



February 20, 2025

Applicant/Owner

Jorge Martinez & Patricia Garcia
14265 W Polk Street
Sylmar CA 91342

Case No. ADM-2024-6618-DB-VHCA-RED1

Related Case: PAR-2024-5365-AHRF-RED1

Representative

Kirsten Bladh
JDJ Consulting
12925 Riverside Drive
Sherman Oaks CA 91423

CEQA: None
Location: 13315 N. Dronfield Avenue
14265 W. Polk Street

Council District: CD7 – Monica Rodriguez
Neighborhood Council: Sylmar
Community Plan Area: Sylmar
Overlay Plan: None

Land Use Designation: Low Medium III Residential
Zone: RD6-1XL-K
Legal Description: Lot 4, Arbs 7, Block 94, Tract
LOS ANGELES OLIVE
GROWERS ASSOCIATION
LANDS

LETTER OF COMPLIANCE – Ministerial Density Bonus Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine, that the project qualifies as a ministerial review, pursuant to Resolution (CF 22-1545) relative to the Declaration of Local Emergency by the Mayor, dated December 12, 2022, concerning homelessness in the City of Los Angeles, pursuant to the provisions of the Los Angeles Administrative Code (LAAC) Section 8.27, adopted by the City Council on December 13, 2022 and Executive Directive 1 dated December 16, 2022.

Approve a ministerial review of Density Bonus Compliance, pursuant to LAMC, Section 12.22 A.25, AB 2334, a 3,218% Density Bonus for a Housing Development Project totaling 354 dwelling units, including 282 unit for Low Income Household occupancy, 71 units for Moderate Income Household occupancy, and 1 unit for Managers unit at Market Rate for a period of 55 years, with the following Off-Menu Incentives for a qualifying 100% affordable housing project:

Off-Menu Incentives

- a. **Floor Area Ratio (FAR).** The project is allowed an up to 47.6% increase in FAR for a total FAR of 4.43:1 in lieu of the maximum FAR of 3:1.
- b. **Setbacks**
 - i. **Front Yard Setbacks.** The project is allowed an up to 67% reduction on the front-yard setback allowing 15 feet in lieu of 45 feet otherwise required in the Building Line Setback (off Polk Street) as required per ORD-99113.
 - ii. **Rear-yard Setback.** The project is allowed an up to 40% reduction on the rear-yard setback allowing 15 feet in lieu of 25 feet otherwise required in the RD6-1XL-K Zone.
 - iii. **Side-yard Setback.** The project is allowed an up to 50% reduction of the required two side yard setbacks.
 - 1. A 50% reduction on the north easterly side yard setbacks allowing 5 feet in lieu of 10 feet otherwise required in the RD6-1XL-K Zone.
 - 2. A 50% reduction on the south westerly side yard setbacks allowing 5 feet in lieu of 10 feet otherwise required in the RD6-1XL-K Zone.
- c. **Open Space.** An up to 50% reduction of the required Open Space to provide 17,700 square feet of open space of the otherwise required 35,400 square feet of open space pursuant to Los Angeles Municipal Code (LAMC) Section 12.21 G.3.
- d. **Automobile Parking.** An up to 100% reduction of the vehicular parking space to provide zero vehicular parking spaces in lieu of the required 530 vehicular parking spaces otherwise required by LAMC section 12.21 A.4

CONDITIONS OF APPROVAL

- 1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
- 2. **Residential Density.** The project shall be limited to a maximum density of 354 residential units, including Density Bonus units and one manager unit.
- 3. **Affordable Units.** A minimum of 353 units of the 354 total units shall be reserved as affordable units for a period of 55 years as follows: 282 units shall be reserved to Low Income Households as defined in Section 50079.5 of the California Health and Safety Code, and 71 units shall be reserved to Moderate Income Households as defined in Section 50093 of the California Health and Safety Code.

