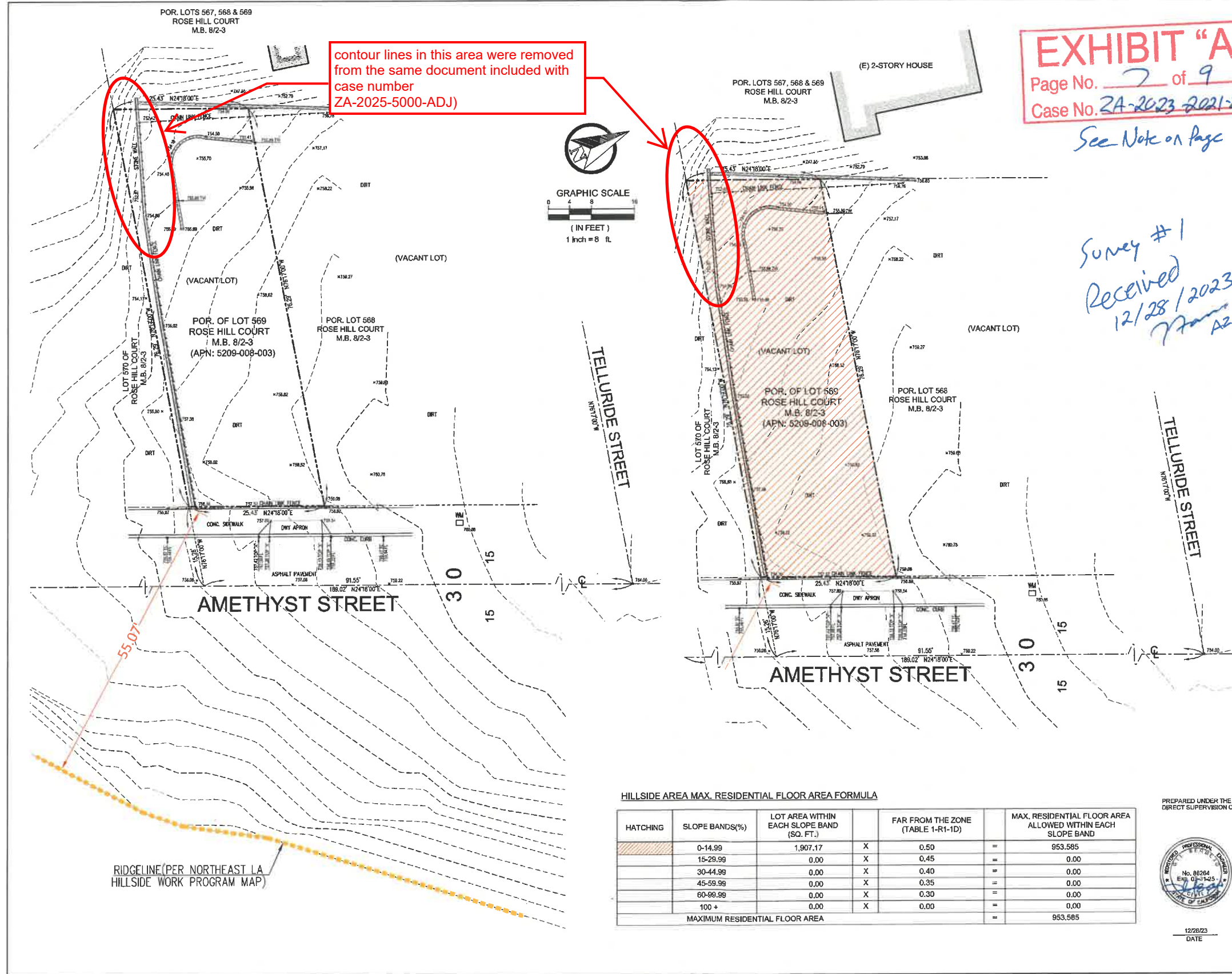
OWNER/CLIENT: MR. GEORGE LIANG
 MR. MICHAEL CHEN

SURVEYED BY: M.G./M.D. **DATE OF SURVEY:** 03/26/20
DATE UPDATED: 10/20/23

DRAWN BY: M.D. **JOB NO.:** Z-20-0149

CHECKED BY: G.B.B. **SCALE:** 1 IN : 8 FT

RIDGE LINE (PER NORTHEAST LA HILLSIDE WORK PROGRAM MAP)



contour lines in this area were removed from the same document included with case number ZA-2025-5000-ADJ

EXHIBIT "A"
 Page No. 7 of 9
 Case No. ZA-2023-2021-ZAD
See Note on Page 1.

*Survey #1
 Received
 12/28/2023
 Azia*



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION:

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- S & W - SPIKE & WASHER
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SYMBOLS:

- FR - FIRE HYDRANT
- GM - GAS METER
- GV - GAS VALVE
- PP - POWER POLE
- SM - SEWER MANHOLE
- SP - SIGN POST
- SL - STREET LIGHT BOX
- WM - WATER METER
- WV - WATER VALVE
- WV - WATER VAULT
- OT - OAK TREE
- PT - PALM TREE
- PT - PINE TREE
- TR - TREE
- SE - SPOT ELEV
- CO - COLUMN

SURVEYOR'S NOTE:

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HILLSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM THE ZONE (TABLE 1-R1-1D)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	1,907.17	X	0.50	=	953.585
	15-29.99	0.00	X	0.45	=	0.00
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	60-99.99	0.00	X	0.30	=	0.00
	100 +	0.00	X	0.00	=	0.00
MAXIMUM RESIDENTIAL FLOOR AREA						953.585

PREPARED UNDER THE DIRECT SUPERVISION OF:



12/28/23
 DATE

ZENITH ENGINEERING & SURVEYING, INC.

CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING •
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TITLE: TOPOGRAPHIC SURVEY & SLOPE ANALYSIS MAP

PROJECT ADDRESS: (VACANT LOT)
 APN : 5209-008-003

OWNER/CLIENT: MR. GEORGE LIANG
 MR. MICHAEL CHEN

SURVEYED BY: M.G./M.D. DATE OF SURVEY: 03/26/20
 DATE UPDATED: 10/20/23

DRAWN BY: M.D. JOB NO.: Z-20-0149

CHECKED BY: G.B.B. SCALE: 1 IN : 8 FT

RIDGE LINE (PER NORTHEAST LA HILLSIDE WORK PROGRAM MAP)

**DETERMINATION
LETTER**

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHRISTINE SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: March 9, 2026

Last Day to File an Appeal: March 24, 2026

George Liang (O)(A)(R)
15522 Claycliffe Court, #C202
Hacienda Heights, CA 91745

CASE NO. ZA-2025-5000-ADJ
ADJUSTMENT
3011 North Amethyst Street
Northeast Los Angeles Community Plan
Zone: [Q]R1-1D-HCR
C.D: 14 – Jurado
D.M.: 141A225
CEQA: ENV-2025-5001-CE
Legal Description: Lot 569 (Arb 1), Rose
Hill Court Tract

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, 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; and

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.28 A and LAMC Section 13B.5.2 of Chapter 1A, I hereby APPROVE:

an Adjustment to allow an increase in height of 18 percent or 2 feet 7 inches for a building height of 17 feet 7 inches in lieu of 15 feet required by [Q] Condition 2.e. in Section 1 of Ordinance No. 180403;

an Adjustment to allow an increase in Residential Floor Area (RFA) of 10 percent or 95 square feet for a 1,047 square-foot single-family dwelling in lieu of a 953 square-foot single-family dwelling; and

an Adjustment to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback required by LAMC Section 12.21 C.10(a)

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. 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 Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. The authorization granted herein permits the following in conjunction with a previously approved single-family dwelling in the [Q]R1-1D-HCR Zone:
 - a. A building height not to exceed 17 feet 7 inches.
 - b. A rear yard minimum setback of 14 feet.

- c. A building area not to exceed 1,047 square feet.
8. The project shall comply with the conditions of approval in Case No. ZA-2023-2021-ZAD. Except for the authorized grant in Case No. ZA-2023-2021-ZAD, no other deviations have been granted from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC). All applicable provisions shall be observed.
9. In accordance with Ordinance No. 180403 Section 2.A.2.e., the applicant shall submit a topographic survey, prepared by a licensed surveyor, that identifies the precise ridgeline, the line marking the crest of the ridge and following the points of highest elevation along that ridge, and verifies the location of that precise ridgeline with measured points of elevation that depict the points of highest elevation along the ridge, labelled clearly on the survey.
10. **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 (b).

- e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

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 authorization 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 upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7 G of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on February 19, 2026, all of which are by reference made a part hereof, as well as knowledge of the property and the 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 project site is an irregular-shaped lot fronting on Amethyst Street. The proposed project includes the construction, use, and maintenance of a new 17-foot 7-inch in height, two-story, 1,047-square-foot single-family dwelling with an attached garage on an approximately 1,907 square-foot vacant lot within the Northeast Los Angeles Ordinance and the Baseline Hillside Ordinance areas. The property is zoned [Q]R1-1D-HCR, designated for Low Residential land uses, and is located within the Northeast Los Angeles Community Plan area. The subject property is also within the Northeast Los Angeles Hillside Construction Regulation (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.24 kilometers from the Upper Elysian Park Fault Zone.

The subject property recently received previous grant pursuant to Case No. ZA-2023-2021-ZAD. On January 21, 2025, the Zoning Administrator approved a Zoning Administrator's Determination to allow the construction, use and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) without providing a 20-foot Minimum Adjacent Roadway width as required by LAMC Code Section 12.21 C.10(i)(2); and approved a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) where a minimum 20-foot-wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area as required by LAMC Code Section 12.21 C.10(i)(3).

Although the applicant intends to use the previous authorization in Case No. ZA-2023-2021-ZAD, the applicant has filed another request pursuant to Condition No. 2 in Case No. ZA-2023-2021-ZAD to address the proposed building height of 18 feet, which was beyond the maximum height of 15 feet permitted by the Northeast Hillside Ordinance, Ordinance No. 180403 Section 2.A.2.e. The applicant has further revised their project and now necessitates additional adjustments to address not only building height, but also Residential Floor Area (RFA) and the rear yard setback.

The applicant requests an adjustment to increase the building height by 2 feet 7 inches to allow a building height of 17 feet 7 inches in lieu of 15 feet required by [Q] Condition 2.e. in Section 1 of Ordinance No. 180403, an increase in RFA of 95 square feet to allow a 1,047 square-foot dwelling in lieu of a 953 square-foot single-family dwelling, and a decrease in the rear yard setback of one-foot to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback required by LAMC Section 12.21 C.10(a).

Surrounding Properties

The site is located within a hillside single-family neighborhood. The properties adjacent to the site are zoned [Q]R1-1D-HCR and consist of vacant land. The surrounding properties are zoned [Q]R1-1D-HCR, [Q]A1-1D-HCR, and [Q]RE20-1D-HCR and consist of vacant land and single-family residences. Vacant parcels located along the same block of Amethyst Street have received letters of determination for new single-family residences and are listed below.

Streets

Amethyst Street, is designated a Local Street Standard in the Mobility Plan 2035 but is currently a Substandard Hillside Limited Street with a right-of-way width of 51 feet and a roadway width of 18 feet. A street dedication is not required as identified by the Bureau of Engineering Preliminary Referral Form dated April 8, 2021. According to a Tree Disclosure Statement signed by the owner, dated December 27, 2022, there are no protected trees on the site and no street trees in the adjacent public right-of-way.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Case No. ZA-2023-2021-ZAD - On January 21, 2025, the Zoning Administrator approved a Zoning Administrator's Determination to allow a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) without providing a 20-foot Minimum Adjacent Roadway width as required by LAMC Code Section 12.21 C.10(i)(2); and a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) where a minimum 20-foot-wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area as required by LAMC Code Section 12.21 C.10(i)(3).

Permit Application No. 20010-30000-05025 - On December 24, 2020, the Department of Building and Safety received a building permit application for a new two-story single-family dwelling unit with an attached garage and an attached Accessory Dwelling Unit. The permit was not issued.

Ordinance No. 187,900 - On May 31, 2023, the City Council adopted Ordinance No. 187,900, amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map to apply the regulations of the Hillside Construction Regulation "HCR" Supplemental Use District regulations.

Ordinance No. 181,128 - On March 22, 2010, the City Council adopted Ordinance No. 181,128, amending the definition Hillside Area of Section 12.03 of the Los Angeles Municipal Code.

Ordinance No. 180,403 - On November 26, 2008, City Council adopted Ordinance No. 180,403 which is a Zone Change for various sub areas within the Northeast Community Plan area. The Zone Change subjected the subareas to D Limitations and Q Conditions relating to floor area, height, retaining walls, grading, building design, and landscaping.

Ordinance No. 179531-SA 1 - On January 11, 2008, City Council approved an ordinance to establish interim regulations for the issuance of building, grading and foundation permits in various portions of the Northeast Community Plan Area.

Ordinance No. 178,102-SA 1 - On November 8, 2006, City Council approved an ordinance to establish interim regulations for the issuance of building and demolition permits for certain residential, commercial, and industrial projects in the Northeast Los Angeles Community Plan Area.

Ordinance No. 172,316 - On November 24, 1998, City Council approved an ordinance to establish interim regulations for the issuance of building and demolition permits for certain residential, commercial, and industrial projects in the Northeast Los Angeles Community Plan Area.

Ordinance No. 129,279 - On January 12, 1965, the City Council approved an ordinance to amend the definition of "Hillside Areas" of Subsection (h) of Section 91.043 of the Los Angeles Municipal Code.

Previous Cases on Surrounding Properties:

Case No. ZA-2023-4152-ZAD (3216 North Amethyst Street) - On August 25, 2025, the Zoning Administrator denied a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling with an attached one-car garage, carport, and covered patio, on a lot fronting a Substandard Hillside Limited Street which is Amethyst Street, without providing a 20-foot-wide improved Minimum Adjacent Roadway as required by LAMC Section 12.21 C.10(i)(2); and, approved a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling with an attached one-car garage, carport, and covered patio, on a lot fronting a Substandard Hillside Limited Street which is Amethyst Street, without providing a 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Areas as required by LAMC Code Chapter 1, Section 12.21 C.10(i)(3).

Case No. ZA-2023-4107-ZAD-HCA (3214 North Amethyst Street) - On August 25, 2025, the Zoning Administrator denied a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling with an attached one-car garage, carport, covered patio, and one retaining wall on a lot fronting a Substandard Hillside Limited Street which is Amethyst Street, without providing a 20-foot-wide improved Minimum Adjacent Roadway as required by LAMC Section 12.21 C.10(i)(2); and, approved a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling with an attached one-car garage, carport, covered patio, and one retaining wall on a lot fronting a Substandard Hillside Limited Street which is Amethyst Street, without providing a 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Areas as required by LAMC Code Chapter 1, Section 12.21 C.10(i)(3).

Case No. ZA-2020-752-ZAD-ZAA (3005 North Amethyst Street) - On November 29, 2021, the Zoning Administrator approved a Zoning Administrator's Determination and a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Amethyst Street) that is improved with an Adjacent Minimum Roadway width of less than 20 feet, as required by Section 12.21 C.10(i)(2), and where a minimum 20-foot side Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3), and authorized a 3-foot northern and southern side yard setback, in lieu of the 4 feet otherwise required by Section 12.21 C.10(a).

Case No. ZA-2020-781-ZAD-ZAA (3009 North Amethyst Street) - On November 29, 2021, the Zoning Administrator approved a Zoning Administrator's Determination and a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Amethyst

Street) that is improved with an Adjacent Minimum Roadway width of less than 20 feet, as required by Section 12.21 C.10(i)(2), where a minimum 20-foot side Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3) and authorized a 3-foot northern and southern side yard setback, in lieu of the 4 feet otherwise required by Section 12.21 C.10(a).

Case No. ZA-2018-6314-ZAA-ZAD (4009 East Amethyst Court) - On January 14, 2021, the Zoning Administrator approved a Zoning Administrator's Determination and a Zoning Administrator's Adjustment to allow the construction, use, and maintenance of a single-family dwelling on two vacant lots fronting Substandard Hillside Limited Streets (Paradise Drive and Amethyst Court) where a minimum 20-foot side Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3), and an accessory building located within the front half of the lot and 25 feet from the front property line in lieu of the rear half of the lot or at least 55 feet of the front property line as required by LAMC Section 12.21 C.5(b). The request was denied for relief from the requirement to improve the Adjacent Minimum Roadway, as required by Section 12.21 C.10(i)(2).

Case No. ZA-2017-5533-ZAD (4211-4215 East Turquoise Street) - On July 8, 2019, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction of a new single-family dwelling that does not have a minimum 20-foot-wide continuous paved roadway (CPR) to the boundary of the hillside area as required by LAMC Section 12.21 C.10(i)(3).

Case No. ZA-2017-2817-ZAD (4206-4214 East Turquoise Street) - On July 9, 2019, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction of a new single-family dwelling that does not have a minimum 20-foot continuous paved roadway (CPR) to the boundary of the hillside area as required by LAMC Section 12.21 C.10(i)(3).

Case No. ZA-2016-3362-ZAD (3015-3019 North Amethyst Street) - On May 8, 2018, the Zoning Administrator denied a Zoning Administrator's Determination to grant relief from providing a 20-foot wide adjacent minimum roadway width on two Substandard Hillside Limited Streets (Amethyst Street and Telluride Street) that are improved with roadway width of less than 20 feet as required by LAMC Section 12.21 C.10(i)(2), and granted relief from providing a 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area in conjunction with the construction, use, and maintenance of a new single-family dwelling.

Case No. ZA-2013-1683-ZAD (3105-3107 North Amethyst Street) - On December 31, 2013, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling fronting onto a Substandard Hillside Limited Street improved with a roadway width of less than 20 feet as set forth in LAMC Section 12.21 C.10(i)(2) and where a minimum 20-foot wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside area as set forth in LAMC Section 12.21 C.10(i)(3).

Public Correspondence

One letter dated February 6, 2026, was received questioning the measurements and apparent inaccuracies on the slope band survey.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and occupants residing abutting and adjoining the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on February 19, at 9:00 a.m. The hearing was conducted entirely telephonically. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

The hearing was attended by the applicant's representatives (George Liang) and one member of the public.

Mr. Liang presented the project and made the following comments:

- Requests are necessary to provide adequate liveable space.
- Requests are small in comparison and are necessary due to lot size.
- Hillside regulations limit size of house.

David Rindlaub, a member of the public, made the following comments:

- Questions need for requests
- How is height measured?
- The RFA calculations are not accurate.
- A retaining wall seems to be needed in the rear but is not shown.
- Plans do not seem to be accurate or adequate.

In response to the questions raised by the member of the public, and questions posed by the Zoning Administrator, the applicant's representative made the following comments:

- Although plans showed measurements in excess of what was permitted by hillside regulations, the deviations were not requested under the previous approval for the project.

- I cannot address specific plan sheets issues.

Conclusion

At the conclusion of the hearing, the Zoning Administrator stated he would take the case under advisement for a week to allow the applicant and team to specifically address the issues at the hearing in detail.

Post Hearing

In an email dated February 23, 2026, the applicant provided responses to the issues brought up at the public hearing.

