

DSC METRO (FIGUEROA PLAZA)
201 N FIGUEROA ST 4TH FLR
LOS ANGELES, CA 90012

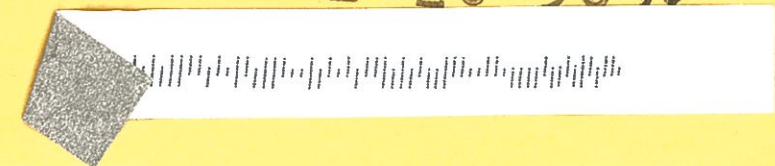
8152 W. Ellenbogen



SUNLAND TUJUNGA N.C.
PO BOX 635
TUJUNGA CA 91043

APCNV-2020-5033

AA-2020-5032





APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 8152 W. Ellenbogen St Unit/Space Number _____

Legal Description² (Lot, Block, Tract) POR LOT 117 Western Empire Tract, 6.25 ACRES

Assessor Parcel Number 2551-018-021 Total Lot Area 27,349.1 SF

2. PROJECT DESCRIPTION

Present Use single family residence

Proposed Use single family residence

Project Name (if applicable) parcel map (from 1 to 3 lots)

Describe in detail the characteristics, scope and/or operation of the proposed project subdivide parcel into 3 different parcels total, after changing from RA-1-RFA zone to RI-1-RFA

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way ^{2 SF D}
- New construction: 1730 square feet x 2
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolish(ed)³ 0 + Adding 2 = Total 3

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

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

Public Right-of-Way Information

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

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

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

If you have dedication requirements on multiple streets, please indicate: see attached PCRf

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section 17.50

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Division of land into 3 separate lots, and zone change. changing from 1 lot to 3 subdivided lots and changing from zone RA to R1.

Authorizing Code Section 12.32

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Zone change RA-1 to R1-1. change from 1 parcel to 3 separate subdivided parcels.

Additional Requests Attached YES NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) _____

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

Case No. AA-2004-7630-PMCA

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy _____

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant's name BRANDON B. PARK
Company/Firm MICHAEL BRANDON ENTERPRISES LLC
Address: 4921 Eastern Ave **Unit/Space Number** _____
City Bell **State** CA **Zip Code:** ~~90201~~ 90201
Telephone 323-219-0839 **E-mail:** Brandon P. @ bjd corp. com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) Michael Brandon Enterprises LLC
Address 4921 Eastern Ave **Unit/Space Number** _____
City Bell **State** CA **Zip Code:** 90201
Telephone 323-219-0839 **E-mail:** Brandon P. @ Bjd corp. com

Agent/Representative name _____
Company/Firm 1
Address: _____ **Unit/Space Number** _____
City _____ **State** L **Zip:** _____
Telephone _____ **E-mail:** _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ **Unit/Space Number** _____
City _____ **State** _____ **Zip Code:** _____
Telephone _____ **E-mail:** _____

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

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

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

PROPERTY OWNER

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

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

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

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.*

A Notary Acknowledgement is available for your convenience on following page.

Signature  B.P.

Date 11/15/19

Print Name Brandon B. Park

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of Los Angeles

On 11/15/2019 before me, A. Haegendoreens (Notary Public)
(Insert Name of Notary Public and Title)

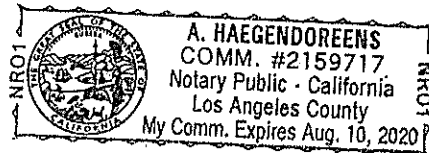
personally appeared Brandon B. Park who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

A. Haegendoreens
Signature

(Seal)