4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
5. **SB 8 Replacement Units (California Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated January 3, 2025, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department ("LAHD"). The covenant shall bind the owner to reserve 282 units be reserved for Low Income Households as defined in Section 50105, and 71 units be reserved to Moderate Income Households as defined in Section 50079.5 of the California Health and Safety Code for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density, the number of required reserved on-site Restricted Units may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units.) Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

7. **100% Affordable Housing Project (ED1).** If a project changes at any time in the review and construction process such that it no longer meets ED 1 eligibility criteria, the project becomes disqualified from ED1 streamlining and all prior determinations on the project become inapplicable. For projects requiring a City Planning application, if a project changes at any point during the City Planning review or post-approval process such that the project would no longer qualify for ED 1, a new application for the revised project shall be required.
8. **Off-Menu Incentives.**
 - a. **Setbacks.**
 - i. **Front Yard Setbacks.** The project is allowed an up to 67% reduction on the front-yard setback allowing 15 feet in lieu of 45 feet otherwise required in the Building Line Setback (off Polk Street) as required per ORD-99113.
 - ii. **Rear-yard Setback.** The project is allowed an up to 40% reduction on the rear-yard setback allowing 15 feet in lieu of 25 feet otherwise required in the RD6-1XL-K Zone.

- iii. **Side-yard Setback.** The project is allowed an up to 50% reduction of the required two side yard setbacks.
 - 1. A 50% reduction on the north easterly side yard setback allowing 5 feet in lieu of 10 feet otherwise required in the RD6-1XL-K Zone, which is consistent with the Density Bonus Guidelines.
 - 2. A 50% reduction on the south westerly side yard setback allowing 5 feet in lieu of 10 feet otherwise required in the RD6-1XL-K Zone, which is consistent with the Density Bonus Guidelines.
 - b. **Parking.** The project is allowed an up to 100% reduction of the vehicular parking space to provide zero vehicle parking spaces in lieu of the required 530 vehicular parking spaces otherwise required by Los Angeles Municipal Code section 12.21 A.4
 - c. **Floor Area Ratio (FAR).** The project is allowed an up to 47.6% increase in FAR for a total FAR of 4.43:1 in lieu of the maximum FAR of 3:1.
 - d. **Open Space.** The project is allowed an up to 50% reduction of open space to allow 17,700 in lieu of the required 35,400 square feet of open space otherwise required 13,025 square feet of open space requirements per LAMC Section 12.21 G.3.
- 9. **Automobile Parking Minimums.** The project proposes to provide zero total parking spaces. Based on the Affordable Housing Referral Form dated October 2, 2024, the project is utilizing an Off-Menu Density Bonus Incentive per Los Angeles Municipal Code Section 12.22 A.25 for a 100% reduction of the vehicular parking space to provide zero vehicle parking spaces in lieu of the required 530 vehicular parking spaces otherwise required by Los Angeles Municipal Code section 12.21 A.4.
- 10. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth ratios set forth in the Density Bonus Affordable Housing Incentive Program Guidelines.
- 11. **AB 2334 Height.** The proposed project shall not exceed 5 stories and have a maximum height of 57 feet and 6 inches.

Administrative Conditions

- 12. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

13. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
14. **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.
15. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
16. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
17. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master 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 at the time of Condition Clearance for attachment to the subject case file.
18. **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 the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole

discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

Subject Property

The project proposes the construction of two new 5-story 100% affordable 354-unit residential apartment project located on an approximate 54,531 square-foot lot. This includes 353 units of affordable set aside that includes 282 units for Low Income Household Occupancy, 71 units of Moderate-Income Household Occupancy, and one Manager's Unit at market rate. The project proposes 5 stories and a maximum height of 57 feet and 6 inches with a total floor area of approximately 167,770 square feet. As part of the request for an Off-Menu Density Bonus incentive, the project proposes a Floor Area Ratio (FAR) of 4.43:1, in lieu of the maximum

allowable 3:1, along with an incentive for proposing 17,700 square feet of open space in lieu of the required 35,400 square feet of open space.

The project site is located in the Sylmar Community Plan Area. The subject site is zoned RD6-1XL-K and has a general plan land use designation of Low III Residential by the Sylmar Community Plan Area.