ADJUSTMENT FINDINGS

1. **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 project site is an irregular-shaped lot fronting on Amethyst Street. The proposed project includes the construction, use, and maintenance of a new 17-foot 7-inch in height, two-story, 1,047-square-foot single-family dwelling with an attached garage on an approximately 1,907 square-foot vacant lot within the Northeast Los Angeles Ordinance and the Baseline Hillside Ordinance areas. The property is zoned [Q]R1-1D-HCR, designated for Low Residential land uses, and is located within the Northeast Los Angeles Community Plan area. The subject property is also within the Northeast Los Angeles Hillside Construction Regulation (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.24 kilometers from the Upper Elysian Park Fault Zone.

The Northeast Hillside Ordinance No. 180,403 was adopted to preserve the scale of single-family hillside neighborhoods and to prevent out-of-scale residential development in the area. The project is conditioned in accordance with these requirements. Surrounding properties are zoned [Q]R1-1D-HCR, [Q]A1-1D-HCR, and [Q]RE20-1D-HCR and consist of vacant land and single-family residences, one to two stories in height.

The applicant requests an adjustment to increase the building height by 2 feet 7 inches to allow a building height of 17 feet 7 inches in lieu of 15 feet required by [Q] Condition 2.e. in Section 1 of Ordinance No. 180403, an increase in RFA of 95 square feet to allow a 1,047 square-foot dwelling in lieu of a 953 square-foot single-family dwelling, and a decrease in the rear yard setback of one-foot to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback required by LAMC Section 12.21 C.10(a).

Height

The Northeast Los Angeles Hillside Ordinance has a height limit of 26 feet from the adjacent finished grade for roofs with less than a 25 percent slope. As proposed, the building height is 17 feet 7 inches and therefore, in compliance with this development limitation. However, the Q condition, a component of the zoning for the subject lot, requires compliance with the Northeast Hillside Ordinance, which requires in Section 2.A.2.e that structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height. Due to the proximity of the proposed dwelling to the ridgeline, the proposed 17-foot 7-inch height is not in compliance with Section 2.A.2.e in the Northeast Los Angeles Hillside Ordinance. The applicant is seeking an adjustment to increase the building height by 18 percent or 2 feet 7 inches for a building height of 17 feet 7 inches. Strict adherence to the 15-foot height limit is impractical due to the unique physical constraints of the small and steeply sloped hillside lot. The home has been designed with stepped massing and a modest 17-foot 7-inch height that is well within the allowable adjustment limits. The visible street-facing elevation is only 14-foot 7-inch preserving neighborhood scale and ensuring compatibility with the character of nearby hillside homes.

Residential Floor Area

The Northeast Hillside Ordinance has provisions for the maximum allowable Residential Floor Area. Per the Northeast Hillside Ordinance and the slope band analysis, the project is allowed a maximum Residential Floor Area (RFA) of 953.5 square feet. Pursuant to LAMC Section 12.28, an Adjustment permits an increase of RFA up to ten percent of the maximum allowable RFA of 953.5 square feet yielding an additional 95 square feet for a total RFA of 1,048 square feet. The new single-family dwelling consists of 388 square feet on the first floor and 659 square feet on the second floor (with an exemption for the garage) totaling 1,047 square feet.

As previously mentioned, the steepness of the lot limits the ability of the applicant to construct a functional home within the strict RFA limit. The proposed 1,047 square foot allowance accommodates two bedrooms, two bathrooms, and a two-car garage. The construction of a new single-family dwelling on a vacant site has resulted in a slightly larger residence than what is otherwise permitted. However, the construction of a new single-family residence is within the permitted 10 percent increase and nonetheless conforms to the spirit and intent of the regulation while preserving neighborhood scale and ensuring compatibility with the character of nearby hillside homes.

Rear Yard

Pursuant to the provisions of the Baseline Hillside Ordinance, the project is required to provide a 15-foot rear yard setback. The applicant requests an adjustment to decrease the rear yard setback by one-foot to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback. Pursuant to LAMC Section

12.28, an Adjustment permits a reduction in the yard setback requirements with no maximum percentage. The rear property line is approximately 55 feet away from the nearest structure and with the additional 14-foot rear yard setback would be 69 feet from that same structure. The reduction of one foot or less than one percent of what is otherwise allowed is a minor deviation from the yard setback provisions.

The intent and purpose of the zoning regulations is to assure land use compatibility, to provide adequate open space for light and air, to prevent and fight fires, and to promote health, safety, and welfare in accordance with the General Plan. These regulations are written on a Citywide basis and do not take into account the unique characteristics of an individual property or neighborhood. An additional 2 feet 7 inches in the allowed building height to permit 17 feet 7 inches, an additional 95 square feet in the allowed RFA to permit a second story, and a reduction of one foot in the required rear yard setback to permit 14 feet for a new single-family dwelling will not alter the residential character of the low-density residential land use on the subject property. Thus, the property conforms to the intent of the zoning regulations.

The project will perform a function that is beneficial to the City by expanding and improving the housing supply. The proposed new single-family dwelling would also raise property values in the vicinity, enhancing the built environment. Thus, the project will perform a function that is beneficial to the community and city. This grant permits reasonable development of a privately owned lot. As conditioned, the project will enhance the built environment in the surrounding neighborhood and perform a function that is essential and beneficial to the community, city, and region.

2. **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 project site is an irregular-shaped lot fronting on Amethyst Street. The proposed project includes the construction, use, and maintenance of a new 17-foot 7-inch in height, two-story, 1,047-square-foot single-family dwelling with an attached garage on an approximately 1,907 square-foot vacant lot within the Northeast Los Angeles Ordinance and the Baseline Hillside Ordinance areas. The property is zoned [Q]R1-1D-HCR, designated for Low Residential land uses, and is located within the Northeast Los Angeles Community Plan area. The subject property is also within the Northeast Los Angeles Hillside Construction Regulation (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.24 kilometers from the Upper Elysian Park Fault Zone.

The site is located within a hillside single-family neighborhood. The properties adjacent to the site are zoned [Q]R1-1D-HCR and consist of vacant land. The surrounding properties are zoned [Q]R1-1D-HCR, [Q]A1-1D-HCR, and [Q]RE20-

1D-HCR and consist of vacant land and single-family residences. Vacant parcels located along the same block of Amethyst Street have received letters of determination for new single-family residences and are discussed below. The surrounding neighborhood has similar characteristics as the proposed project.

The applicant requests an adjustment to increase the building height by 2 feet 7 inches to allow a building height of 17 feet 7 inches in lieu of 15 feet required by [Q] Condition 2.e. in Section 1 of Ordinance No. 180403, an increase in RFA of 95 square feet to allow a 1,047 square-foot dwelling in lieu of a 953 square-foot single-family dwelling, and a decrease in the rear yard setback of one-foot to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback required by LAMC Section 12.21 C.10(a).

Height

The Northeast Los Angeles Hillside Ordinance has a height limit of 26 feet from the adjacent finished grade for roofs with less than a 25 percent slope. As proposed, the building height is 17 feet 7 inches and therefore, in compliance with this development limitation. However, the Q condition, a component of the zoning for the subject lot, requires compliance with the Northeast Hillside Ordinance, which requires in Section 2.A.2.e that structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height. Due to the proximity of the proposed dwelling to the ridgeline, the proposed 17-foot 7-inch height is not in compliance with Section 2.A.2.e in the Northeast Los Angeles Hillside Ordinance. The applicant is seeking an adjustment to increase the building height by 18 percent or 2 feet 7 inches for a building height of 17 feet 7 inches.

Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment permits an increase in building height that is less than 20 percent than what is otherwise permitted. The new single-family dwelling is 17 feet 7 inches, which is two feet 7 inches over the maximum building height of 15 feet. This projection is an 18 percent increase in building height and less than what is otherwise allowed by the 20 percent Zoning Administrator's Adjustment.

Residential Floor Area

The Northeast Hillside Ordinance has provisions for the maximum allowable Residential Floor Area. Per the Northeast Hillside Ordinance and the slope band analysis, the project is allowed a maximum Residential Floor Area (RFA) of 953.5 square feet.

Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment permits an increase of RFA up to ten percent of the maximum allowable RFA of 953.5 square feet yielding an additional 95 square feet for a total RFA of 1,048 square feet. The new single-family dwelling consists of 388 square feet on the first floor and 659 square feet on the second floor (with an exemption for the garage) totaling 1,047 square feet. The construction of a new single-family dwelling on a vacant site has

resulted in a slightly larger residence than what is otherwise permitted. However, the construction of a new single-family residence is within the permitted 10 percent increase and nonetheless conforms to the spirit and intent of the regulation.

Rear Yard

Pursuant to the provisions of the Baseline Hillside Ordinance, the project is required to provide a 15-foot rear yard setback. The applicant requests an adjustment to decrease the rear yard setback by one-foot to allow a 14-foot rear yard setback in lieu of a 15-foot rear yard setback. Pursuant to LAMC Section 12.28, an Adjustment permits a reduction in the yard setback requirements with no maximum percentage. The rear property line is approximately 55 feet away from the nearest structure and with the additional 14-foot rear yard setback would be 69 feet from that same structure. The reduction of one foot or less than one percent of what is otherwise allowed is a minor deviation from the yard setback provisions.

The project meets the design requirement of the Northeast Los Angeles Hillside Ordinance by providing a second story that is less than 75 percent of the floor area of the base floor. A review by the Fire Department is required to ensure that emergency access is retained. Compliance with the Department of Building and Safety Grading Pre-Inspection Report Letter dated October 14, 2020, is imposed as a Condition of Approval. Construction conditions have also been imposed so that the construction activities do not burden the neighboring properties. Additionally, the property is located within the Northeast Los Angeles Hillside Construction Regulation (HCR) District, which imposes conditions that minimize grading and construction impacts.

The Bureau of Engineering has required the applicant to provide a 20-foot roadway along Amethyst Street, in compliance with the Baseline Hillside Ordinance. The applicant has received authorization to deviate from the requirements of having to widen the roadway to 20 feet adjacent to the project site, as required by Section 12.21 C.10(i)(2) of the LAMC and from LAMC Section 12.21 C.10(i)(3), which requires a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area pursuant to Case No. ZA-2023-2021-ZAD.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any 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 implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. Taking into consideration the conditions of this grant requiring compliance with various provisions of the LAMC, the project

is not believed to deviate from any other of the requirements of the LAMC except as granted herein. The Framework Element of the General Plan includes provisions with which the project is in conformance, as conditioned, including:

Goal 38: *Preservation of the City's stable single-family residential neighborhoods.*

Objective 3.5: *Ensure that the character and scale of stable single-family neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintained the scale and character of existing development.*

Objective 3.5.1: *Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1.*

The Land Use Element of the City's General Plan divides the city into 35 Community Plan areas. The Northeast Los Angeles Community Plan, a part of the Land Use Element of the General Plan, designates the subject property for Low Residential land uses with corresponding zones RE9, RS, R1, RU, RD6, and RD5. The property is zoned [Q]R1-1D-HCR, consistent with the Plan's land use designation and corresponding zone classification. As conditioned, the proposed use of the property is consistent with the Community Plan. Generally, the Community Plan seeks to promote compatible design and ensure public safety. The Community Plan sets various objectives for the planning and development of the area and seeks to guide development to be in character with the community. The project is consistent with the following Community Plan objectives and policies:

Objective 1-1: *To preserve and enhance existing residential neighborhoods.*

Objective 1-2: *To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.*

Policy 1-1.2: *Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multi-family residences.*

Objective 1-3: *To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.*

Policy 1-3.1: Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

Objective 1-5: To limit the intensity and density of development in hillside areas.

Policy 1-5.1: Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.

Policy 1-5.4: Require that any proposed development be designed to enhance and be compatible with adjacent development.

As a new single-family dwelling, the proposed project will help to achieve the objectives and policies of the Community Plan by maintaining the single-family, low density residential character of the immediate area. Additionally, the improvement of a vacant property with a single-family dwelling will help further the objectives of the City's Housing Element to increase the housing supply. By making use of a vacant piece of land, the proposed new single-family development will help to fulfill the objectives and policies noted above by preserving neighborhood character while enhancing housing in the community. Thus, in summary, the proposed project will adhere to the purpose, intent, and provisions of the General Plan and the Northeast Los Angeles Community Plan.

ADDITIONAL MANDATORY FINDINGS

4. 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 in Zone X, areas of minimal flooding.

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.org/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, 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.org/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys 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
South LA DSC	West LA DSC
(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	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

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.org). 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

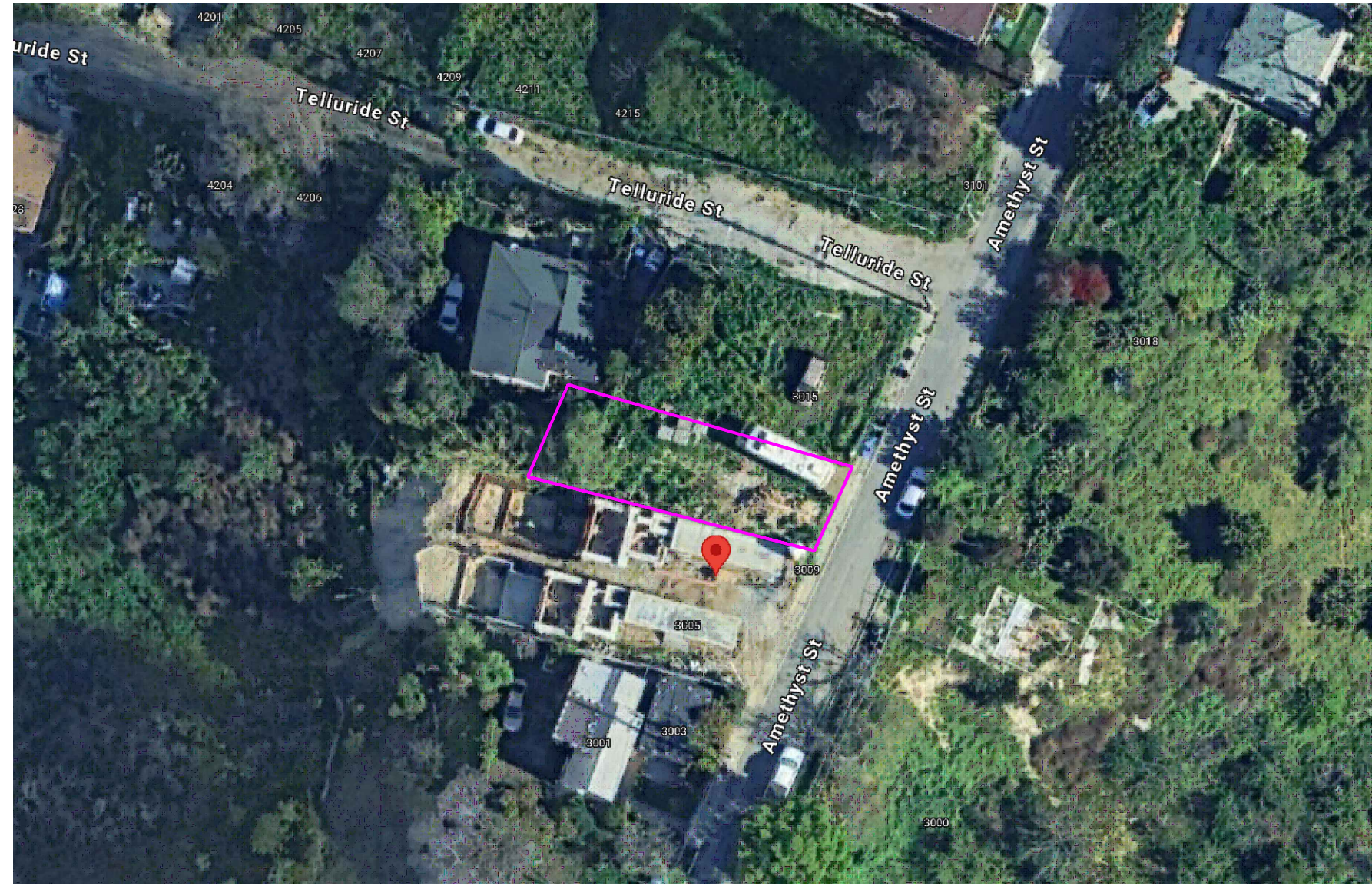
Inquiries regarding this matter shall be directed to Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173 or monique.acosta@lacity.org.

JORDANN TURNER
Associate Zoning Administrator

JT:AC:MA:mc

CC: Councilmember Ysabel Jurado
Fourteenth District
Adjoining property owner
Interested Parties

AMETHYST RESIDENCE



PROJECT SUMMARY

JOB ADDRESS: 3011 AMETHYST STREET, LOS ANGELS, CA 90032
APN #: 5209008003
LOT: 569
LEGAL DESCRIPTION: ROSE HILL COURT, LOT 569
USE TYPE: RESID. SINGLE FAMILY
LOT SQFT: 1,907.7 SF
PRESENT USE: VACANT LOT
ZONING: R1
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: R-3
FIRE SPRINKLERS: NO
PROPOSED SFR AREA: 1,047 SF
NUMBER OF STORIES: 2

PROJECT DESCRIPTION

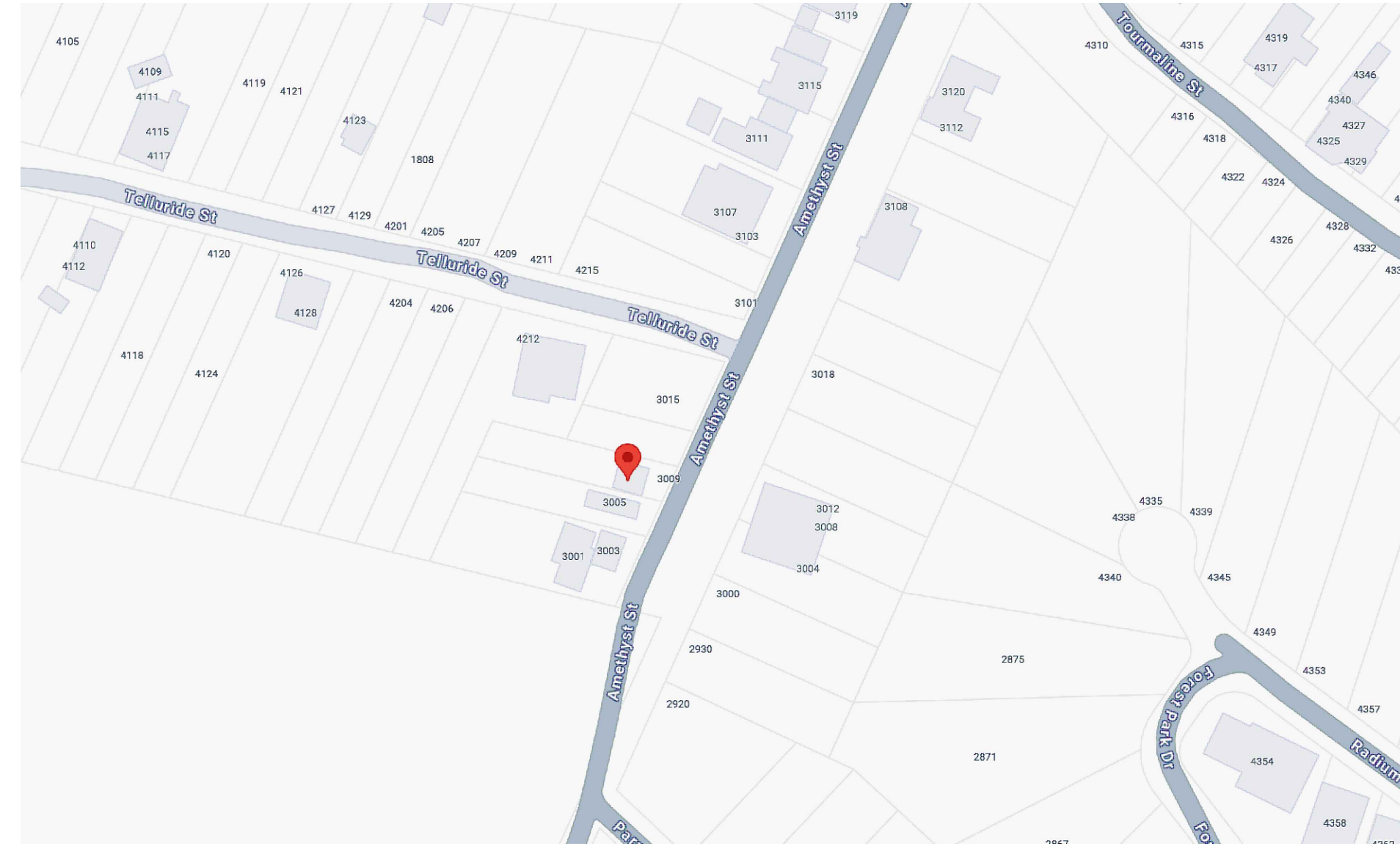
- 2 STORY SINGLE FAMILY DWELLING UNIT, WITH AN ATTACHED CAR GARAGE (TANDEM PARKING)
 PROPOSED AREA: 1,047 SF (388 SF UPPER FLOOR + 659 SF LOWER FLOOR)