APPLICANT

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

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

Signature: _____

Date: 11/15/19

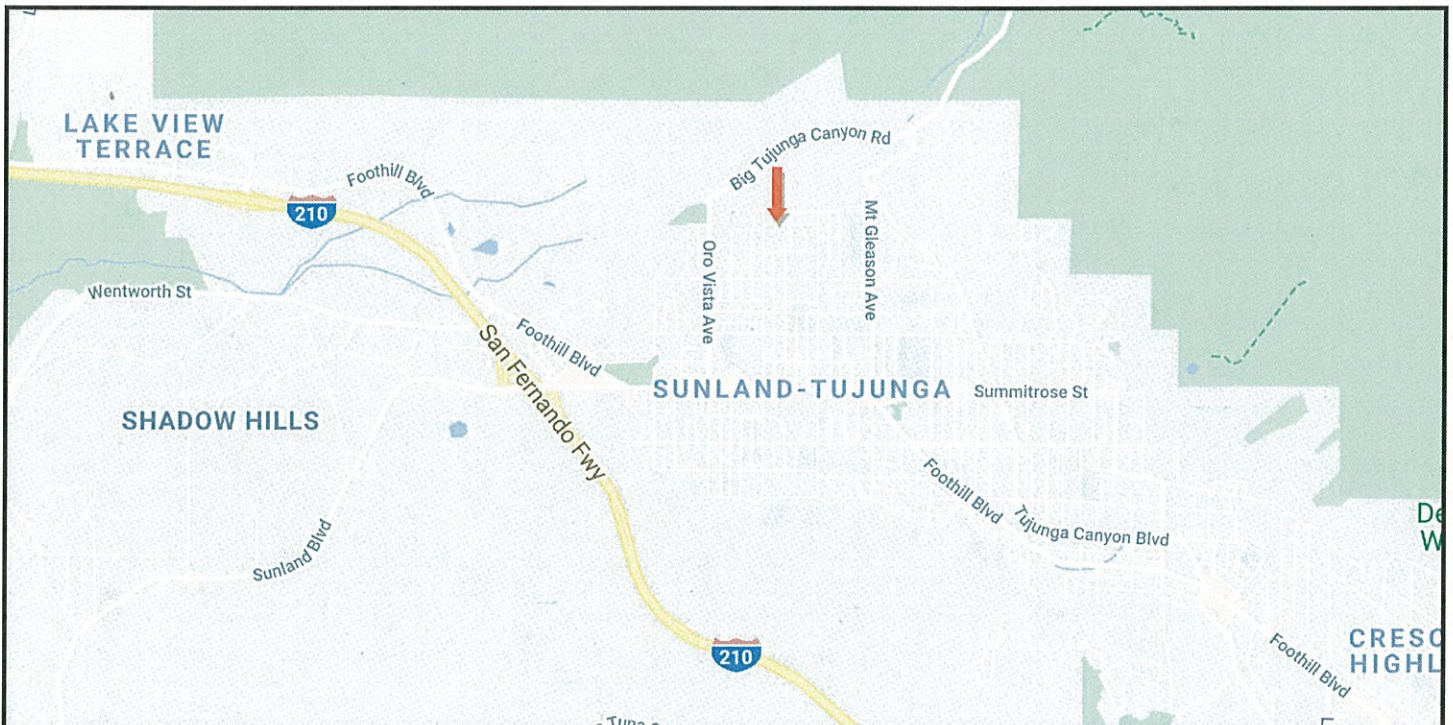
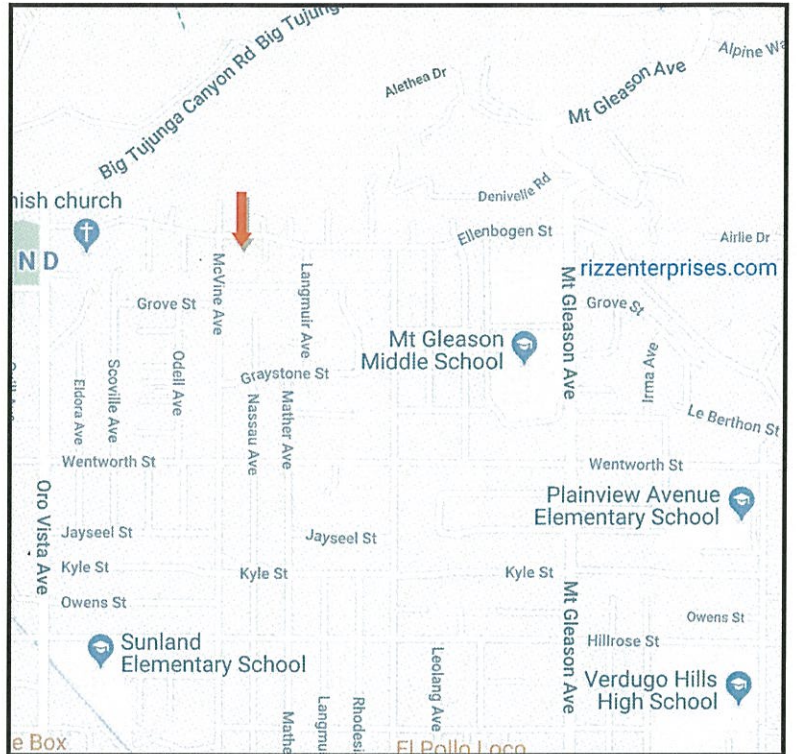
Print Name: Brandon B. Park