The subject site is a rectangular shaped lot located on the Southwest side of Dronfield Avenue. Dronfield Avenue is designated as a Collector Street under the Mobility Plan 2035 with a designated right-of-way width of 66 feet and a designated roadway width of 40 feet. Currently, Dronfield Avenue has a roadway width of approximately 40 feet and is partially improved with approximately 90 foot long curb and gutter (from the corner intersection), but the remaining sections of Dronfield Avenue is unimproved with no sidewalk, no curb or gutter, and no landscaping. Polk Street is designated as an Avenue I under the Mobility Plan 2035 with a designated right-of-way width of 100 feet and a designated roadway width of 70 feet. Currently, Polk Street has an actual right-of-way width of 60 and a roadway width of approximately of 45 feet along with a partially improve an unpaved sidewalk, but no curb or gutter nor landscaping.

The subject site is generally surrounded by a mix both single and multi-family residential uses, with a school further west, and various retail or commercial corner further east of the subject property.

Immediately abutting to the north and west are either one to two story single family residential uses located on the RD6-1XL-K Zone. Immediately abutting to the east is one story duplex located on the RD6-1-K Zone. Immediately abutting to the south of the subject property are various single-story single-family dwellings located on the RA-1-K Zone. Further north are various one to two-story single-family dwellings located on the RA-1-K Zone. Further west, and approximately 1000 feet away from the subject property is Olive Vista Middle School located on the PF-1VL-K Zone. Further beyond the subject property to the north east is a commercial corner with various retail or commercial uses located on the either the C2-1XL-CPIO, C2-1VL-CPIO or C1-1VL-CPIO Zones.

According to ZIMAS, the subject site is located within the High Wind Velocity area, and an Urban Agriculture Incentive Zone, but no agricultural uses are proposed herein. The project is located within the Sierra Madre Fault Zone. The project is located in a Los Angeles State Enterprise Zone.

Project Description

The project proposes the construction of a new 5-story 100% affordable 354-unit residential apartment project located on an approximate 54,531 square-foot lot. This includes 353 units of affordable set aside that includes, 282 units for Low Income Household Occupancy, 71 units of Moderate-Income Household Occupancy, and one Manager's Unit at market rate. The project proposes 5 stories and a maximum height of 57 feet and 6 inches with a total floor area of approximately 167,770 square feet. As part of the request for an Off-Menu Incentives, the project proposes a Floor Area Ratio (FAR) of 4.43:1, in lieu of the permitted 3:1 along with an incentive for proposing 17,700 square feet of open space in lieu of the required 35,400 square feet of open space. The project proposes zero parking spaces and is requesting an Off-Menu Incentive for a 100% reduction in vehicular parking in lieu of the required 530 parking spaces. The project will include 168 long-term bicycle parking spaces along with 18 short-term bicycle parking spaces.

The Project includes a ministerial density bonus under the Mayor's Executive Direct 1, and pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25 in conjunction with

California Assembly Bills AB2345, AB2334 and AB1763 with base incentives for unlimited density, along with additional off menu setback reductions of one front yard, two side yards, and one rear yard reductions, along with an off menu for 100% parking reduction and an off-menu incentive to increase FAR from the allowable 3:1 FAR to 4.43:1 and a 50% reduction of required open space. The project is a 100% affordable housing project and includes 354 residential units and 353 units designated for affordable housing.

Ministerial Review

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

Density Bonus Incentives or Concessions

State Density Bonus Law (Government Code Section 65915), adopted on January 1, 2017, outlines the types of relief that minimize restrictions on the size of the project. The requested incentives allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives support the Applicant’s decision to set aside the specified number of dwelling units for Affordable Income Households for 55 years.

The Applicant proposes to utilize Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus), 282 units for Low Income Household Occupancy, 71 units of Moderate-Income Household Occupancy, and one Manager’s Unit at market rate for a period of 55 years. In exchange for providing affordable units, the Density Bonus Ordinance grants various incentives/concessions to deviate from development standards in order to facilitate the provision of affordable housing at the site.

Because the Applicant is providing 100% of the dwelling units (exclusive of the manager’s unit) as affordable the project is eligible for a Density Bonus Off Menu Incentives for a 67% reduction in Building Line setback of the front yard setback, a 40% reduction of the rear yard setbacks, a 50% reduction of both of the side yard setbacks, a 100% reduction of vehicular parking requirements, along a 47.6% increase of Floor Area Ratio to 4.43:1 in lieu of the maximum of 3:1, and a 50% reduction in open space requirements.