PROJECT DIRECTORY

OWNER:
 GEORGE LIANG
 TEL: 626-456-2141
 EMAIL: PCMEDIAUSA@GMAIL.COM

DESIGNED AND PREPARED BY:
 PIXEL ARCH LLC.
 TEL: (415) 801 6584
 info@pixelarchltd.com
 www.pixelarchltd.com

VICINITY MAP



REQUESTING ENTITLEMENTS

- HEIGHT: REQUEST 17'-7" WHERE 15' IS THE STANDARD
- (INCREASE OF 2'-7", ~18%)
- REAR SETBACK: REQUEST 14' WHERE 15' IS THE STANDARD (REDUCTION OF 1', 6.67%)
- RESIDENTIAL FLOOR AREA (RFA): ALLOWED = 953.585 SQ FT (EXCLUDES GARAGE); REQUEST UP TO A 10% INCREASE →
- 953.585 × 1.10 = 1,048.9 SQ FT (APPROX. 1,047 SQ FT), AN INCREASE OF 94 SQ FT (~10%)

3D PICTURE



APPLICABLE CODES

- 2022 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2022 CBC (CALIFORNIA BUILDING CODE)
- 2022 CPC (CALIFORNIA PLUMBING CODE)
- 2022 CMC (CALIFORNIA MECHANICAL CODE)
- 2022 CEC (CALIFORNIA ELECTRICAL CODE)
- 2022 CGBC (CALIFORNIA GREEN BUILDING STANDARDS)
- 2022 CALIFORNIA ENERGY CODE (T-24)
- CITY OF LOS ANGELES MUNICIPAL CODE

EXHIBIT "A"
 Page No. 1 of 7
 Case No. ZA-2025-5000-ADJ

HILLSIDE ORDINANCE COMPLIANCE:

PROJECT COMPLIES WITH ORDINANCE NO. 180,403 (NORTHEAST LOS ANGELES HILLSIDE ORDINANCE), DESIGN OPTION 3 UNDER SECTION 2.A.2.D(3): BUILDING CONSISTS OF THREE OR MORE DISTINCT BUILDING ELEMENTS, EACH WITH ITS OWN ASSOCIATED ROOF FORM. THE FRONT FAÇADE INCLUDES CHANGES IN WALL PLANES, MATERIALS, COLORS, OR ARCHITECTURAL FEATURES. THE FRONT FAÇADE HAS A 15" RECESS FROM THE GARAGE DOOR TO THE FRONT ENTRANCE.

SHEET INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A0-00	TITLE SHEET
SRVY	TOPOGRAPHY SURVEY
A1-01	PROPOSED SITE PLAN
A1-02	PROPOSED FLOOR PLANS
A1-03	PROPOSED ELEVATIONS
A2-01	3D RENDERS
L1-01	LANDSCAPE PLAN
C-1	GRADING PLAN

PixelArch LLC.

US Office:
 24001 Calle De La Magdalena, unit 3896
 Laguna Hills, CA 92653
 Tel: (415) 801 6584
 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
AMETHYST RESIDENCE
 3011 AMETHYST ST.
 LOS ANGELES, CA 90032

Seal:

Revision Notes:

Date	Description

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Drawing Title:

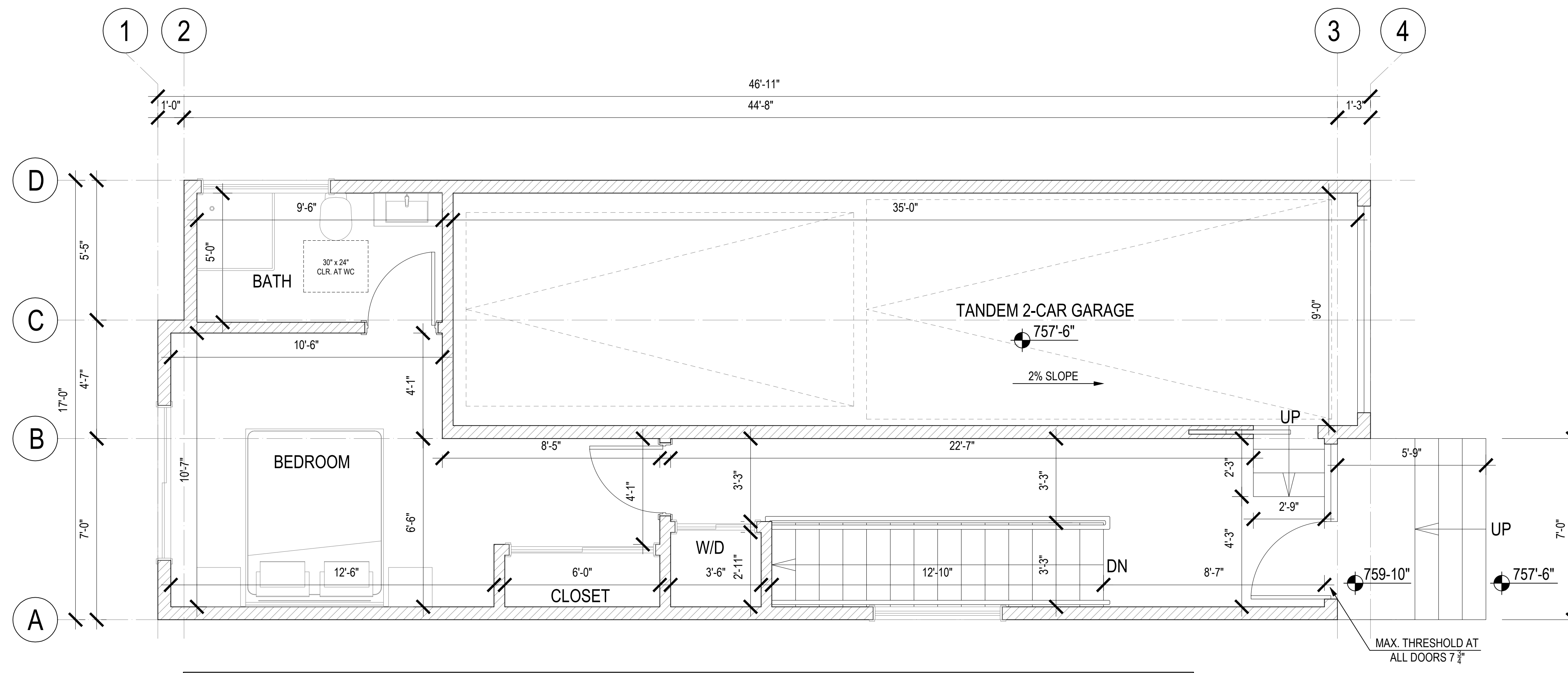
TITLE SHEET

Scale:

Date: NOV. 2025

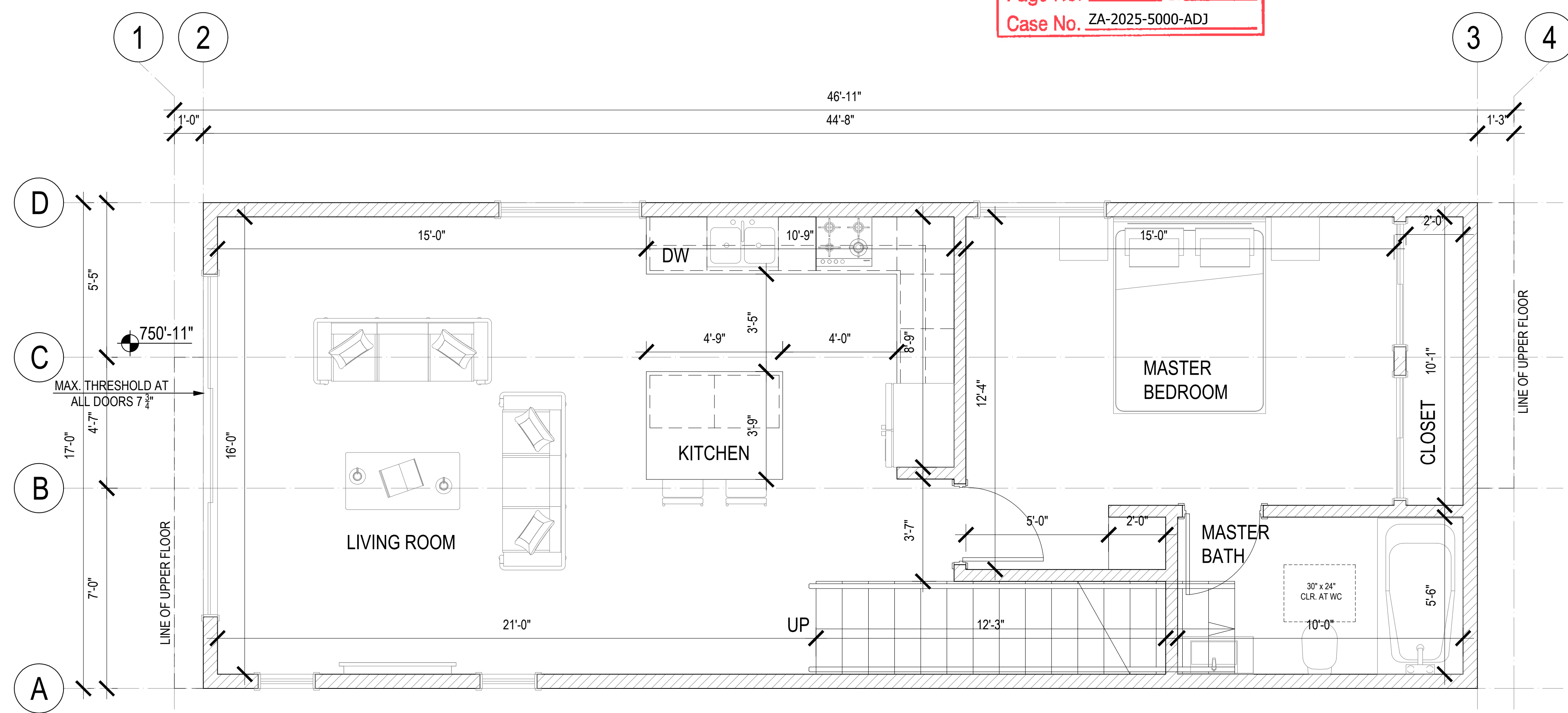
Page No.:

A0.00



1 UPPER FLOOR PLAN (388 S.F.)
SCALE: 3/8" = 1'-0"

EXHIBIT "A"
Page No. 3 of 7
Case No. ZA-2025-5000-ADJ



2 LOWER FLOOR PLAN (659 S.F.)
SCALE: 3/8" = 1'-0"

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Drawing Title:
PROPOSED PLANS

Scale: 3/8" = 1'-0"

Date: NOV. 2025

Page No.:

Seal:

Revision Notes:
Date Description

Date	Description

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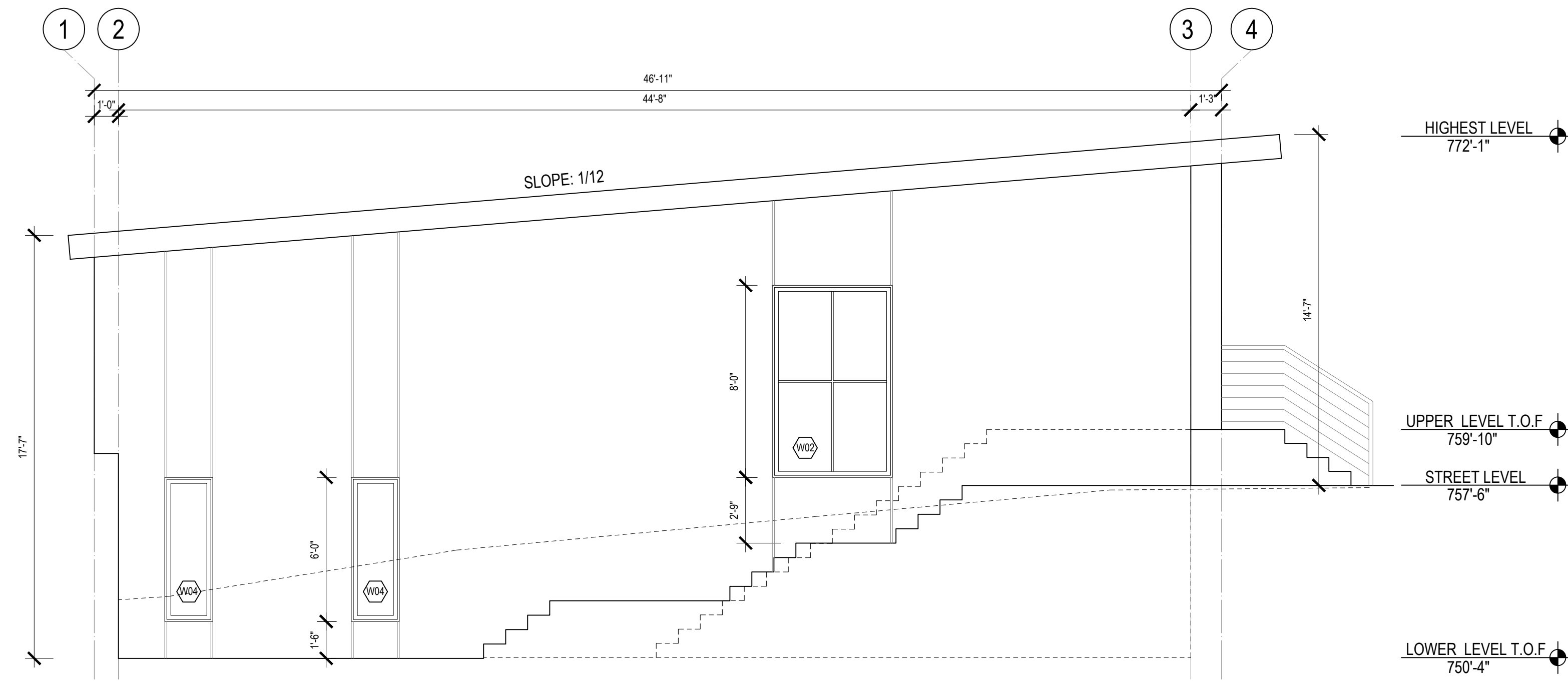
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ELEVATIONS

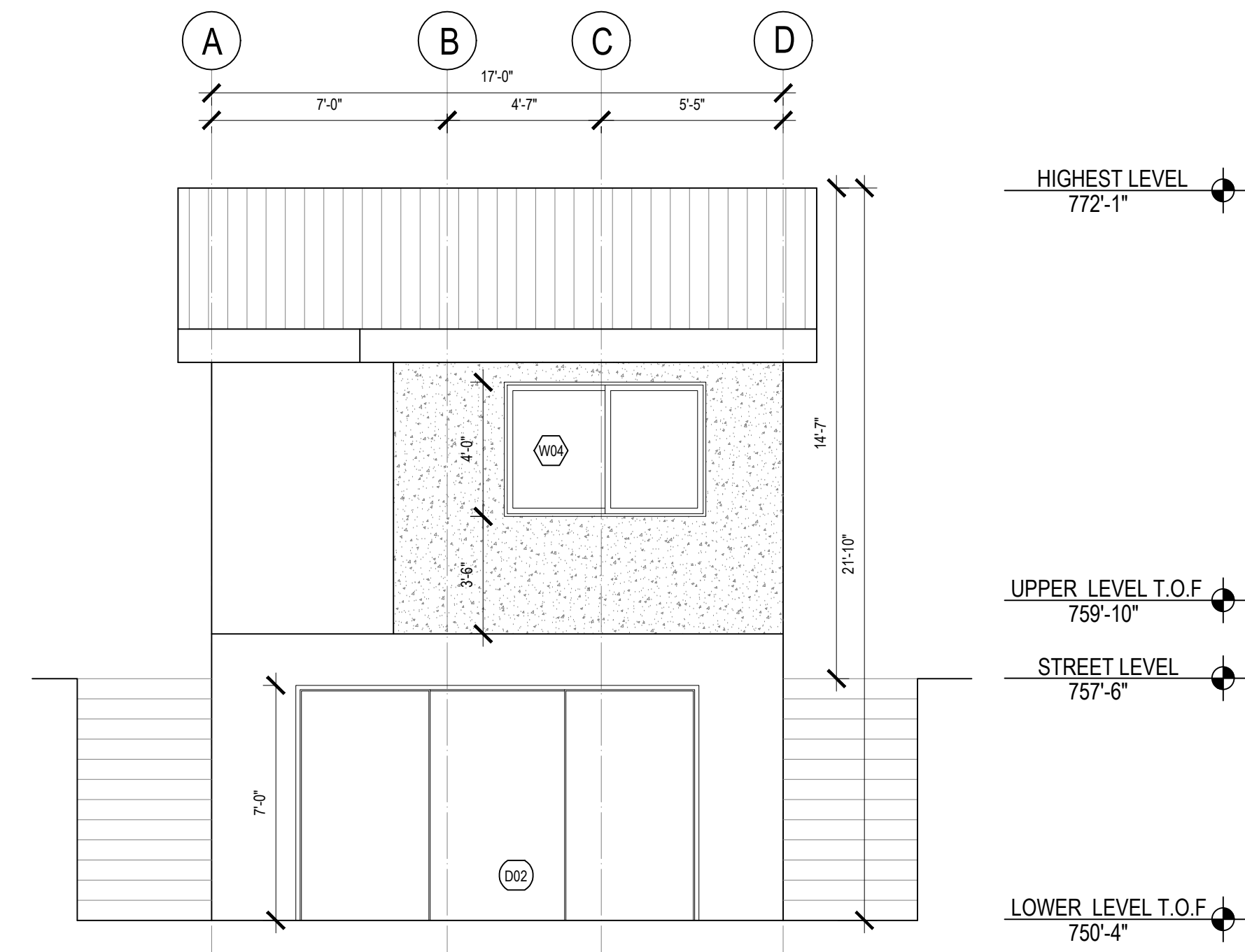
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Date: NOV. 2025