More Services

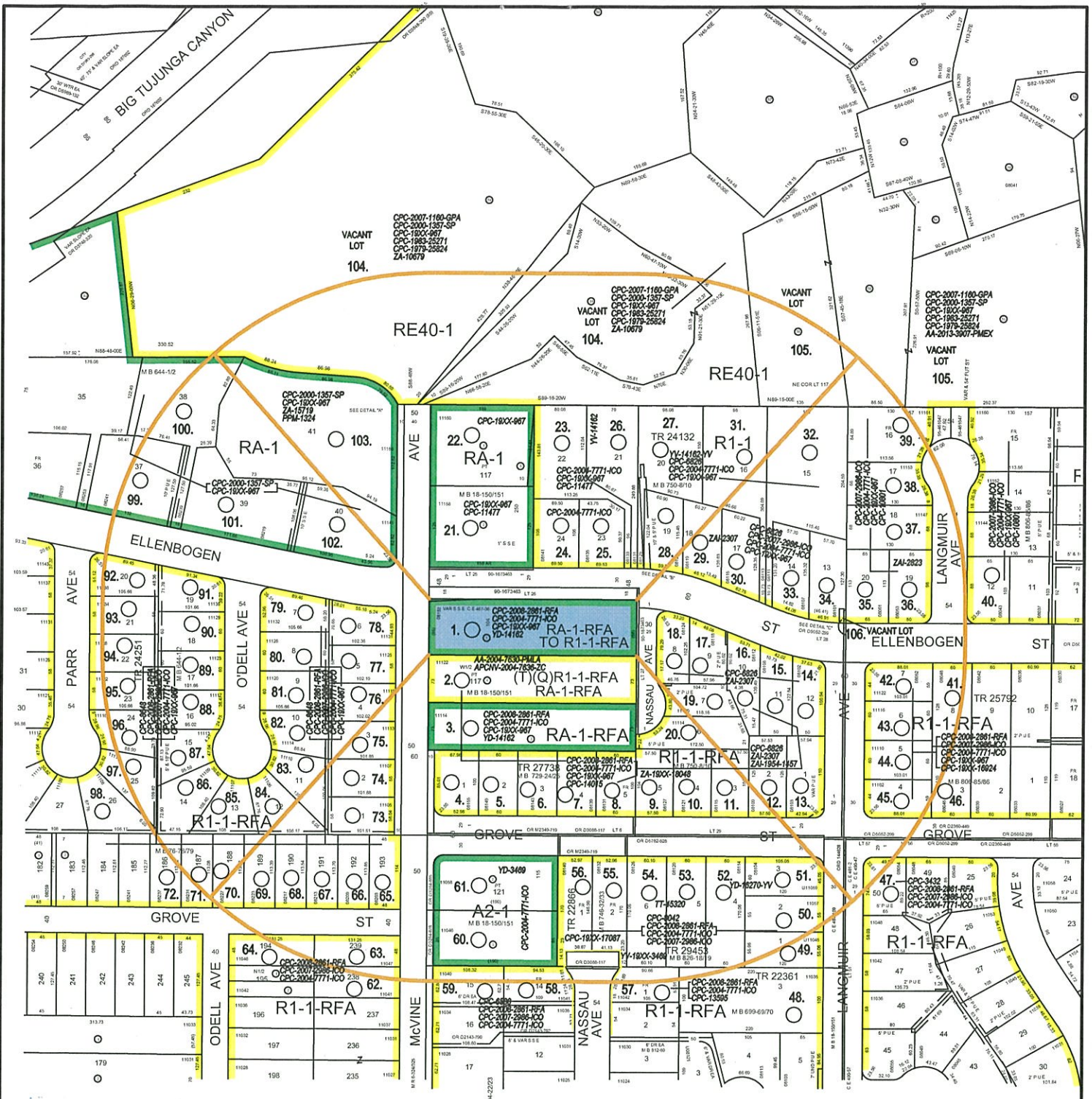
VICINITY MAP

PROJECT INFORMATION:

**8152 ELLENBOGEN ST
LOS ANGELES
APN: 2551-018-021**



12106 Lambert Ave., El Monte, CA 91732 Tel (626) 350-5944, Fax (626) 350-1532
moreservices@sbcglobal.net



LEGAL DESCRIPTION:
 LOT: PT 117 ARB 5
 TRACT: WESTERN EMPIRE TRACT
 SITE ADDRESS:
 8152 W ELLENBOGEN ST
 APN:
 2551-018-021

