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July 25, 2024

## Applicant/Owner

Tommy Beadel  
8911 Ramsgate LLC  
7700 Irvine Center Drive  
Irvine, CA 92618

## Representative

Markie Nevill  
three6ixty  
11287 West Washington  
Boulevard  
Culver City, CA 90230

**Case No.** ADM-2024-3476-DB-VHCA-ED1

**Related Case:** PAR-2024-2859-AHRF-ED1

**CEQA:** N/A

**Location:** 8911-8919 Ramsgate Avenue

**Council District:** 11 - Park

**Community Plan** Westchester - Playa Del Rey

**Area:**

**Specific Plan:** Los Angeles Coastal Transportation  
Corridor

**Land Use** Medium Residential

**Designation:**

**Zone:** R3-1

**Legal Description:** Lots 22 and 23, TR 15283

## LETTER OF COMPLIANCE – MINISTERIAL ON-MENU AND OFF-MENU DENSITY BONUS

Pursuant to the California Government Code Section 65915, and 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 (revised June 12, 2023).

**APPROVE** the following five (5) Off-Menu Incentives and (1) Waiver of Development Standard requested by the Applicant for a project totaling 77 dwelling units, reserving one (1) Market Rate Manger's Unit and consisting of 16 units for Moderate Income households and 60 units for Low Income households, for a period of 55 years:

- 1. Front Yard (On-Menu Incentive).** A 12-foot front yard setback in lieu of the otherwise required 15 feet.
- 2. Floor Area Ratio (Off-Menu Incentive).** A total FAR of 4.29:1 in lieu of the maximum FAR of 3:1.

3. **Northern Side Yard (Off-Menu Incentive).** A five (5)-foot side yard setback in lieu of the otherwise required eight (8) feet.
4. **Southern Side Yard (Off-Menu Incentive).** A five (5)-foot side yard setback in lieu of the otherwise required eight (8) feet.
5. **Rear Yard (Off-Menu Incentive).** A reduction in the rear yard setback to eight feet, two inches in lieu of the otherwise required 15 feet.
6. **Open Space (Waiver).** An up to 50 percent decrease in the required Open Space to allow 1,319 square feet in lieu of the otherwise required 8,775 square feet.
7. **Long-Term Bicycle Parking Reduction.** A 69 percent reduction in long-term bicycle parking to allow 20 spaces in lieu of the otherwise required 61 spaces.

## 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, Expedited Processing Section, 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. The Applicant shall submit revised plans that reflect the incentive and waivers as granted or denied in this letter.
2. **Residential Density.** The project shall be limited to a maximum density of 77 residential units per Exhibit "A". Pursuant to California Government Code Section 65915(f)(3)(D)(ii), the project is located within one-half mile of a major transit stop, and the project is allowed unlimited density.
3. **On-Site Restricted Affordable Units.** 16 units shall be reserved for Moderate Income households and 60 units shall be reserved for Low Income households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
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 and Government Code Section 65915.
5. **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) to reserve 16 units for Moderate Income households and 60 units shall be reserved for Low Income households, or equal to 100 percent of the project's total proposed residential density allowed, exclusive of one (1) Manager's Unit, 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 of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and 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.

6. **100% Affordable Housing Project (ED1).** If the project changes at any time during the review or construction process such that it no longer meets ED1 eligibility criteria, the project is 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 ED1, a new application for the revised project must be filed.

7. No other deviations from the Code have been granted, except as identified herein. 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 varies or required. In the event that changes to "Exhibit A" are necessary to meet any requirements, such as, but not limited to, those in the Building, Disable Access, or Residential Building Codes, a new application of the revised project shall be filed.
8. Should the Applicant pursue approval of the conversion of the storage and/or amenity spaces, into ADUs pursuant to Government Code Section 65852.2 (e)(1)(C), those ADUs shall be provided as covenanted affordable units (HCD/State or HUD/TCAC) and shall be required to comply with the other conditions of this LOC regarding affordability and eligibility for an ED1 Project.
- 9. Density Bonus Incentives and Waivers**
  - a. **Front Yard (On-Menu Incentive).** The project shall provide a 12-foot front yard setback in lieu of the otherwise required 15 feet.
  - b. **Floor Area Ratio (Off-Menu Incentive).** The project shall provide a total FAR of 4.29:1 in lieu of the maximum FAR of 3:1.
  - c. **Northern Side Yard (Off-Menu Incentive).** The project shall provide a five (5)-foot side yard setback in lieu of the otherwise required eight (8) feet.
  - d. **Southern Side Yard (Off-Menu Incentive).** The project shall provide a five (5)-foot side yard setback in lieu of the otherwise required eight (8) feet.
  - e. **Rear Yard (Off-Menu Incentive).** The project shall provide a reduction in the rear yard setback to eight feet, two inches in lieu of the otherwise required 15 feet.
  - f. **Open Space (Waiver).** The project shall provide an up to 50 percent decrease in the required Open Space to allow 1,319 square feet in lieu of the otherwise required 8,775 square feet.
  - g. **Long-Term Bicycle Parking Reduction.** The project shall provide a 69 percent reduction in long-term bicycle parking to allow 20 spaces in lieu of the otherwise required 61 spaces.
- 10. Automobile Parking.** Pursuant to California Government Code 65915(p)(3), no parking requirements shall apply for 100 percent affordable housing projects located within one-half mile of public transit. The project proposes zero (0) automobile parking spaces.
- 11. Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Per Exhibit "A", one (1) existing Street tree shall remain.
- 12. Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of 20 24-inch box, or larger, trees on-site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right of way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit

issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right of way is proven to be infeasible due to City determined physical constraints.

### **Administrative Conditions**

- 13. 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.
- 14. 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.
- 15. 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.
- 16. Code Compliance.** Use, area, height, open space, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 17. 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.
- 18. Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent 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.
- 19. Expedited Processing.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

## **20. Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a.** Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b.** Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c.** Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d.** Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e.** If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

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

The project site is a rectangular shaped site that fronts Ramsgate Avenue and is comprised of two lots totaling 12,101.8 square feet or 0.28 acres. The Property is located near the corner of the intersection of Ramsgate Avenue and Interceptor Street. The frontage along Ramsgate Avenue is approximately 112 feet with a small frontage of 32 feet at the back of the site, along Interceptor Street. The site currently contains a 1,691 square-foot duplex, with each unit containing two (2) bedrooms, and a detached garage and a 1,690 square-foot duplex, with each unit containing two (2) bedrooms, and a detached garage. The Property is also located within a Low VMT area and designated as TOC Tier 3.

The project site is located within the R3-1 Zone of the Westchester - Playa Del Rey Community Plan Area and the Los Angeles Coastal Transportation Corridor Specific Plan. Residential uses are permitted in the R3 Zone with density restrictions of one unit per 800 square feet of land area. The Property is designated for Medium Residential land uses by the Westchester - Playa Del Rey Community Plan.

The project site is located approximately 3.65 kilometers away from the Newport-Inglewood Fault Zone, but not located in a Landslide, Liquefaction, Preliminary Fault Rupture Study Area, or Tsunami Inundation zones. It is also not located within a designated Hillside Area, Very High Fire Hazard Severity zone, Fire District No. 1, Flood Zone, Alquist-Priolo Earthquake Fault Zone (ZI-2441), and Special Grading Area (BOE Basic Grid Map A-13372).

The project site is bordered by single-family and multifamily residential uses in all directions, with all properties zoned R3-1 in the immediate vicinity of the Property. There is one industrial property to the southwest, across Interceptor Street that is zoned [T][Q]M1-1 and is improved with a rental car center.

The project is for the construction of a five (5)-story, 55-foot multi-family residential building containing 77 dwelling units, consisting of 16 units for Moderate Income households and 60 units for Low Income households, and one (1) Market Rate Manager's unit. The project will be limited to a total floor area of approximately 41,790 square feet and a Floor Area Ratio (FAR) of 4.29:1. As a 100 percent affordable housing project, no residential parking is required per AB 2345 (California Government Code Section 65915(p)(3)), and the project is proposing zero (0) parking stalls. The project will provide 20 long-term bicycle parking spaces and 10 short-term bicycle parking spaces.

On August 09, 2018, the Director of Planning approved case number DIR-2018-4655-TOC for a TOC Tier 3 project. The Project would have consisted of a residential building with 36 units, with four Very low income and two low-income units. These entitlements were never utilized.

### Ministerial Review

Following the Mayor's Declaration of Local Emergency dated December 12, 2022, Executive Directive 1 (ED-1) went into effect on December 16, 2022, to facilitate the expeditious processing of shelters and 100 percent affordable housing projects to address the homelessness crisis in the City of Los Angeles. A 100 percent Affordable Housing Project is defined as "A project with at least 5 units that has at least two-thirds residential square footage, with all units affordable at 80 percent of Area Median Income (HUD) levels, OR affordable at mixed income with up to 20 percent of units at 120 percent AMI (HCD rents) and the balance at 80 percent AMI or lower (HUD



rents) as technically described here: A housing development project defined in Government Code Section 65589.5 that includes 100 percent restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by, Lower Income households, as defined by CA Health and Safety Code 50079.5, or that meets the definition of a 100% affordable housing development in CA Gov. Code 65925(b)(1)(G)2, as determined by the Los Angeles Housing Department (LAHD)". For 100 percent affordable housing projects and shelters, the Directive, with revisions issued June 12, 2023, requires the review be completed within 60 days after the application is complete.