Page No.:



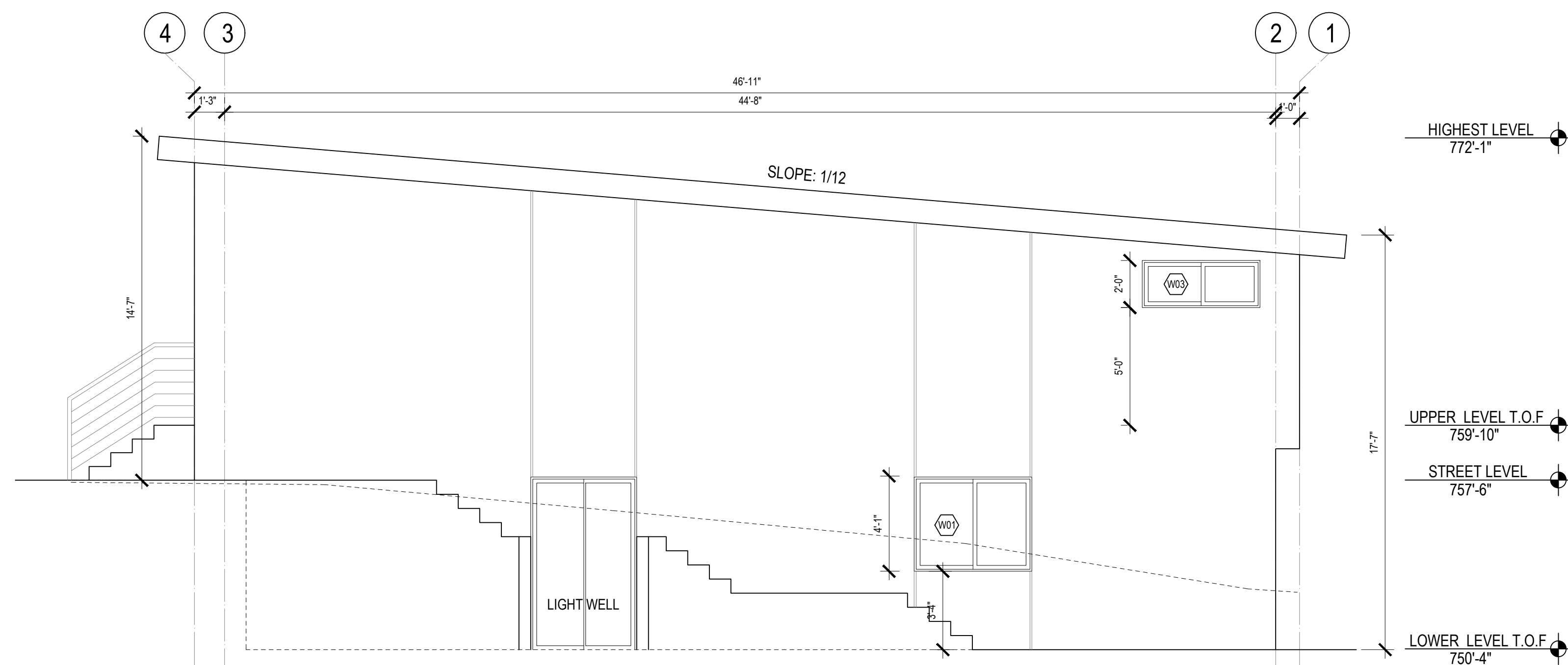
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



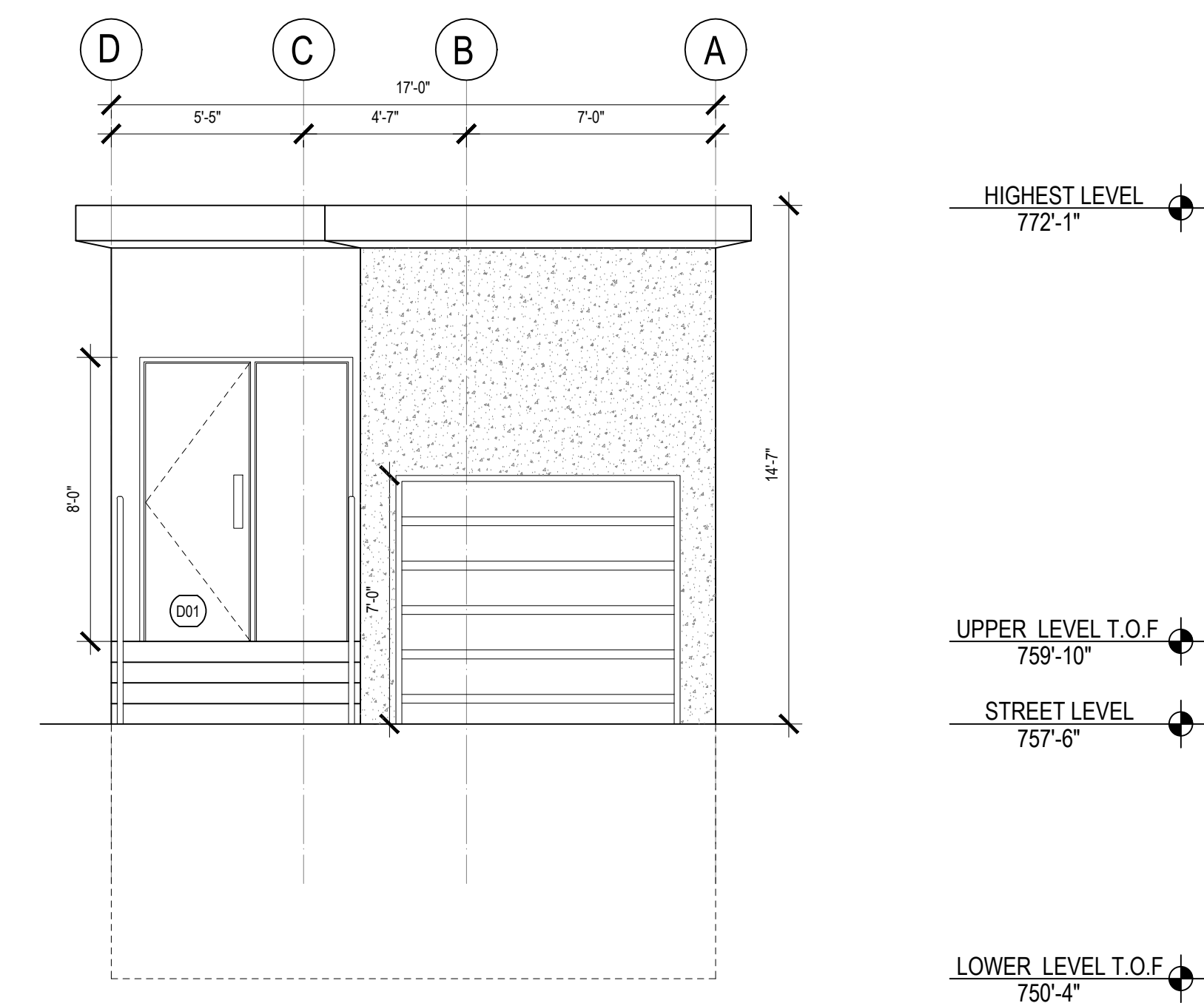
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT "A"

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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 VIEW 1



2 VIEW 2

EXHIBIT "A"
 Page No. 6 of 7
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3 VIEW 1



4 VIEW 1

PixelArch LLC.

US Office:
 24001 Calle De La Magdalena, Unit 3896
 Laguna Hills, CA 92653
 Tel: (415) 801-6584
 info@pixelarchllc.com
 www.pixelarchllc.com

Project Name and Address:
AMETHYST RESIDENCE

3011 AMETHYST ST.
 LOS ANGELES, CA 90032

Seal:

Revision Notes:

Date	Description

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Drawing Title:

3D RENDERS

Scale:

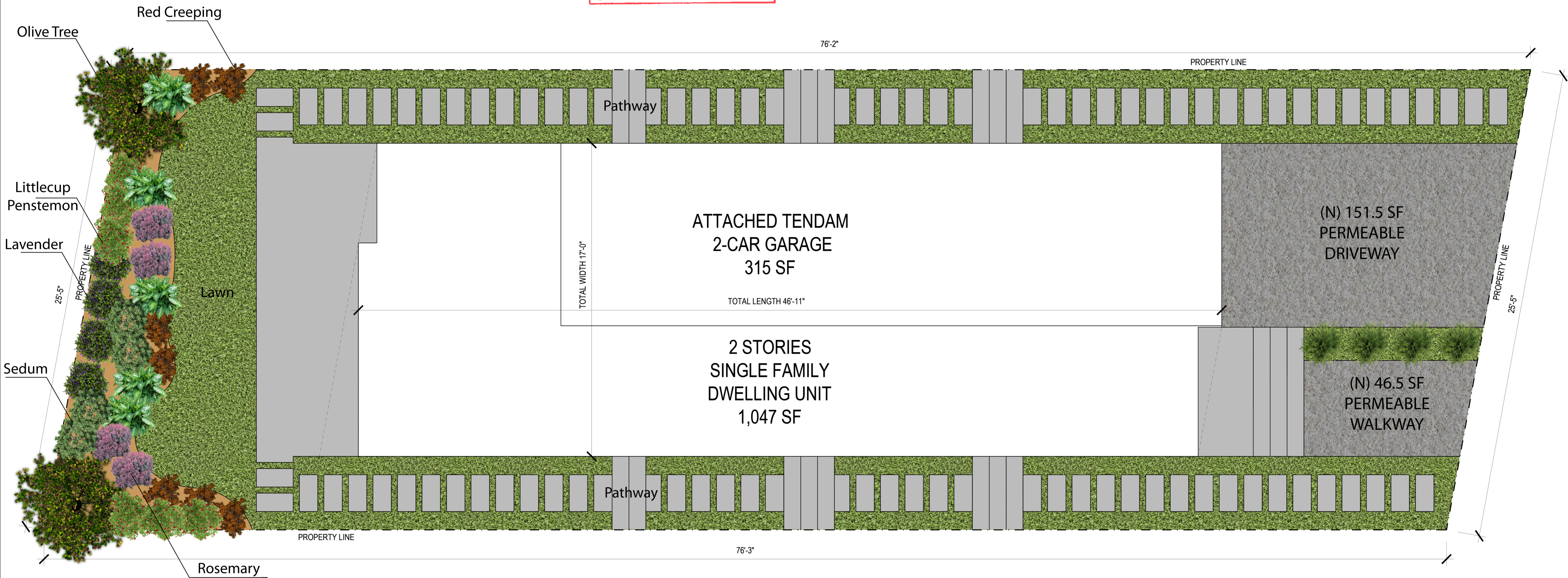
Date: NOV. 2025

Page No.:

A2.01



EXHIBIT "A"
Page No. 7 of 7
Case No. ZA-2025-5000-ADJ



Project Name and Address:
AMETHYST RESIDENCE
3011 AMETHYST ST.
LOS ANGELES, CA 90032

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LANDSCAPE PLAN

MISCELLANEOUS REPORTS

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES**

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR
HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: January 21, 2025

Appeal Period Ends: February 5, 2025

George Liang (O) (A)
15522 Claycliffe Ct.
Hacienda Heights, CA 91745

Ben Thomas (R)
Benjuro Studios
4209 Via Marina #C202
Marina Del Rey, CA 90292

CASE NO.: ZA-2023-2021-ZAD
ZONING ADMINISTRATOR'S
DETERMINATION
3011 North Amethyst Street
Northeast Los Angeles Planning Area
Zone: [Q]R1-1D-HCR
C. D.: 14 – Jurado
CEQA: ENV-2023-2022-CE
Legal Description: Rose Hill Court Tract,
Lot 569

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies; and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, I hereby APPROVE:

a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) without providing a 20-foot Minimum Adjacent Roadway width as required by LAMC Code Section 12.21 C.10(i)(2); and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, I hereby APPROVE:

a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) where a minimum 20-foot-wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area as required by LAMC Code Section 12.21 C.10(i)(3);

upon the following additional terms and conditions:

1. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The applicant shall submit a new plot plan that depicts the proposed new single-family dwelling with a maximum height of 15 feet, in accordance with Ordinance No. 180403 Section 2.A.2.e. Alternatively, the applicant may apply for a Zoning Administrator Adjustment per Ordinance No. 180403 Section 2 and LAMC Chapter 1 Section 12.28, whereby up to a twenty percent increase in height may be requested. Subsequent to the submission of a new plot plan that depicts the dwelling with a maximum height of 15 feet, or the granting of a Zoning Administrator Adjustment that allows a twenty percent increase in height, the use and development of the property shall be in substantial conformance with the new plot plan except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date 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 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 for inclusion in the

case file.

7. **Authorization.** Approved herein is the construction, use, and maintenance of a new 15 feet in height, 858 square-foot single-family dwelling with an attached garage on a lot fronting a Substandard Hillside Limited Street (Amethyst Street) without providing a 20-foot Minimum Adjacent Roadway width as required by LAMC Code Section 12.21 C.10(i)(2), and without providing a 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the edge of the Hillside Area, pursuant to LAMC Section 12.21 C.10(i)(3). For approval of a new single-family dwelling that is 18 feet in height, the applicant shall apply for, and be approved for, a Zoning Administrator Adjustment per Ordinance No. 180403 Section 2 and LAMC Chapter 1 Section 12.28, whereby up to a twenty percent increase in height may be requested.
8. No other deviations have been granted from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC). All applicable provisions shall be observed.
9. The project shall comply with LAMC Section 12.21 C.2.b, which requires a passageway of at least 10 feet in width extending from a street to the entrance of the dwelling unit for a residential building where the entrance is not directly from a street. The applicant shall submit a new plot plan demonstrating compliance with this section.
10. In accordance with Ordinance No. 180403 Section 2.A.2.e., the applicant shall submit a topographic survey, prepared by a licensed surveyor, that identifies the precise ridgeline, the line marking the crest of the ridge and following the points of highest elevation along that ridge, and verifies the location of that precise ridgeline with measured points of elevation that depict the points of highest elevation along the ridge, labelled clearly on the survey.
11. Parking shall be subject to the determination of the Department of Building and Safety. No variance from the parking requirements has been granted herein.
12. Prior to the issuance of a grading permit, a cash bond shall be posted to the satisfaction of the BOE to guarantee that any damage incurred to roadways (sections of the roadways is to be determined by the City Engineer), which may result from any construction activity on the site, is properly repaired by the applicant. Any damage incurred to the roadways which may result from any construction activity on the site, shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is hereby advised to obtain all necessary permits to facilitate this construction/repair.
13. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Los Angeles Fire Department (LAFD) for review of compliance with the LAMC fire protection provisions for hillside dwellings. Said Department's approval in a stamp form shall be included in the plans submitted to the Development Services Center.

14. The applicant shall incorporate a sprinkler system throughout the interior of the proposed house.
15. Prior to the clearance of the building permit, the applicant shall submit a landscape plan to the Development Services Center for review and approval. The Plan shall contain drought tolerant and/or native plants that are fire retardant and erosion controlling.
16. The project shall comply with all the conditions required in the Department of Building and Safety Grading Pre-Inspection Report Letter dated October 14, 2020. All conditions shall be printed on the plans submitted to the Development Services Center for plan check.
17. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances.
18. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow into adjacent residential properties.
19. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.
20. There shall be no air conditioning units or other similar items located on the roof of the project in order to minimize visual and aesthetic impacts.
21. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying telephone numbers for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. Prior to commencement of site excavation and construction activities, the phone number and the name of the owner and/or construction contractor shall be provided to the property owners/residents on the adjoining properties. A construction superintendent shall be present on-site during construction.
22. The project owner is fully responsible and shall ensure the project contractor and crew read, fully understand, and comply with all conditions imposed in this grant.
23. Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m.
24. Building material deliveries and loading at the project site shall not utilize over-size

trucks. Trucks shall be two axles only.

25. No delivery of building material shall occur on trash collection days.
26. Truck traffic directed to the project site for the purpose of delivering building materials or construction machinery shall be limited to the hours beginning at 9 a.m. and ending at 3 p.m., Monday through Friday only. No truck deliveries shall occur outside of this time period.
27. All trucking activities for deliveries during construction stages shall be coordinated so that only one construction truck vehicle is at the site at one time and so that a construction supervisor is present at such time to prevent any potential traffic impacts.
28. A minimum of one flag person shall be provided to assist with the delivery of any construction materials at the site. Flag persons shall assist with the movement of traffic whenever two-way traffic is obstructed as a result of construction activity. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook."
29. Areas with signs labeled "No Parking" and "No Stopping" by LADOT shall not be used for parking and staging.
30. No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
31. Staging will be done onsite to the extent feasible. When staging will need to be adjacent to the site, at no times can driveways of adjacent properties be blocked, nor can one lane of the street be blocked without the presence of a flagger.
32. The public street right-of-way adjacent to the project site shall be cleaned of spilled materials and trash during earth exporting and construction stages at the termination of each workday.
33. Construction activities shall be scheduled to avoid operating several pieces of equipment simultaneously. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
34. All debris, trash, and waste generated by the construction or by any worker, including but not limited to building material remnants, removed weeds, dirt, food, or drinks consumed by workers, etc., must be removed from the site or kept in a covered, on-site trash receptacle on the properties being developed. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
35. During all phases of construction, all materials related to the project shall be stored

on-site. No building materials shall be stored on public streets.

36. **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.
37. **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.
38. **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.
39. **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 any 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.
- (iii) Submit an initial deposit for the City's litigation costs to the City within ten 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 the

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 the 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 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 for defending, indemnifying or holding 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 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 concerning 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, commission, committees, employees, and volunteers.

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

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

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 authorization 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 upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Chapter 1A Section 13A.2.7 G of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY** to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, a site visit on January 17, 2025, statements made at the public hearing on March 27, 2024, and written public correspondence, 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 a Zoning Administrator’s Determination as enumerated in Section 12.24 X.28, of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The project site is an irregular-shaped lot fronting on Amethyst Street. The proposed project includes the construction, use, and maintenance of a new 18 foot in height, two-story, 858-square-foot single-family dwelling with an attached garage on an approximately 1,907.7-square-foot vacant lot within the Northeast Los Angeles Ordinance and the Baseline Hillside Ordinance areas. The property is zoned [Q]R1-1D-HCR, designated for Low Residential land uses, and is located within the Northeast Los Angeles Community Plan area. The subject property is also within the Northeast Los Angeles Hillside Construction Regulation (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.24 kilometers from the Upper Elysian Park Fault Zone.

On January 17, 2025, the Associate Zoning Administrator visited the site and took measurements across the Amethyst Street roadway using a Measure Master Model MM-12 by Rolatape. The roadway width was mostly uniform but slightly variable with measurements adjacent to the subject property including 18 feet 1 inch on the north and 18 feet 4 inches on the south. The improved sidewalk adjacent to the project site was measured to be 4 feet and 10 inches. It was observed visually from a vantage point to the north that the elevation decreased to both the east and the west of the subject site. The properties at 3005 and 3009 North Amethyst Street were under construction, and it was noted by the Zoning Administrator that despite the narrow lot sizes, similar to the subject property, each dwelling unit had an entrance directly facing onto North Amethyst Street and a two-car garage with tandem parking.