The subject property is located in a Low Vehicle Travel Area per AB 2334. Eligible housing developments in these areas are permitted unlimited density and are granted up to three additional three stories, or 33 feet in height, as well as up to four incentives/concessions. The base density of the project site is 11 units and the proposed project will consist of 354 units. The maximum allowable height per the RD6-1XL-K Zone is 30 feet and the project proposes 5 stories

with a maximum building height of 57 feet and 6 inches.

The project is eligible for Density Bonus Base and Additional Incentives, as indicated on the Affordable Housing Referral Form dated October 2, 2024.

The project is eligible for the following Density Bonus and parking options, which are granted by-right for eligible Density Bonus projects:

- a. **Density.** An unlimited increase in permitted density.

The site is zoned RD6-1XL-K, with a lot area of approximately 54,531 square feet, for a by-right density of 10 units and base density of 11 units using the area standards. Site Plan Review is not required as the project is eligible for ED1 and therefore exempt from the procedures of LAMC, Section 16.05. Pursuant to AB 2345, the maximum permitted density for a 100% affordable project in a Low Vehicle Travel Area is unlimited. The project is proposing 354 units, which is consistent with the allowable density under the Density Bonus regulations.

- b. **Height.** Pursuant to AB 2334, Eligible Housing Developments consisting of 100% On-site restricted Affordable Units, exclusive of a manager's unit, that are located in a Low Vehicle Travel Area are granted an additional three stories, or 33 feet in height.

The proposed project is located in the RD6-1XL-K Zone where the maximum height restricts the project to 30 feet. The proposed maximum height of the project is 57 feet and 6 inches. As such, the proposed project is consistent with the allowable height under the Density Bonus regulations.

Pursuant to LAMC 12.22 A.25, the project is eligible for, and has been granted, the following Density Bonus Off-Menu Incentives:

- a. **Setbacks**

- i. **Front-yard Setbacks.**

A 67% reduction on the front-yard setback allowing 15 feet in lieu of 45 feet otherwise required in the Building Line Setback (off Polk Street) as required per ORD-99113, which is consistent with the Density Bonus Guidelines.

- ii. **Side-yard Setbacks.**

- 1. A 50% reduction on the north easterly side yard setbacks allowing 5 feet in lieu of 10 feet otherwise required in the RD6-1XL-K Zone, which is consistent with the Density Bonus Guidelines.
 - 2. A 50% reduction on the south westerly side yard setbacks allowing 5 feet in lieu of 10 feet otherwise required in the RD6-1XL-K Zone, which is consistent with the Density Bonus Guidelines.

- iii. **Rear-yard Setbacks.**

A 40% reduction of the required rear yard setbacks allowing 15 feet in lieu of 25 feet otherwise required in the RD6-1XL-K Zone, which is consistent with the Density Bonus Guidelines.

b. Parking.

A 100% reduction of vehicular parking spaces to allow a total of zero vehicular parking spaces in lieu of the required 530 vehicular parking spaces per the Los Angeles Municipal Code Section 12.21 A.4, which is consistent with the Density Bonus Guidelines.

c. Floor Area Ratio.

An up to 47.6% increase in FAR for a total FAR of 4.43:1 in lieu of the maximum FAR of 3:1, which is consistent with the Density Bonus Guidelines.

d. Open Space.

An up to 50% reduction of open space to allow 17,700 in lieu of the required 35,400 square feet of open space otherwise required per LAMC Section 12.21 G.3, which is consistent with the Density Bonus Guidelines.

Without the above requested incentives, the Applicant would be physically precluded from the construction of the project at a density of 354 units, including the 353 restricted affordable units, as permitted by the CA Government Code Section 65915 and LAMC Sections 12.22 A.25.

CONCLUSION

As a Density Bonus Project that satisfies all the objective planning standards of Density Bonus consistent with LAMC 12.22 A.25 and a 100% affordable housing project consistent with ED1 streamlined approval, the project qualifies as a ministerial project.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

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

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

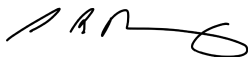
Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved and Reviewed by:



JoJo Pewsawang
Senior City Planner

Prepared by:



Dang Nguyen
City Planner