### Housing Replacement

Pursuant to LAMC Section 12.22 A.25, an eligible Housing Development shall be eligible for Density Bonus Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 amended the State Density Bonus Law to require applicants of Density Bonus projects filed as of January 1, 2015, to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restrict rents to levels affordable to persons and families of lower or very low income; subject to any other forms of rent or price control; or occupied by Low or Very Low-Income Households.

On September 28, 2016, Governor Brown signed AB 2556 which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that, the new units must contain at least the same total number of bedrooms as the units being replaced.

Pursuant to the Senate Bill 8 Replacement Unit Determination made by the Los Angeles Housing Department (LAHD) dated July 18, 2024, LAHD determined that four (4) units need to be replaced with equivalent type. For Density Bonus projects, the replacement requirements would consist of four (4) units subject to the Rent Stabilization Ordinance (RSO).

### Density Bonus Incentives and Waivers

Pursuant to State Density Bonus Law under Government Codes Section 65915, which was modified under AB 1763 and AB 2345, a project located within one-half mile of a Major Transit Stop may receive a waiver from any maximum controls on density, a height increase of up to three additional stories, or up to 33 additional feet, and an applicant may request that the city not impose any minimum vehicular parking requirement for 100 percent affordable housing projects. The Applicant is utilizing an automobile parking reduction offered under AB 2345 under Government Code Section 65915(p)(3) as the site is located within one-half mile of a Major Transit Stop located at Aviation Boulevard and 96<sup>th</sup> Street. As a 100 percent affordable housing project within one-half mile of a major transit stop, the project is not required to provide residential parking spaces.

LAMC Section 12.22 A.25 and State Density Bonus Law (Government Code Section 65915) outline types of relief that minimize restrictions on the size of the project. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives, concessions,

and waivers to deviate from development standards to facilitate the provisions of affordable housing at the site. The requested off-menu incentives and waivers allow the developer to expand the building envelope so the additional affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. Given that the Applicant is providing 100 percent of dwelling units to be affordable at Very Low Income, Low Income, and Moderate Household occupancy for a period of 55 years, the project is eligible for the base incentives and up to five (5) incentives and one (1) waiver per California Government Code Section 65915(d)(2)(D).

The Applicant was granted the following incentives and waivers:

- **Front Yard (On-Menu Incentive).** A 12-foot front yard setback in lieu of the otherwise required 15 feet.
- **Floor Area Ratio (Off-Menu Incentive).** A total FAR of 4.29:1 in lieu of the maximum FAR of 3:1.
- **Northern Side Yard (Off-Menu Incentive).** A five (5)-foot side yard setback in lieu of the otherwise required eight (8) feet.
- **Southern Side Yard (Off-Menu Incentive).** A five (5)-foot side yard setback in lieu of the otherwise required eight (8) feet.
- **Rear Yard (Off-Menu Incentive).** A reduction in the rear yard setback to eight feet, two inches in lieu of the otherwise required 15 feet.
- **Open Space (Waiver).** An up to 50 percent decrease in the required Open Space to allow 1,319 square feet in lieu of the otherwise required 8,775 square feet.
- **Long-Term Bicycle Parking Reduction.** A 69 percent reduction in long-term bicycle parking to allow 20 spaces in lieu of the otherwise required 61 spaces.

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

The project is granted five (5) On- and Off-Menu Incentives for a reduction in the front, side, rear yards and Open Space requirements. Strict compliance with the Yard Setbacks and Open Space requirements would reduce the buildable area for new development and reduce the number and range of units that could be developed. There is no evidence in the record that the proposed incentives would have a specific adverse impact. A “specific adverse impact” is defined as “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” per LAMC Section 12.22 A.25(b). The project does not involve a

contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments.

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

## **CONCLUSION**

As a Density Bonus Housing Project that satisfies all the objective planning standards of LAMC Section 12.22 A.25(g)(3) and California Government Code Section 65915 and a 100 percent affordable housing project consistent with ED1 streamlined approval, the project as shown in Exhibit A and as modified by this Letter is deemed to satisfy the objective planning standards and shall comply with the attached planning standards as Conditions of Approval.

## **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. 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 not appealable.

Approved by:



Heather Bleemers  
Senior City Planner