Surrounding Properties

The site is located within a hillside single-family neighborhood. The properties adjacent to the site are zoned [Q]R1-1D-HCR and consist of vacant land. The surrounding properties are zoned [Q]R1-1D-HCR, [Q]A1-1D-HCR, and [Q]RE20-1D-HCR and consist of vacant land and single-family residences. Vacant parcels located along the same block of Amethyst Street have received letters of determination for new single-family residences and are listed below.

Streets

Amethyst Street is designated a Local Street Standard in the Mobility Plan 2035 but is currently a Substandard Hillside Limited Street with a right-of-way width of 51 feet and a roadway width of 18 feet. A street dedication is not required as identified by the Bureau of Engineering Preliminary Referral Form dated April 8, 2021. According to a Tree Disclosure Statement signed by the owner, dated December 27, 2022, there are no protected trees on the site and no street trees in the adjacent public right-of-way.

Previous Zoning Related Actions on the Site/in the Area Include:

Ordinance No. 187,900 – On May 31, 2023, the City Council adopted Ordinance No. 187,900, amending Section 12.04 of the Los Angeles Municipal Code by

amending the zoning map to apply the regulations of the Hillside Construction Regulation "HCR" Supplemental Use District regulations.

Ordinance No. 181,128 – On March 22, 2010, the City Council adopted Ordinance No. 181,128, amending the definition Hillside Area of Section 12.03 of the Los Angeles Municipal Code.

Ordinance No. 180,403 – On November 26, 2008, City Council adopted Ordinance No. 180,403 which is a Zone Change for various sub areas within the Northeast Community Plan area. The Zone Change subjected the subareas to D Limitations and Q Conditions relating to floor area, height, retaining walls, grading, building design, and landscaping.

Ordinance No. 179531-SA 1 – On January 11, 2008, City Council approved an ordinance to establish interim regulations for the issuance of building, grading and foundation permits in various portions of the Northeast Community Plan Area.

Ordinance No. 178,102-SA 1 – On November 8, 2006, City Council approved an ordinance to establish interim regulations for the issuance of building and demolition permits for certain residential, commercial, and industrial projects in the Northeast Los Angeles Community Plan Area.

Ordinance No. 172,316 – On November 24, 1998, City Council approved an ordinance to establish interim regulations for the issuance of building and demolition permits for certain residential, commercial, and industrial projects in the Northeast Los Angeles Community Plan Area.

Ordinance No. 129,279 - On January 12, 1965, the City Council approved an ordinance to amend the definition of "Hillside Areas" of Subsection (h) of Section 91.043 of the Los Angeles Municipal Code.

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

Permit Application No. 20010-30000-05025 – On December 24, 2020, the Department of Building and Safety received a building permit application for a new two-story single-family dwelling unit with an attached garage and an attached Accessory Dwelling Unit. The permit was not issued.

Relevant Cases on Surrounding Properties:

Case No. ZA-2023-4152-ZAD (3216 North Amethyst Street) – This case was filed on June 20, 2023 and proposes construction of a single-family residence seeking relief from fronting onto a Substandard Hillside Limited Street that is improved to a roadway width of less than 20 feet and with no continuous improved, minimum 20-foot wide paved roadway from the driveway apron of the main residence to the

boundary of the Hillside area. The Zoning Administrator's Determination has not been issued yet.

Case No. ZA-2023-4107-ZAD-HCA (3214 North Amethyst Street) – This case was filed on June 20, 2023 and proposes construction of a single-family residence seeking relief from fronting onto a Substandard Hillside Limited Street that is improved to a roadway width of less than 20 feet and with no continuous improved, minimum 20-foot wide paved roadway from the driveway apron of the main residence to the boundary of the Hillside area. The Zoning Administrator's Determination has not been issued yet.

Case No. ZA-2020-752-ZAD-ZAA (3005 North Amethyst Street) – On November 29, 2021, the Zoning Administrator approved a Zoning Administrator's Determination and a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Amethyst Street) that is improved with an Adjacent Minimum Roadway width of less than 20 feet, as required by Section 12.21 C.10(i)(2), and where a minimum 20-foot side Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3), and authorized a 3-foot northern and southern side yard setback, in lieu of the 4 feet otherwise required by Section 12.21 C.10(a).

Case No. ZA-2020-781-ZAD-ZAA (3009 North Amethyst Street) – On November 29, 2021, the Zoning Administrator approved a Zoning Administrator's Determination and a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Amethyst Street) that is improved with an Adjacent Minimum Roadway width of less than 20 feet, as required by Section 12.21 C.10(i)(2), where a minimum 20-foot side Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3) and authorized a 3-foot northern and southern side yard setback, in lieu of the 4 feet otherwise required by Section 12.21 C.10(a).

Case No. ZA-2018-6314-ZAA-ZAD (4009 East Amethyst Court) – On January 14, 2021, the Zoning Administrator approved a Zoning Administrator's Determination and a Zoning Administrator's Adjustment to allow the construction, use, and maintenance of a single-family dwelling on two vacant lots fronting Substandard Hillside Limited Streets (Paradise Drive and Amethyst Court) where a minimum 20-foot side Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by Los Angeles Municipal Code Section 12.21 C.10(i)(3), and an accessory building located within the front half of the lot and 25 feet from the front property line in lieu of the rear half of the lot or at least 55 feet of the front property line as required by LAMC Section 12.21 C.5(b).

The request was denied for relief from the requirement to improve the Adjacent Minimum Roadway, as required by Section 12.21 C.10(i)(2).

Case No. ZA-2017-5533-ZAD (4211-4215 East Turquoise Street) – On July 8, 2019, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction of a new single-family dwelling that does not have a minimum 20-foot-wide continuous paved roadway (CPR) to the boundary of the hillside area as required by LAMC Section 12.21 C.10(i)(3).

Case No. ZA-2017-2817-ZAD (4206-4214 East Turquoise Street) – On July 9, 2019, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction of a new single-family dwelling that does not have a minimum 20-foot continuous paved roadway (CPR) to the boundary of the hillside area as required by LAMC Section 12.21 C.10(i)(3).

Case No. ZA-2016-3362-ZAD (3015-3019 North Amethyst Street) – On May 8, 2018, the Zoning Administrator denied a Zoning Administrator's Determination to grant relief from providing a 20-foot wide adjacent minimum roadway width on two Substandard Hillside Limited Streets (Amethyst Street and Telluride Street) that are improved with roadway width of less than 20 feet as required by LAMC Section 12.21 C.10(i)(2), and granted relief from providing a 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area in conjunction with the construction, use, and maintenance of a new single-family dwelling.

Case No. ZA-2013-1683-ZAD (3105-3107 North Amethyst Street) – On December 31, 2013, the Zoning Administrator approved a Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling fronting onto a Substandard Hillside Limited Street improved with a roadway width of less than 20 feet as set forth in LAMC Section 12.21 C.10(i)(2) and where a minimum 20-foot wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside area as set forth in LAMC Section 12.21 C.10(i)(3).

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and residents abutting the subject site for which an application was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions, and present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on March 27, 2024. The hearing was conducted by Zoom and telephonically. The following testimony was received at the hearing:

Ben Thomas, representative:

- New single-family home construction
- Vacant lot
- Street is less than 20 feet wide
- Lot is only 25 feet wide
- Flat lot
- Sidewalk 5 feet
- 2-story building
- Permeable paver driveway
- Standard parking
- Compact parking
- Roof deck on top

Tim Fargo, Associate Zoning Administrator:

- What is the width of the roadway there?

Ben Thomas, representative:

- 18 feet and 6 inches to 19 feet and 6 inches for the roadway

George Liang, owner:

- Two adjacent properties were approved
- They were ZA-2020-752-ZAD-ZAA-1A and ZA-2022-781-ZAD-ZAA-1A

David Rindlaub:

- Owns vacant lot close to subject lot
- Asks for enforcement of zoning code
- Building as shown does not comply with NE Hillside Ordinance 108403 Section 2.A.2.e
- Text of ordinance says that within 50 feet of identified ridgelines, structures are limited to one story or 15 linear feet in height
- Outside of 50 feet, no structure shall be more than 15 feet above the identified ridgelines
- Precise ridgeline shall be identified on topographic map
- Precise ridgeline has not been identified
- Survey shows ridgeline location copied from the ridgeline map
- Does not show precise location as required by the ordinance
- 21 feet 6 inches exceeds the height limit by 6 and a half feet
- No building can exceed the height limit
- LAMC 12.21 C.2.b requires a passageway at least 10 feet in width to the entrance

- Passageway currently shows 4 feet width which does not meet the standards
- Building shall show general conformance of code

Ben Thomas, representative:

- We have the right setback

George Liang, owner:

- On the passageway, it is allowed to be 10% of the width of the lot, according to the Zoning guide
- The required side yard is 5 feet if lot is less than 50 feet wide
- Allowing 4 feet for the passageway
- Ridgeway was done by a licensed engineer
- As far as we know, it is beyond 50 feet to the ridgeline

WRITTEN PUBLIC CORRESPONDENCE

There has been no written public correspondence that has been submitted to the record.

MANDATED FINDINGS

Zoning Administrator's Determination

In order for relief to be granted from requirements permitting the construction of buildings on Substandard Hillside Streets, all findings mandated in Section 12.24 X.28 of the Municipal Code must be made in the affirmative. The following section states such findings with the applicable justification set forth thereafter:

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The project site is an irregular-shaped lot fronting on Amethyst Street. The proposed project includes the construction, use, and maintenance of a new 18 foot in height, two-story, 858-square-foot single-family dwelling with an attached garage on an approximately 1,907.7-square-foot vacant lot within the Northeast Los Angeles Ordinance and the Baseline Hillside Ordinance areas. The property is zoned [Q]R1-1D-HCR, designated for Low Residential land uses, and is located within the Northeast Los Angeles Community Plan area. The subject property is also within the Northeast Los Angeles Hillside Construction Regulation (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.24 kilometers from the Upper Elysian Park Fault Zone.

The Northeast Hillside Ordinance No. 180,403 was adopted to preserve the scale of single-family hillside neighborhoods and to prevent out-of-scale residential development in the area. The project is conditioned in accordance with these requirements. Surrounding properties are zoned [Q]R1-1D-HCR, [Q]A1-1D-HCR, and [Q]RE20-1D-HCR and consist of vacant land and single-family residences, one to two stories in height.

The project will perform a function that is beneficial to the City by expanding and improving the housing supply. The proposed new single-family dwelling would also raise property values in the vicinity, enhancing the built environment. Thus, the project will perform a function that is beneficial to the community and city. A discussion of the requests for relief from adjacent roadway and continuous paved roadway requirements can be found in Finding No. 2. This grant permits reasonable development of a privately owned lot. As conditioned, the project will enhance the built environment in the surrounding neighborhood and perform a function that is essential and beneficial to the community, city, and region.

2. **That 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 project site is an irregular-shaped lot fronting on Amethyst Street. The proposed project includes the construction, use, and maintenance of a new 18 foot in height, two-story, 858-square-foot single-family dwelling with an attached garage on an approximately 1,907.7-square-foot vacant lot within the Northeast Los Angeles Ordinance and the Baseline Hillside Ordinance areas. The property is zoned [Q]R1-1D-HCR, designated for Low Residential land uses, and is located within the Northeast Los Angeles Community Plan area. The subject property is also within the Northeast Los Angeles Hillside Construction Regulation (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.24 kilometers from the Upper Elysian Park Fault Zone.

The site is located within a hillside single-family neighborhood. The properties adjacent to the site are zoned [Q]R1-1D-HCR and consist of vacant land. The surrounding properties are zoned [Q]R1-1D-HCR, [Q]A1-1D-HCR, and [Q]RE20-1D-HCR and consist of vacant land and single-family residences. Vacant parcels located along the same block of Amethyst Street have received letters of determination for new single-family residences and are discussed below. The surrounding neighborhood has similar characteristics as the proposed project.

The project proposes a Residential Floor Area (RFA) of 858 square feet on a site that is permitted to have a maximum of approximately 953.5 square feet. The Northeast Los Angeles Hillside Ordinance has a height limit of 26 feet from the adjacent finished grade for roofs with less than a 25 percent slope. As proposed, the building height is 18 feet and therefore, in compliance with this particular

development limitation. Due to the proximity of the proposed dwelling to the ridgeline, however, the proposed 18-foot height is not in compliance with the Northeast Los Angeles Hillside Ordinance Section 2.A.2.e, as discussed below. However, there are remedies that can be undertaken to achieve compliance.

The project meets the design requirement of the Northeast Los Angeles Hillside Ordinance by providing a second story that is less than 75 percent of the floor area of the base floor. A review by the Fire Department is required to ensure that emergency access is retained. Compliance with the Department of Building and Safety Grading Pre-Inspection Report Letter dated October 14, 2020 is imposed as a Condition of Approval. Construction conditions have also been imposed so that the construction activities do not burden the neighboring properties. Additionally, the property is located within the Northeast Los Angeles Hillside Construction Regulation (HCR) District, which imposes conditions that minimize grading and construction impacts.

The Bureau of Engineering has required the applicant to provide a 20-foot roadway along Amethyst Street, in compliance with the Baseline Hillside Ordinance. The applicant, however, is seeking to deviate from the requirements of having to widen the roadway to 20 feet adjacent to the project site, as required by Section 12.21 C.10(i)(2) of the LAMC. The applicant is also seeking to deviate from LAMC Section 12.21 C.10(i)(3), which requires a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area.

As a matter of policy and practice, the City seeks to secure required roadway widening adjacent to hillside properties as they are developed. Completion of the required roadway enhances the built environment and provides for increased public safety, as access is improved, especially for emergency vehicles. However, the applicant submitted the following as a justification for the request for relief from the adjacent roadway widening required by LAMC Section 12.21 C.10(i)(2):

“In considering the request to waive street-widening improvements along the property frontage, it is observed that one-half of the standard 60-foot dedication width exists on the western (applicant's) side of the right-of-way, as do the existing sidewalk and roadway improvements. If the applicant were to provide roadway widening, such improvements would be applied to the opposite side of the roadway.”

The existing roadway edge appears to be uniform along the western side of Amethyst Street, where the subject property is located. Per the Hillside Referral Form, no street dedication is required. The Bureau of Engineering site NavigateLA shows that the street centerline is approximately 26 feet from the property line. Immediately adjacent to the property line are right-of-way improvements, including sidewalk, curb, and roadway. The entire 18 feet of the developed Amethyst Street roadway appears to be on the western side of the street centerline, the same side as the subject property. Additionally, in previous cases that are on the same side

of the roadway, it was clear in the Letters of Determination [Case No. ZA-2020-752-ZAD-ZAA (3005 North Amethyst Street) and Case No. ZA-2020-781-ZAD-ZAA (3009 North Amethyst Street)] and a Letter of Correction [Case No. ZA-2013-1683-ZAD (3107 North Amethyst Street)] that the Bureau of Engineering would prefer and would require widening to be on the opposite side of the street. Thus, the Zoning Administrator concurs with the applicant that any roadway improvements would be applied to the opposite side of the street. The lot on the opposite side of the street (3008 North Amethyst Street) is currently vacant, but it is in the process of being sold as a developable lot. Typically, roadway widening improvements are required of the property owner that fronts the same side on which the widening occurs. If development is proposed for that lot, street widening along its frontage should be required.

In previous decisions along the same side of the street, two Zoning Administrators acted differently in previous cases. For the two lots to the south, the Zoning Administrator granted relief from the adjacent roadway requirement [Case No. ZA-2020-752-ZAD-ZAA (3005 North Amethyst Street) and Case No. ZA-2020-781-ZAD-ZAA (3009 North Amethyst Street)]. For the two lots to the north, however, the Zoning Administrator denied relief from the adjacent roadway requirement [Case No. ZA-2016-3362-ZAD (3015 and 3019 North Amethyst Street)]. That project, however, was also adjacent to Telluride Street. The intent of the Zoning Administrator in that case was for the widened T-shaped intersection to be used as a turnaround for vehicles accessing the area, especially for emergency vehicles. In the subject case, the Zoning Administrator grants the requested relief from the adjacent roadway requirement, given that the street centerline is 26 feet from the property line, there is no dedication required, and the roadway and most of the sidewalk are currently built up to the property line.

Although some of the affected properties are vacant, requiring the continuous paved roadway would adversely affect properties in the surrounding neighborhood since requiring the applicant to widen the street to the edge of the hillside boundary would require improvements and landscaping on other properties in the surrounding neighborhood to be demolished or partially demolished to meet the code requirement. Additionally, this would be impractical to do since the applicant does not possess property rights on other properties in the area. Relief from the continuous paved roadway requirement is routinely granted in this neighborhood and citywide for these reasons.

The requests in the case concern relief from LAMC Code Sections 12.21 C.10(i)(2) and 12.21 C.10(i)(3), which have been granted. Nevertheless, Zoning Administrator Letters of Determination include a project description and an Exhibit A, including the project plans for the proposed project. Thus, another issue must be discussed. A member of the public, David Rindlaub, brought up an aspect of the proposed development, the height of the proposed development, that he alleged at the public hearing is not in compliance with the Northeast Los Angeles Hillside Ordinance (No. 108403).

The Q condition, a component of the zoning for the subject lot, requires compliance with the Northeast Hillside Ordinance, which requires in Section 2.A.2.e that structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height. The proposed project is two stories and 18 feet in height. The same section requires that "precise ridgelines shall be verified and identified on the required topographic survey, prepared by a licensed surveyor." Three surveys were submitted by the applicant, all of which are included in Exhibit A. The first was received on December 28, 2023 and was based on a survey conducted on March 26, 2020 and updated on October 20, 2023. The second survey was received on September 11, 2024 and was based on a survey conducted on September 6, 2024. The third survey was received on November 19, 2024 and was also based on the same survey conducted on September 6, 2024. The third survey has the same survey date as the second survey, but there are differences between them, including the identification of a retaining wall located downhill on the east side of Amethyst Street on the third survey. Each survey attempted to locate the ridgeline in a different location at varying distances from the project site, as further discussed below.

According to Merriam-Webster, a ridgeline is defined as "a line marking or following a ridgetop." A ridgetop is defined as "the crest of a ridge." A ridge is defined as "a range of hills or mountains" as well as "an elongate crest or a linear series of crests." A crest is defined as "something suggesting a crest [of an animal], especially in being an upper prominence, edge, or limit, such as a peak, especially the top line of a mountain or hill." From these definitions, the Zoning Administrator finds that a ridgeline passes through the points of highest elevation along a range of hills or mountains. The applicant did not submit a topographic survey that identified the precise ridgeline, as described in greater detail below. Thus, the grant is conditioned such that the applicant shall submit a topographic survey, prepared by a licensed surveyor, that identifies the precise ridgeline, the line marking the crest of the ridge and following the points of highest elevation along that ridge, and verifies the location of that precise ridgeline with measured points of elevation that depict the points of highest elevation along the ridge, labelled clearly on the survey.

The topographic survey provided on December 28, 2023 copied the location of the ridgeline per the Northeast Los Angeles Hillside ordinance map, which is not to be used to map the precise location of the ridgeline per Section 2.A.2.e. of the ordinance. The isolines on the topographic map at the purported location of the ridgeline were not labelled, making it impossible to verify that the ridgeline was accurately located on the topographic map in relation to the measured elevations. The applicant was asked to update the topographic map to have the isolines labelled and to locate the ridgeline as passing through the points of highest elevation, which in this immediate area generally trend from the southwest to the northeast. The applicant was told that "The ridgeline should pass through the points of highest elevation, as depicted on the attached image. If the elevations near the identified ridgeline are lower than surrounding terrain, please move the

ridgeline on the survey so that the ridgeline passes through the points of highest elevation. The ridgeline should trend from the SW to the NE in this area."

A second survey was provided by the applicant on September 11, 2024. The second survey identified the ridgeline along a fence on the opposite side of Amethyst Street, which is located at approximately 30 to 31 feet from the project site. The measured elevations along the fence from south to north were 754.12 feet, 756.07 feet, and 757.11 feet. Comparable elevations on the adjacent subject site from south to north were 757.80 feet, 758.02 feet, and 758.62 feet. These are the same on the third survey. Thus, according to the measured elevations depicted on the second and third surveys, the subject site is located approximately one and a half to three feet higher in elevation than the fence line, and the ridgeline, as measured with points of elevation, would currently traverse directly through the project site. Even with the ridgeline being located along the fence line, the use of this location results in non-compliance with the Northeast Hillside Ordinance Section 2.A.2.e. since the proposed location of the structure would have been approximately 46 feet from the ridgeline on the south and approximately 49 feet from the ridgeline on the north. Structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height per the ordinance.

On November 19, 2024, the applicant provided an updated version of the second survey. This third survey, based on the same survey date of September 6, 2024, added a retaining wall that is located downhill from the fence on the opposite side of Amethyst Street and is approximately 54 to 57 feet from the project site. Text on the third survey says that the "ridgeline is along the fence line" in the south and that the ridgeline is at the retaining wall in the north. No line on the topographic survey identified the ridgeline as passing through the points of highest elevation along the ridge, consistent with the definition of a ridgeline, and as required by the ordinance.

When asked by email by the project planner why the ridgeline on the survey did not pass through the highest points of elevation as required by the ordinance, the applicant wrote in an email on November 20, 2024 that "[t]he entire Amethyst Street was essentially graded from the peak of the hillside." Thus, the applicant is making the argument that while the survey shows that the point of highest elevation currently lies on the applicant's property, at slightly more than 759 feet in elevation according to the survey, the peak of the ridgeline at an unspecified time in the past was located either approximately 30 to 31 feet to the east of the project site, at the fence line, or, approximately 54 to 57 feet to the east of the project site, at a location that is now slightly lower than 753 feet in elevation according to the survey, more than six feet lower than the current top of the ridge. If an average-sized adult human stood at the location of the retaining wall, the project site would be at an elevation about a foot higher than the top of that person's head, according to the survey. The site visit on January 17, 2025 confirmed this, as the elevation drops down on the opposite side of the street, and does not rise to an elevation higher than the subject site. There is even a guard rail present to prevent vehicles from

falling off the hillside directly across North Amethyst Street just south of the project site. The retaining wall identified as one of the two locations of the ridgeline on the third survey is located approximately six feet lower than the project site according to the measured elevations on the survey, as prepared by a licensed surveyor, and confirmed visually at the project site.

The applicant provided no substantial evidence to the record that the peak of the ridge had been located 54 to 57 feet to the east of the property at some point in the past. Even so, the Northeast Los Angeles Hillside Ordinance Section 2.A.2.e. requires that "precise ridgelines shall be verified and identified." It contains no language that the ridgeline is to be determined by the where the peak of the ridge had been at some point in the past. The language is clear and present tense. Additionally, the earliest available USGS Quadrangles for the area, from 1924 and 1926, prepared by licensed surveyors for the United States Geological Survey, show that the peak of the ridge generally followed Amethyst Street at that time, from the southwest to the northeast, as it does today. A study of the subsequent topographic surveys from the USGS, all completed by licensed surveyors, show that the peak of the ridge has not been located 54 to 57 feet from the subject site at any time since 1924, contradicting the claim that the location of the retaining wall was at some point the peak of the ridge.

As discussed, the applicant in this case did provide a survey prepared by a licensed surveyor with measured elevations that can be used to identify the present location of the ridgeline. It appears that the ridgeline passes through the subject site through the points of highest elevation identified on the survey, generally from the south to the north at this location, consistent with the general trend of the ridgeline on the Northeast Hillside Ordinance Ridgeline Map, and trending approximately through the measured elevation point identified on the survey as 758.02 feet in elevation in the south, and through the V-shaped portion of the isoline for 759 feet of elevation, located to the northeast of the measured elevation point labelled 758.62 feet of elevation. Accordingly, the proposed location of the single-family dwelling would be approximately five to ten feet to the west of the ridgeline. The project is conditioned such that a licensed surveyor identifies and verifies the location of the ridgeline using measured points of highest elevation along the ridgeline.

Since none of the surveys appear to have depicted accurately the location of the ridgeline, and the proposed location of the single-family dwelling appears to be approximately five to ten feet to the west of the ridgeline, according to the measured elevation points prepared by a licensed surveyor, the proposed project at 18 feet of height does not appear to be consistent with the Northeast Hillside Ordinance Section 2.A.2.e. ridgeline protection provision, which requires that structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height. Since the proposed project is two stories, the project is limited to 15 feet in height. The project is conditioned such that the applicant shall submit a new plot plan that depicts the proposed new single-family dwelling with a maximum

height of 15 feet, in accordance with Ordinance No. 180403 Section 2.A.2.e. Alternatively, the applicant may apply for a Zoning Administrator Adjustment per Ordinance No. 180403 Section 2 and LAMC Chapter 1 Section 12.28, whereby up to a twenty percent increase in height may be requested.

Allowing the project height to be built in violation of the Northeast Los Angeles Hillside Ordinance would adversely affect adjacent properties and the surrounding neighborhood, since the proposed dwelling appears to sit near the top of the ridgeline and one requirement of the ordinance is that height is limited for properties within 50 linear feet of the ridgeline. Therefore, given the foregoing and as conditioned, the project's location, size, height, 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, or safety of the community.

3. That the project substantially conforms 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 implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. Taking into consideration the conditions of this grant requiring compliance with various provisions of the LAMC, the project is not believed to deviate from any other of the requirements of the LAMC except as granted herein. The Framework Element of the General Plan includes provisions with which the project is in conformance, as conditioned, including:

Goal 3B: Preservation of the City's stable single-family residential neighborhoods.

Objective 3.5: Ensure that the character and scale of stable single-family neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintained the scale and character of existing development.

Objective 3.5.1: Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1.

The Land Use Element of the City's General Plan divides the city into 35 Community Plan areas. The Northeast Los Angeles Community Plan, a part of the Land Use Element of the General Plan, designates the subject property for Low Residential land uses with corresponding zones RE9, RS, R1, RU, RD6, and RD5. The property is zoned [Q]R1-1D-HCR, consistent with the Plan's land use designation and corresponding zone classification.

As conditioned, the proposed use of the property is consistent with the Community Plan. Generally, the Community Plan seeks to promote compatible design and ensure public safety. The Community Plan sets various objectives for the planning and development of the area and seeks to guide development to be in character with the community. The project is consistent with the following Community Plan objectives and policies:

Objective 1-1: To preserve and enhance existing residential neighborhoods.

Objective 1-2: To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Objective 1-3: To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

Policy 1-3.1: Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

Objective 1-5: To limit the intensity and density of development in hillside areas.

Policy 1-5.1: Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.

Policy 1-5.4: Require that any proposed development be designed to enhance and be compatible with adjacent development.

As a new single-family dwelling, the proposed project will help to achieve the objectives and policies of the Community Plan by maintaining the single-family, low density residential character of the immediate area. Additionally, the improvement of a vacant property with a single-family dwelling will help further the objectives of the City's Housing Element to increase the housing supply. By making use of a vacant piece of land, the proposed new single-family development will help to fulfill the objectives and policies noted above by preserving neighborhood character while enhancing housing in the community. Thus, in

summary, the proposed project will adhere to the purpose, intent, and provisions of the General Plan, including the applicable Community Plan.

ZONING ADMINISTRATOR DETERMINATION SUPPLEMENTAL FINDINGS

4. **The subject use is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan.**

As currently designed, the entrance to the dwelling unit is on the south side of the lot and is accessible from the street, located to the east, via a passageway that is four feet in width. At the hearing, the applicant said that according to the Department of Building and Safety Zoning Manual, the passageway is allowed to be 10% of the width of the lot. However, LAMC Section 12.08 C.2 allows that “where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the width of the lot, but in no event to less than 3 feet in width.” The applicant had been referring to regulations concerning the required side yard and not to regulations concerning the required passageway. While the side yard is allowed a reduced width, and in this case the side yard is four feet, there is nothing in LAMC Section 12.08 C.2 or the Department of Building and Safety Zoning Manual that exempts required passageways from complying with width requirements per LAMC Section 12.21 C.2.b if the minimum required side yard is less than ten feet wide.

During the site visit on January 17, 2025, the Zoning Administrator observed that the properties at 3005 and 3009 North Amethyst Street were under construction, and despite the similarly narrow lot sizes, each dwelling unit had an entrance directly facing onto North Amethyst Street and a two-car garage with tandem parking. This configuration appears to maintain compliance with LAMC Section 12.21 C.2.b, and the projects were likely designed in this way to maintain compliance with this regulation. The current plans for the subject site do not demonstrate this compliance. Thus, the project is conditioned to comply with LAMC Section 12.21 C.2.b, which requires a passageway of at least ten feet in width extending from a street to the entrance of a dwelling unit for a residential building where the entrance is not directly from a street. Conditioned as such, the project will be in conformity with good zoning practice.

The Northeast Los Angeles Community Plan designates the subject parcel as Low Residential and the property is zoned [Q]R1-1D-HCR. The construction of a single-family dwelling on a lot zoned and designated for such use can be deemed to be in conformity with public necessity, convenience, general welfare, and good zoning practice. The grant of this request is consistent with the General Plan, as described previously in Finding No. 3, and the project is compatible with the surrounding neighborhood, as described previously in Finding No. 2. Except for the grant herein, the proposed project as conditioned will conform to other provisions of the LAMC including, but not limited to, total maximum height, lot coverage, and fire

protection. With the conditions of approval imposed in this grant, the project is in conformity with the public necessity, convenience, general welfare, and good zoning practice, and is in substantial conformance with the General Plan.

Street Access Findings - Sections 12.21 C.10(i)(2) and 12.21 C.10(i)(3)

5. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

The vehicular traffic associated with the project will not create any adverse impact on street access or circulation in the surrounding neighborhood as the use is that of a single-family dwelling, which will have minimal impact associated with the residents of the new single-family dwelling. Access to the project site will be from Amethyst Street, and the dwelling will provide an attached two-car garage to provide the required off-street parking. There will be a temporary impact of typical vehicular traffic associated with the construction of a new dwelling. The property is within the Northeast Los Angeles Hillside Construction Regulation (HCR) District, which imposes operational construction limits to reduce impacts. Conditions have been imposed as a part of this grant to ensure good construction practices, to ensure that streets remain accessible, that neighbors are informed of building schedules, that the applicant utilizes at least one flag person, and that there are limits on truck hours and deliveries. As such, the project will not result in the creation of an adverse impact on street access or circulation in the surrounding neighborhood.

6. **The building or structure will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.**

Other than as granted herein, and as conditioned, the proposed single-family dwelling will be built in accordance with the Los Angeles Municipal Code, with the Baseline Hillside Ordinance regulations, with the Northeast Hillside Ordinance regulations, and with building codes and other Federal and State regulations. The proposed single-family dwelling will fit in with the character of the surrounding community as a low-density residential development. As conditioned, the dwelling will remain compatible in size and height with adjacent properties. The proposed development will not exceed the allowable floor area and will avoid additional vertical massing at the street level. The project thus will integrate into the existing fabric of the surrounding area.

In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in sensitive locations such as Hillside Areas and will reduce any potential impacts. RCMs include requirements to conform with the California Building Code and the City's Landform Grading Manual. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce impacts. Compliance with regulatory

compliance measures will be reviewed throughout the permitting and inspection processes. The project has been conditioned to comply with the Department of Building and Safety Grading Pre-Inspection Report Letter dated October 14, 2020. In summary, the project will not have a materially adverse safety impact detrimental to the surrounding neighborhood.

7. The site and/or existing improvements make strict adherence to Paragraph (i) of Subdivision 10 of Subsection C of Section 12.21 of this Code impractical or infeasible.

As described in Finding No. 2, strict adherence to the requirements of LAMC Section 12.21 C.10(i) is impractical. The Zoning Administrator has granted relief from the requirement to improve the roadway adjacent to the property along Amethyst Street, as required by LAMC Section 12.21 C.10(i)(2). The Bureau of Engineering site NavigateLA shows that the street centerline is approximately 26 feet from the property line. Immediately adjacent to the property line are right-of-way improvements, including sidewalk, curb, and roadway. The entire 18 feet of the developed Amethyst Street roadway appears to be on the western side of the street centerline, the same side as the subject property. Thus, any roadway improvements would be applied to the opposite side of the street. The lot on the opposite side of the street (3008 North Amethyst Street) is currently vacant, but it is in the process of being sold as a developable lot. Typically, roadway widening improvements are required of the property owner that fronts the same side on which the widening occurs. If development is proposed for that lot, street widening along its frontage should be required.

It is both impractical and infeasible for the applicant to provide Continuous Paved Roadway from the driveway apron that provides access to the main residence to the edge of the Hillside Area, pursuant to LAMC Section 12.21 C.10(i)(3). It is impractical and infeasible for the Applicant to acquire the right-of-way across multiple private properties to attain compliance with Section 12.21 C.10(i)(3), which would require the demolition of structures and improvements, as well as road construction on properties not owned by or under control of the Applicant. Relief from this requirement is regularly granted due to infeasibility.

ADDITIONAL MANDATORY FINDINGS

8. 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. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.
9. The Zoning Administrator has determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

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.org/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, 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.org/development-services/forms>.
Public offices are located at:

Metro DSC	Van Nuys 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
South LA DSC	West LA DSC
(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	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

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.org). 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

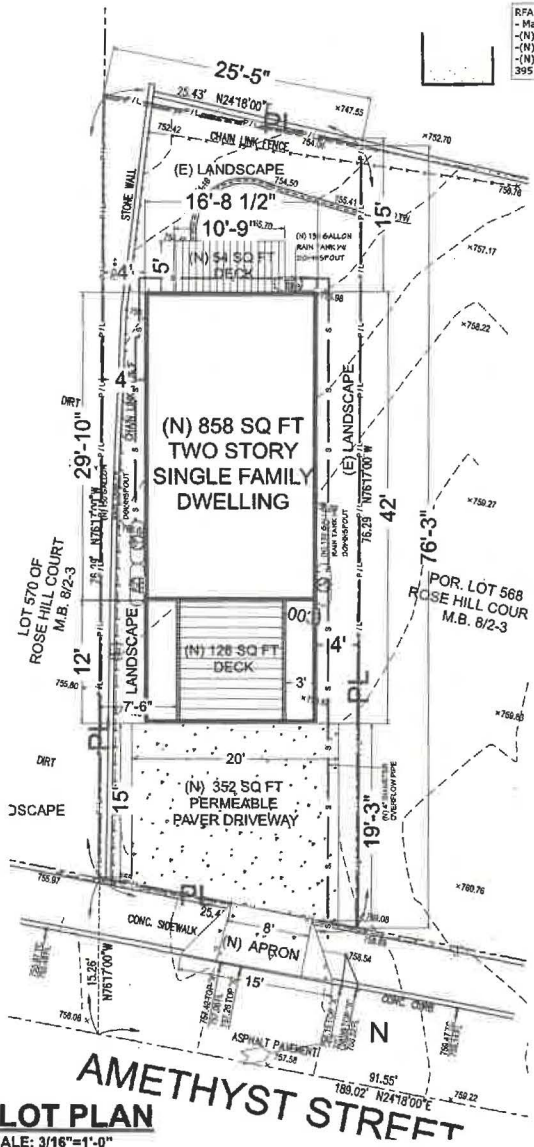
Inquiries regarding this matter shall be directed to Linda Lou, Planning staff for the Department of City Planning at (213) 978-1473 or linda.lou@lacity.org.



TIM FARGO
Associate Zoning Administrator

TF:VS:LL:mc

cc: Councilmember Ysabel Jurado
Fourteenth Council District
Adjacent Property Owners
Interested Parties



RFA MAX:
 - Maximum RFA R1 Based on Slope Analysis = 953 SQ FT
 - (N) GARAGE = 320 SQ FT (exempt 200)
 - (N) SECOND FLOOR DWELLING = 395 SQ FT
 - (N) FIRST FLOOR DWELLING W/ STAIRS = 343 SQ FT
 395 + 343 + 120 = 858 SQ FT

CUBIC YARD NOTE:
 37 CUBIC YARD WILL BE EXPORT
 NOTE: EXPORT FOR FOUNDATION
 EXCAVATION

EXHIBIT "A"
 Page No. 1 of 9
 Case No. 24-1023-2021-24D

The project shall comply with Ordinance No. 180403 Section 2.A.a.e. and LAMC Section 12.21 c.a.b. as described in the letter of Determination. Per condition Nos. 2 and 9, the applicant shall submit a new plot plan in accordance with these requirements.

Tim Fazio, AZA
1/21/2025

1 PLOT PLAN
 SCALE: 3/16"=1'-0"

SCOPE OF WORK:
 -(N) 858 SQ FT TWO STORY DWELLING W/ ATTACHED GARAGE, BALCONY & CANTILEVER DECK

- SITE NOTES**
1. ALL LANDSCAPING AREAS, INCLUDING THE PARKWAY, SHALL BE AUTOMATICALLY IRRIGATED.
 2. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS.
 3. DO NOT BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES
 4. IF APPLICABLE, REPLACE ALL BROKEN, CRACKED, OR UPHEAVED CURB, CURB & GUTTER, SIDEWALK, AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
 5. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT OF WAY.
 6. ALL UTILITY SERVICES, INCLUDING TELEPHONE AND ELECTRIC POWER, SHALL BE PLACED UNDERGROUND.
 7. PUBLIC WORKS PERMIT IS REQUIRED PRIOR TO DOING SIDEWALK OR CURB WORKS.
 8. NO EASEMENTS ARE SHOWN ON THE SITE
 9. SEPARATE SUBMITTALS ARE REQUIRED FOR DEMOLITION. OBTAIN AQMD APPROVAL.

LEGAL INFO:

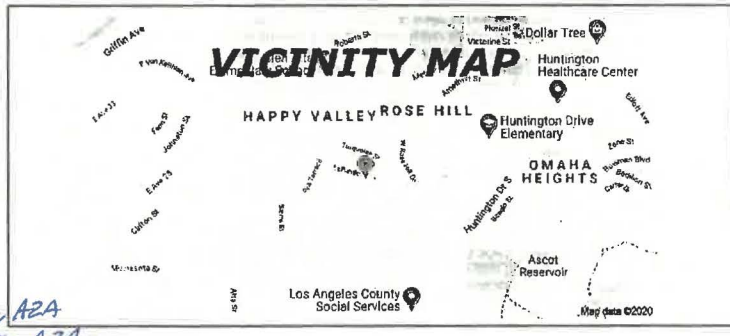
This project shall comply with the state of California Title 24 and the following codes:
 2020 California Residential Code
 2020 California Electrical Code
 2020 California Plumbing Code
 2020 California Mechanical Code
 2020 California Green Building Standards Code
 2020 Los Angeles County Fire Code
 2020 California Energy Efficiency Standards
 Location Property address 3011 Amethyst St Los Angeles, CA 90032
 Parcel ID 5209008003
 Legal Description ROSE HILL COURT THAT PART SE OF A LINE PARALLEL WITH AND DIST SE AT R A 50 FT FROM NW LINE OF LOT 569
 Owners Name Chen Michael
 Neighborhood Lincoln Heights
 School district Los Angeles Unified School District
 Municipality Los Angeles
 Land Property class Single Family Residence - Vacant (010V) Zoning One-Family Dwelling (R1)
 Lot sqft (calculated) 1,908
 Weed hazard Yes

Proposed Sq ft 858 Sq ft

SHEET INDEX:

- A-1: PLOT PLAN
- A-2: GENERAL NOTES-INSTRUCTIONS
- A-3: EXISTING PLAN, PROPOSED PLAN
- A-4: ROOF PLAN, CROSS SECTION
- A-5: ELEVATIONS
- SN-1: STRUCTURAL NOTES
- S-1: FRAMING/ FOUNDATION PLAN
- S-2: STRUCTURAL DETAILS
- S-3: STRUCTURAL DETAILS
- T24-1: TITLE 24
- T24-2: TITLE 24

RECEIVED
 CITY OF LOS ANGELES
 NOV 07 2023
 CITY PLANNING
 PROJECT PLANNING



BENJURO STUDIOS
 3011 AMETHYST ST. LOS ANGELES, CA 90032

OWNER'S INFO:
OWNER
 3011 Amethyst St.
 Los Angeles, CA 90032

PROJECT DESCRIPTION:
 NEW TWO STORY DWELLING

SHEET TITLE:
 COVER SHEET/
 PLOT PLAN


DATE:
 11/1/23

SCALE:
 AS NOTED

SHEET:
A-1

GENERAL NOTES

1. This project shall comply with the state of California Title 24 and the following codes:
 - 2013 California Residential Code
 - 2013 California Electrical Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Green Building Standards Code
- Compliance with the City of Los Angeles Municipal Code Requirements
2. Separate permits shall be obtained for fences, retaining walls, pools, and spas.
3. Curb cuts, storage of materials, or work in the public right of way require a permit from the public works department or appropriate agency.
4. All construction waste and debris to be contained at all times
5. Contractor shall familiarize him/herself with the project and notify architect of any errors, omissions, or discrepancies in plans prior to commencement.
6. Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
7. Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
8. Excavations shall be made in compliance with California/ OSHA regulations.
9. Conduct all water from roof and site away from building and adjoining properties to street.
10. Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
11. An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
12. Water heaters shall be strapped to the wall per code.
13. Contractor shall provide state fire marshall approved smoke detectors in all installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (Ref. CRC Section 314)
14. All exterior materials and manufacturers are to be verified with owner.



**City of Los Angeles
Department of Building
and Safety**

Grading Pre-Inspection Report

Address: 3011 N AMETHYST ST
Council District: 14 Permit Application: 20030-20000-05187

Work Description:
gpl w/ parking for (n) two story s.f.d. and one attached ADU

Inspector/Telephone: ROBERT HUGHES, (213) 482-0398
Inspection District: LA
Inspection Date: 10/14/2020

Property Posted: Yes Posting Date: 10-14-2020 Posting Fee Paid? Yes
Tract: ROSS HILL COURT
Block: Lot(s): 589 ARB: 3 County Ref No: M B B-2/3

Approved Graded Lot: No Bearing Value:
Fill Over 200 Feet: No Buttress Fill: No
Slope of Surface: Descending Natural Soil Classification 1904.2: clayey silt
Cut: degrees Height: ft in

PH: degrees Height: ft in Side Area, No
Natural: 415 degrees Height: 60R in PDS D/ed Per Code: Unknown
Severer Available: Roof Gutters: Yes
Site is Below Street: Recommended Termination of Drainage to
Condition of Street for Drainage Purposes A/C approved location
Driveway Grade: % = Proposed Maximum Rough Grade Allowed: %

GRADING APPROVAL TO ISSUE PERMITS
X OK TO ISSUE. SEE BELOW FOR COMMENTS.
DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

Page 1 of 3

**** Additional requirements: If removal and recompaction of soils on the site is required, #1, 7, and 8, will be required. If lateral support is removed from property line or public way during the soils removal and recompaction, #14 will also be required.**

Completion of new occupied buildings or major additions to buildings on sites located in the Seismic Hazard Zones (Seismicity, Liquefaction or Aftershock) Fault Zones will require a geology and/or engineering report. For questions call (213) 482-8466.

Page 3 of 3

EXHIBIT "A"
 Page No. 2 of 5
 Case No. 24-2023-2021-ZAD
See note on Page 1.

1. A grading permit is required for excavation and backfill.
 2. A retaining wall permit is required.
 3. CDRA permits required for vertical cuts 5 feet or more.
 - X 4. All footings shall be founded to undisturbed natural soil per Code.
 - X 5. Design the retaining wall and submit a soil report to the grading division per subdivision bulletin 970C 2005-16 and 91.180.8
 - X 6. In the event excavation reveals unfavorable conditions, the services of a soils engineer and/or geologist may be required.
 7. Reports are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
 8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans to sign plan.
 9. Site is subject to shallow. Check with provisions of Section 91.201.4.2. Geological and soils report required.
 10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.202.3.1.
 - X 11. Vertical slopes shall be set back from the downslope edge not exceeding 3 horizontal to 1 vertical as per Section 91.202.3.7.
 12. Retaining walls and steps shall be set back from downslope and ascending slopes as per Section 91.202.3.1.
 13. Department approval is required for construction of, on or over slope steeper than 3 horizontal to 1 vertical.
 14. Provide complete details of engineered temporary shoring or shoring procedure as plans. Call for inspection before excavation begins.
 - X 15. All excavated equipment, including soil water, shall be contained, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
 16. A Registered Drains Engineer is required.
 - X 17. All fill or backfill shall be accompanied by mechanical analysis for a minimum 90% relative compaction as determined by ASTM method D 1557. Subsoil shall be provided where required by Code.
 - X 18. Specify on the plans: "The soils engineer is to approve the key or bench and leave a certificate on the site for the grading applicant. The grading operation is to be started only after the grading begins out, for better inspection, before fill is placed. Fill may not be placed without approval of the grading applicant."
 - X 19. Existing non-ascending slopes shall be cut back at 2:1 (24 degrees) or less. All excavated drainage including roof water, shall be contained, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
 - X 20. All cut or fill slopes shall be no steeper than 2:1 (24 degrees).
 - X 21. Stake and flag the property lines in accordance with a licensed survey map.
 22. Approval required by the Department for.
 23. Approval required by the Department of Public Works, Urban Forestry Division, for street tree removal ORD. 177.046, Phase 1 (12) 841.9077
 24. This is a preliminary pre-inspection only. Fees on file not information. When complete plans and quality calculations and/or required reports are submitted for a permit, a new pre-inspection and fee will be required.
- Page 2 of 3

- a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
- c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- e. Bath tub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption. PC/STR/Corr.Lst.20 (Rev. 9/26/2014) www.ladbs.org Page 9 of 14
- g. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6.9)
- h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)
- i. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1210.2.3, 2406.4.5, R307.2, R308.4)
- j. A fire alarm (visual and audible) system is required, the alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation
- k. Carbon monoxide alarm is required per (Section 420.6, R315)

PLUMBING NOTES

- Kitchen sinks shall not use more than 1.8 gallons per minute (CPC 403.6)
- All lavatories are to use not more than 1.5 gallons per minute (CPC 403.7)
- Showers shall not use more than 2.0 gallons per minute (CPC 408.2)
- Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
- Shower enclosure doors must be tempered sliding doors.
- New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surfaces. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- Water closets shall consume not more than 1.28 gallons per flush

INDOOR WATER USE EFFICIENCY ORDINANCE

- TOILETS- 1.28 GALLONS PER FLUSH OR LESS
 SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
 BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
 KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
 CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
 DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)

REVISION DATE:

OWNER INFO:
OWNER
3011 Amethyst St,
Los Angeles, CA 90032

PROJECT DESCRIPTION:
NEW TWO STORY DWELLING

SHEET TITLE:
GENERAL NOTES

DATE:
11/1/23

SCALE:
AS NOTED

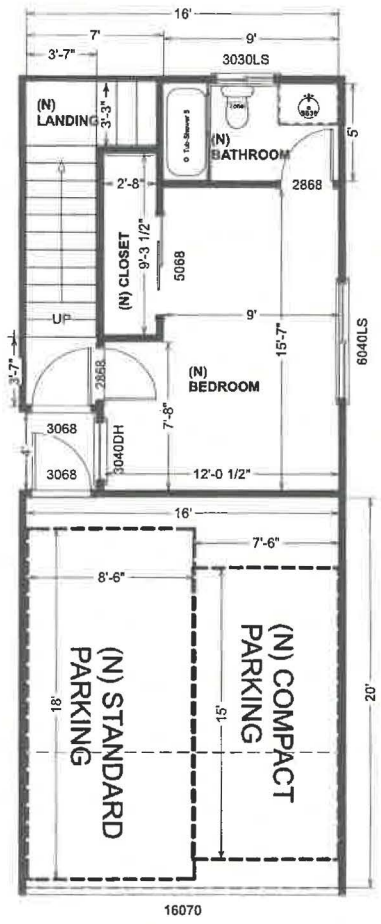
SHEET:
A-2


 BENJI STUDIOS
 1231 17th STREET,
 SANTA ANITA, CA 91081

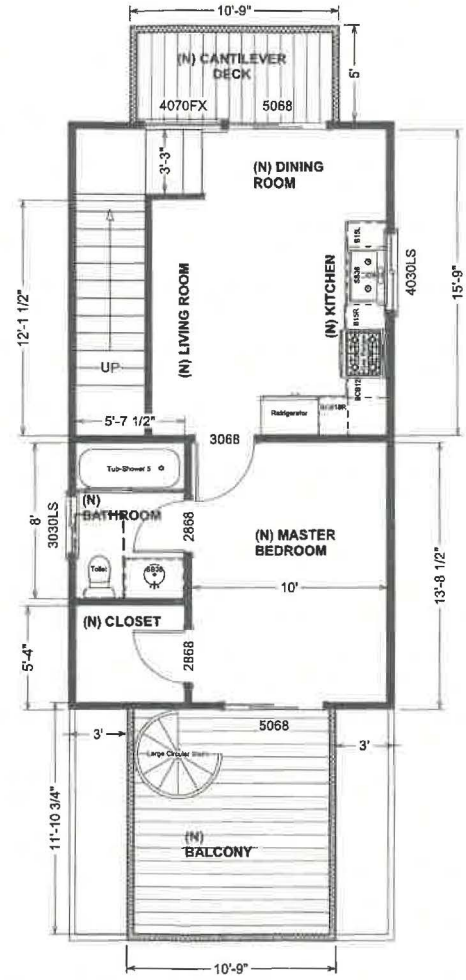


— DENOTE WALLS TO BE ADDED

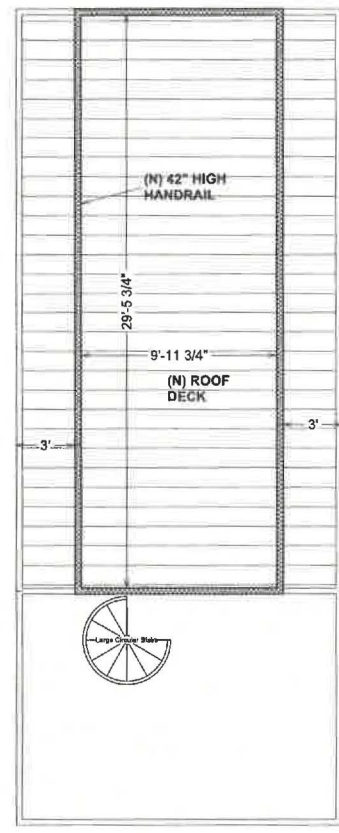
- LEGEND**
- EXISTING WALL SECTION
 - NEW 2X WALL SECTIONS
 - DEMOLISHED WALL SECTIONS
 - NEW HANGER BEAMS
 - CARBON MONOXIDE DETECTOR W/ BACKUP BATTERY
 - SMOKE DETECTOR W/ BACKUP BATTERY
 - EXHAUST FAN 50 CFM MIN W/ HUMIDITY STAT CONTROL ENERGY STAR DUCTED TO TERMINATE OUTSIDE
 - WINDOW EMERGENCY EGRESS 44" MAX TO SILL FROM FINISHED FLOOR



1 PROPOSED FIRST FLOOR
 SCALE: 3/8"=1'-0"



2 PROPOSED SECOND FLOOR
 SCALE: 3/8"=1'-0"



3 PROPOSED THIRD FLOOR
 SCALE: 3/8"=1'-0"

REVISION DATE:

OWNER'S NAME:
OWNER
 3011 Amethyst St,
 Los Angeles, CA 90032

PROJECT DESCRIPTION:
 NEW TWO STORY
 DWELLING

EXISTING & PROPOSED PLAN

DATE:
 11/1/23
 SCALE:
 AS NOTED
 SHEET:

A-3

See Note on Page 1.

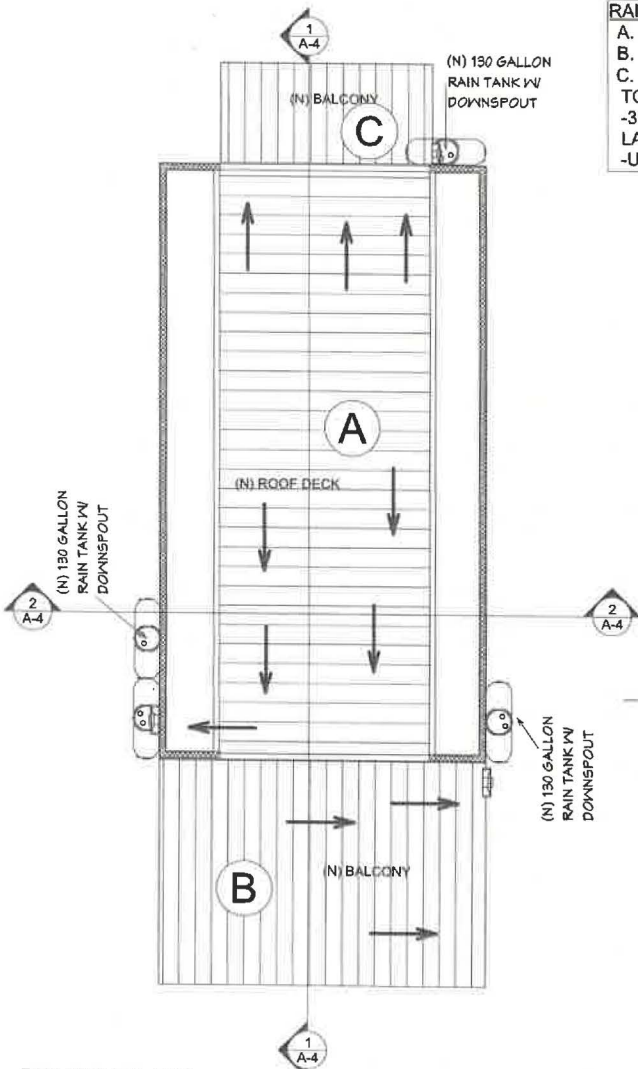
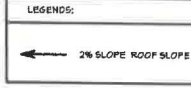


RAIN BARREL CALCS:

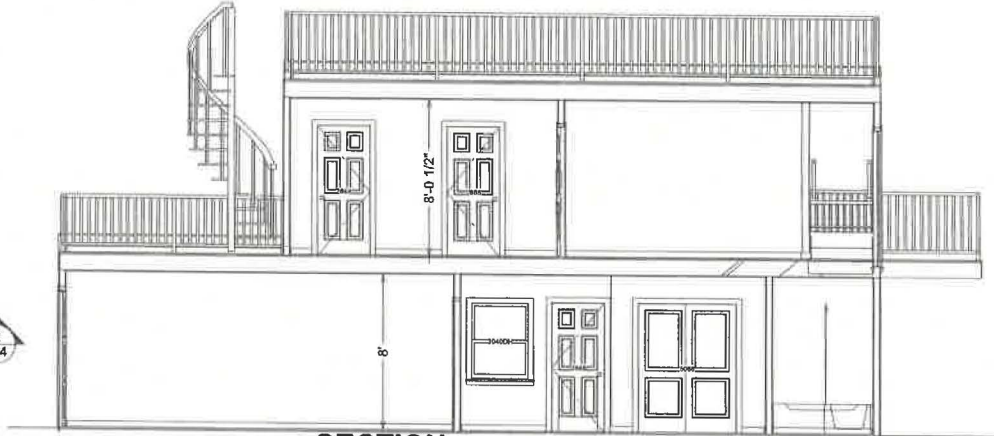
A. 510 SQ FT X 0.42 = 214 GALLON
B. 192 SQ FT X 0.42 = 80 GALLON
C. 56 SQ FT X 0.42 = 24 GALLON
TOTAL = 318 GALLON
-318 GALLON X 0.333 = 106 SQ. FT VEGETATED
LANDSCAPE NEEDED
-USE BUSHMAN GALLON 130 RAIN TANKS

R VALUE INSULATION:

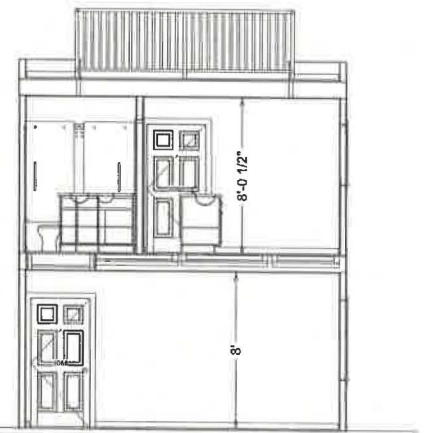
- 1. R-13
- 2. R-38



ROOF PLAN
SCALE: 1/2"=1'-0"



1 SECTION
SCALE: 1/4"=1'-0"



2 SECTION
SCALE: 1/4"=1'-0"

REVISION DATE:

OWNER'S INFO:
OWNER:
3011 Amethyst St,
Los Angeles, CA 90032

PROJECT DESCRIPTION:
**NEW TWO STORY
DWELLING**

SHEET TITLE:
ROOF PLAN

DATE:

11/1/23

SCALE:

AS NOTED

SHEET:

A-4

PROVISION DATE

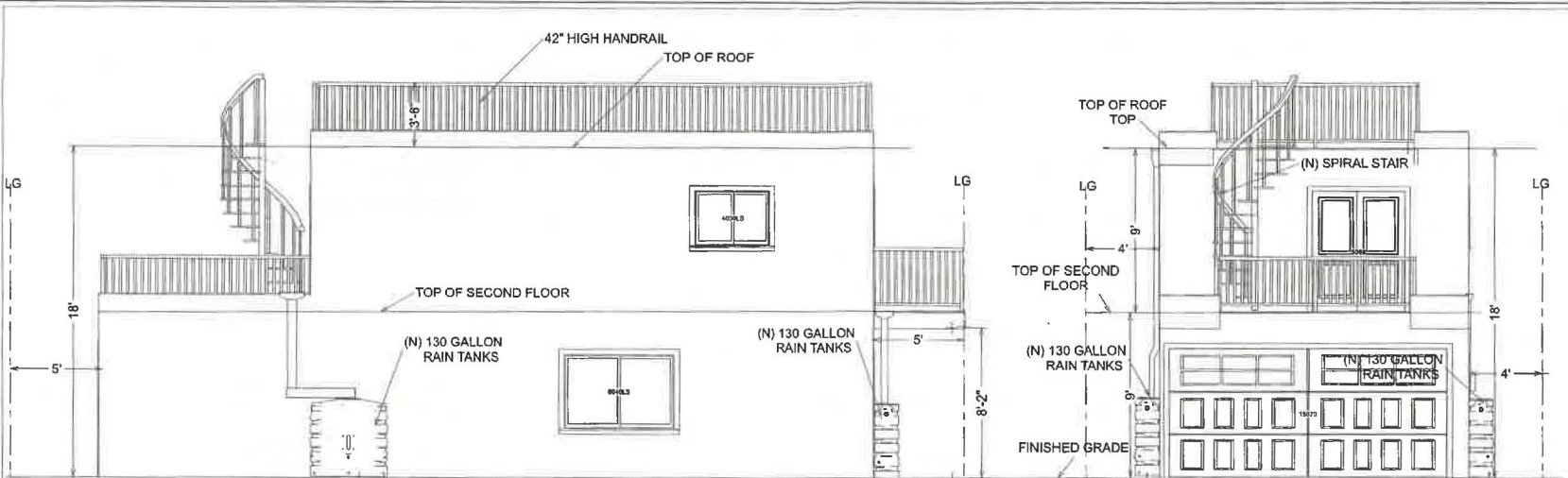
OWNER'S INFO:
OWNER
3011 Amethyst St,
Los Angeles, CA 90032

PROJECT DESCRIPTION:
NEW TWO STORY
DWELLING

SHEET TITLE:
ELEVATIONS

DATE:
 11/1/23
 SCALE:
 AS NOTED
 SHEET:

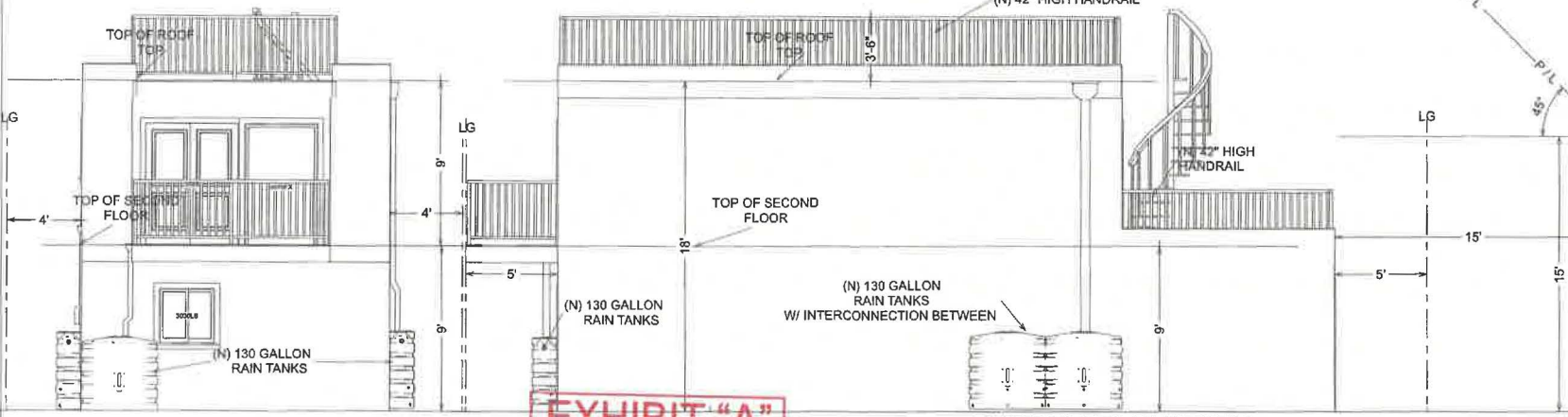
A-5



1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

NE Hillside Ordinance Area DESIGN # 1

2 EAST ELEVATION
 SCALE: 1/4"=1'-0"



3 WEST ELEVATION
 SCALE: 1/4"=1'-0"

4 NORTH ELEVATION
 SCALE: 1/4"=1'-0"

EXHIBIT "A"
 Page No. 5 of 9
 Case No. 24-2023-2021-2 AD
See note on Page 1.

LANDSCAPE PLAN

SCALE 3/16"=1'0"

EXHIBIT "A"
 Page No. 6 of 9
 Case No. 24-2023-0621-241
See Note on Page 1.



OWNER'S NAME:

OWNER'S INFO:
OWNER
 3011 Amethyst St,
 Los Angeles, CA 90032

PROJECT DESCRIPTION:
NEW TWO STORY DWELLING

SHEET TITLE:
LANDSCAPE

DATE:
 SCALE:
AS NOTED
 SHEET:

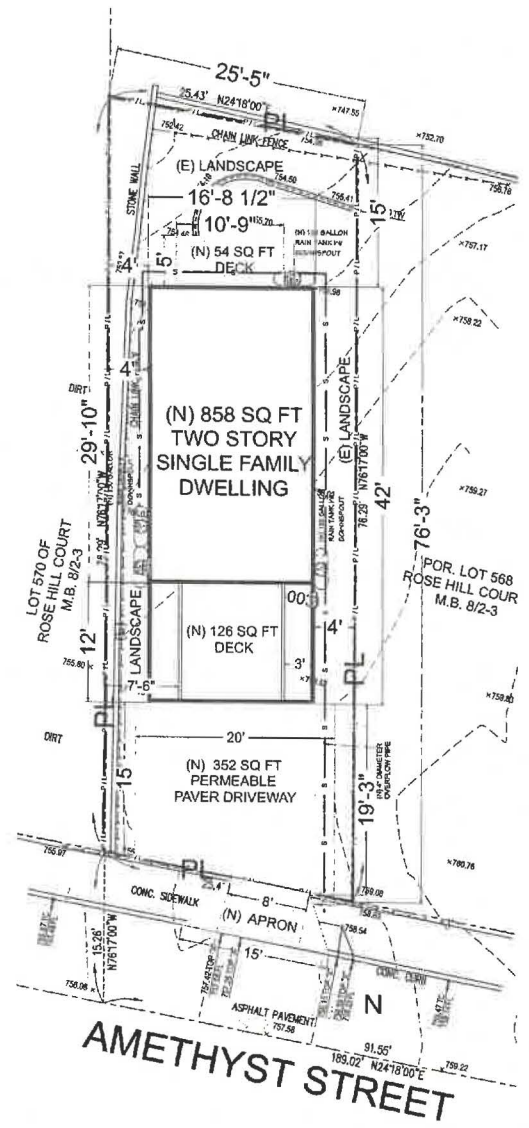


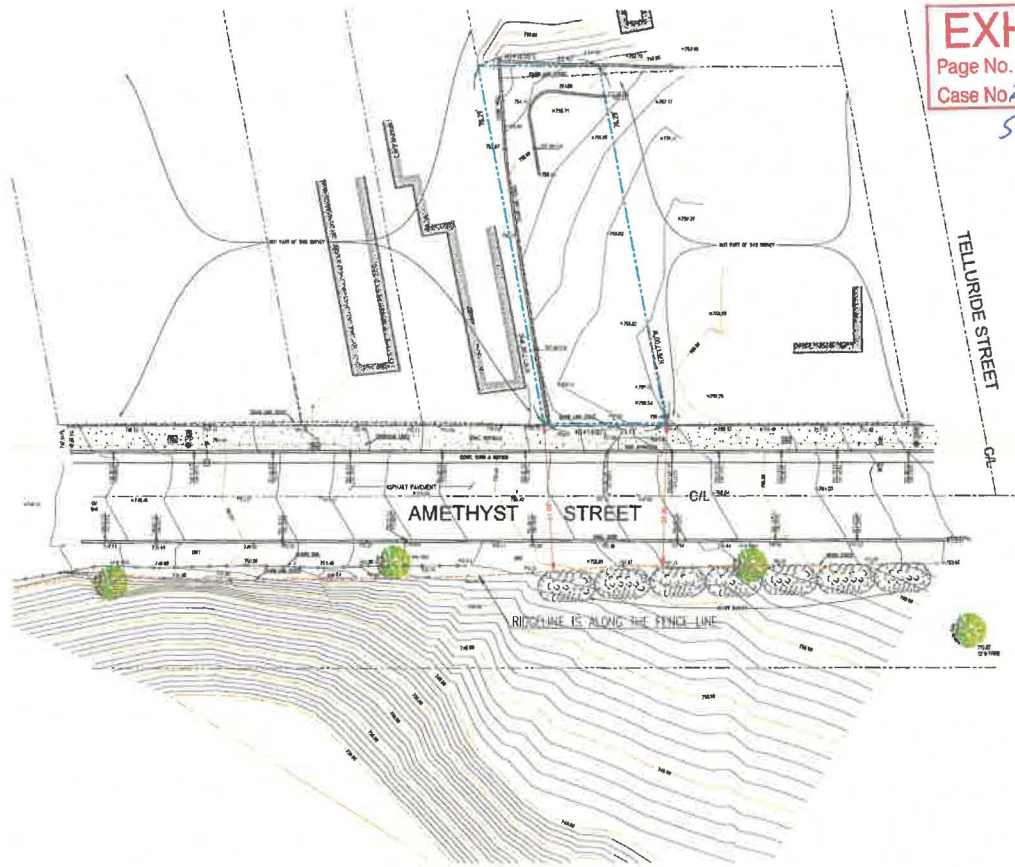
EXHIBIT "A"

Page No. 5 of 9
Case No. 24-2023-0021-2A

See Note on Page 1.



VICINITY MAP
NOT TO SCALE



*Survey # 2
Received
9/11/2024
7:40 AM
AZA*

BASIS OF BEARINGS:
THE BEARING HEREON IS BY REFERENCE TO THE CENTERLINE OF AMETHYST STREET AS SHOWN ON REBE ALL COURT TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
ADJACENT BENCH MARK: DESCRIPTION: SPINE & WALLS AT THE CENTERLINE INTERSECTION OF AMETHYST STREET AND TELLURIDE STREET (CORNER TOWER 11 PER TRACT) ELEVATION: 26.00 FEET

SYMBOLS:

1. ELECT. CONTROL PULL BOX	10. STONE BENCH MARK
2. AIRCRAFT WARNING LIGHT	11. STREET LIGHT
3. CABLE TV BOX	12. STREET LIGHT BOX
4. CATCH BASIN	13. TEL. (PUBLIC PHONE)
5. COLUMN	14. TEL. BOX
6. CURB	15. TELEPHONE MANHOLE
7. ELECTRIC MANHOLE	16. TRAFFIC LIGHT
8. FIRE CONTROL VALVE	17. TRAFFIC LIGHT CONTROL BOX
9. FIRE HYDRANT (FIC)	18. TRAFFIC LIGHT WITH ARMS
19. GAS METER	19. TRAFFIC LIGHT WITH STREET LIGHT
20. GAS VALVE	20. WATER HEATER
21. ICE PAIL BOX	21. WATER MANHOLE
22. GATE POST	22. WATER METER
23. IRRIGATION VALVE	23. WATER VALVE
24. LIGHT STANDARD/POST	24. WATER VAULT
25. LIGHT FIXTURE	25. OAK TREE
26. MAIL BOX	26. PALM TREE
27. PARK METER	27. PINE TREE
28. POWER POLE	28. SPOUT ELEV. COLUMN
29. POWER POLE ANCHOR	29. PROPERTY LINE
30. PAUL BOX	30. CENTERLINE
31. SIGN ON GUY	31. BLOCK WALL
32. SIGN MANHOLE	32. RETAINING WALL
33. SIGN POST	33. BOUNDARY LINE
	34. CHAIN LINK FENCE
	35. WROUGHT IRON FENCE

LEGEND:

APN - ASSessor'S PARCEL NUMBER	M.E. - MISCELLANEOUS RECORDS
BM - BENCHMARK	PL - PLAT
C/L - CENTERLINE	P.L. - PROPERTY LINE
CONC. - CONCRETE	PROG. - PROPOSED (PROPOSED)
CUR. - CURB	PRV. - PUBLIC WORKS FIELD BOOK
EST. - ESTABLISH	SM - SURVEY MANHOLE
FIN. - FINISH	TOP OF CURB ELEV.
FR. - FLOOR	TR - TRACT MAP
FR. - FLOOR ELEV.	TR. - TOP OF WALL ELEV.
IS - IRON SURFACE ELEV.	TR. - TRACT & BENCH
L. & T. - LEAD & TACK	TR. - TRACT & BENCH
MB - MAIL BOX	



PREPARED UNDER THE DIRECT SUPERVISION OF:



DATE: 08/11/24

SURVEYOR'S NOTE:
THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO VERIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE ABLY PLANNED CONSTRUCTION. "EYEBALLING" OR CHECKING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED LAMELS THE VALIDITY AND ACCURACY OF THIS SERVICE.

NOTE:
THIS SURVEY AND MAP ARE THE PROPERTY OF ZENITH ENGINEERING & SURVEYING, INC. AND MAY NOT BE REPRODUCED, ALTERED OR CHANGED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL BY ZENITH ENGINEERING & SURVEYING, INC. AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVIDED FURTHER TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND IS PROVIDED TO THE CLIENT AS A SERVICE. ANY REVISIONS TO THIS PROJECT WILL BE MADE BY PROFESSIONAL JUDGMENT OF WARRANTY, EITHER EXPRESSED OR IMPLIED BY ZENITH ENGINEERING & SURVEYING, INC. AS TO SUCH CHANGED MATERIAL.

ZENITH ENGINEERING & SURVEYING, INC.
15214 BIRCHWOODS DRIVE, VAN NUYS, CA 91411
TEL: 818.714.4728 FAX: 818.714.4728

TOPOGRAPHIC SURVEY

PROJECT ADDRESS:	(VACANT LOT) APN: 5208-008-005
CLIENT:	MR. GEORGE LIANG MR. MICHAEL CHEN
SURVEYED BY:	A.U. DATE OF SURVEY: 08/11/24
DRAWN BY:	M.D. SCALE NO.: 2-20-0148
CHECKED BY:	G.B.B. SCALE: 1 IN. = 10 FT.


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



Planning APC East LA <apceastla@lacity.org>

Exhibits for Public Hearing ZA-2025-5000-ADJ-1A

George Liang <pcmediausa@gmail.com>
To: apceastla@lacity.org


Mon, May 4, 2026 at 1:59 PM


Hi, I am attaching the exhibits for the Public Hearing ZA-2025-5000-ADJ-1A,

I am the property owner, thank you

3 attachments

 **Exhibit-C.pdf**
41K

 **Exhibit-A.pdf**
773K

 **Exhibit-B.pdf**
3016K



SLOPE BAND ANALYSIS

Exhibit B: Northeast Los Angeles Hillside Development Standards Worksheet

Instructions

This form serves as an Exhibit to the Slope Band Analysis Joint Referral Form (CP-7848) for projects subject to the Northeast Los Angeles (NELA) Hillside Development Standards and shall be prepared, stamped, and signed by a State of California registered Civil Engineer or Licensed Land Surveyor.

Check the check the zone of the project site in **Table 1**. To determine the Maximum Residential Floor Area (RFA), complete **Worksheet 1**. To determine the Guaranteed Minimum RFA, complete **Worksheet 2**. Properties with multiple zones should submit a separate copy of the tables and calculations for **EACH** zone. **DO NOT** round up calculations.

Table 1 - NELA Hillside Maximum Residential Floor Area Ratio (RFAR) by Zone and Slope Interval

Slope Bands (%)	<input type="checkbox"/> RD1.5, RD2	<input type="checkbox"/> R2, RD3, RD4, RD5, RD6	<input type="checkbox"/> R1	<input type="checkbox"/> RS	<input type="checkbox"/> RE9	<input type="checkbox"/> RE20	<input type="checkbox"/> RE40	<input type="checkbox"/> A1
0 - 15	1.00	0.75	0.50	0.45	0.40	0.35	0.35	0.25
15 - 30	0.90	0.65	0.45	0.40	0.35	0.30	0.30	0.20
30 - 45	0.80	0.55	0.40	0.35	0.30	0.25	0.25	0.15
45 - 60	0.70	0.45	0.35	0.30	0.25	0.20	0.20	0.10
60 - 100	0.60	0.35	0.30	0.25	0.20	0.15	0.15	0.05
100 +	0.50	0.25	0.00	0.00	0.00	0.00	0.00	0.00

Worksheet 1 - NELA Hillside Area Maximum Formula

Slope Bands (%)	Lot Area (SF) within each Slope Band from Survey / Contour Map		RFAR from Zone Checked in Table 3		Total RFA Permitted in Slope Band
0 - 15		X		=	
15 - 30		X		=	
30 - 45		X		=	
45 - 60		X		=	
60 - 100		X		=	
100 +		X		=	
Total Lot Area			Total Maximum RFA		953.585

Worksheet 2 - Guaranteed Minimum RFA

Zone	Percentage of Lot Size		Lot Size		Guaranteed Minimum RFA
RD1.5, RD2	N/A		N/A		3,000 SF
R2, RD3, RD4, RD5, RD6	N/A		N/A		2,200 SF
R1 ^{1^}	20%	X		=	_____ or 1,000 SF whichever is greater
RS [^]	20%	X		=	_____ or 1,000 SF whichever is greater
RE9 [^]	20%	X		=	_____ or 1,000 SF whichever is greater
RE20 [^]	20%	X		=	_____ or 1,000 SF whichever is greater
RE40 [^]	20%	X		=	_____ or 1,000 SF whichever is greater
A1	20%	X		=	_____ or 1,000 SF whichever is greater

^ For lots in the R1, RS, RE9, RE20, or RE40 Zone, if no portion of a lot exceeds a slope of 15%, an additional 20% of the minimum Residential Floor Area for that lot shall be allowed, consistent with Ordinance No. 179,883, effective June 29, 2008. Only one 20% bonus per property is allowed.

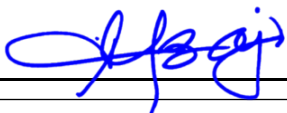
SURVEYOR'S CERTIFICATION



(Space for Surveyor's Stamp/Seal)

I _____ (Print Name), the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: _____, Expiration Date: _____), certifies that all of the above information is

correct.

Signature:  Date: _____

¹ The maximum RFA in R1 Zones for lots 5,000 square feet in size and with the slope entirely within Area F shall not be limited to below 20% of the total lot size, or 1,100 square feet (whichever is greater).

Exhibit C

3011 Amethyst St

West View (from front of lot to back)









3011 Amethyst St

East View (from back of lot to front street)