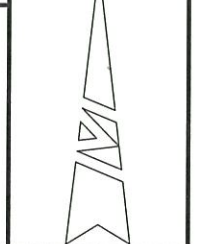
ZONE CHANGE - RA-1-FRA TO R1-1-RFA

T.B. PAGE : 503
 GRID : G2
 C.D. : 7 - MONICA RODRIGUEZ
 C.T. : 1031.01
 P.A. : SUNLAND - TUJUNGA
 DRAWN BY : MORESERVICES
 12106 LAMBERT AVE.
 EL MONTE, CA. 91732 19-545
 (626) 350-5944 moreservices@sbcglobal.net

(OWNER)
 MICHAEL BRANDON ENTERPRISES LLC
 4921 EASTERN AVE
 BELL GARDENS CA 90201
 (APPLICANT)
 BRANDON PARK
 4921 EASTERN AVE
 BELL GARDENS CA 90201

CASE :
 D.M. : 210 B 193
 SCALE : 1" = 100'
 USES : FIELD
 ACRES : .628

DATE :
 11 / 26 / 2019
 updated :



Findings / Justifications for Parcel Map Application

Michael Brandon Enterprises LLC

4921 Eastern Ave, Bell, CA 90201

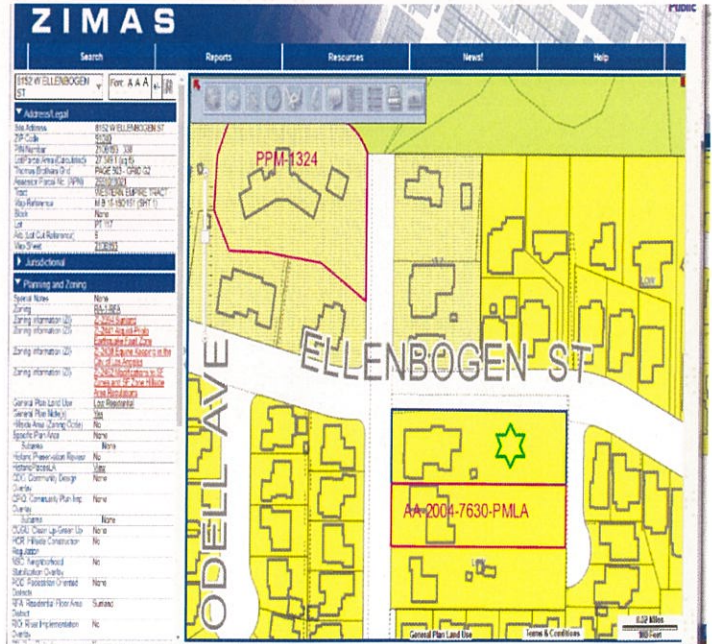
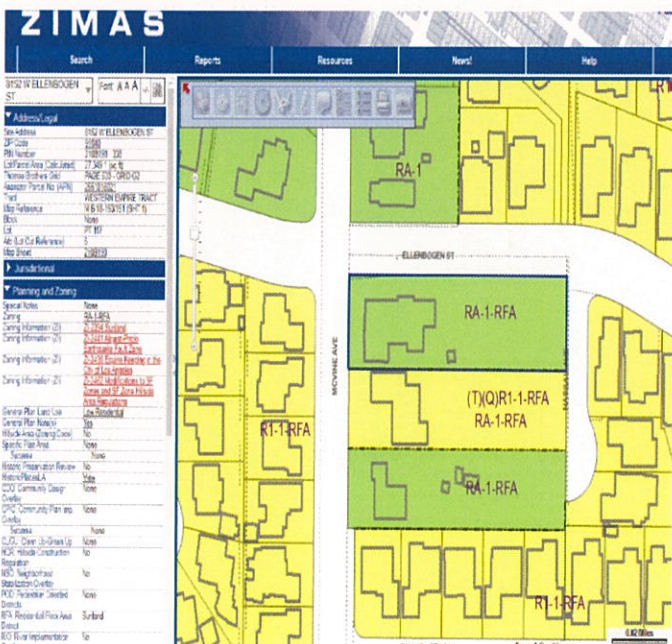
Property Address for Case Filing:
8152 Ellenbogen St, Sunland, CA 91040

1. The proposed map is consistent with applicable general and specific plans.

The Sunland – East La Tuna Canyon – Tujunga – Lakeview Terrace – Shadow Hills Community plans designated the property for Low Residential density with corresponding zones of RE9, RS, R1, RU, and RD6. The 0.47 AC (after dedication) property is zoned RA-1, and a request to change the zone from RA-1 to R1-1 is being processed concurrently with the above parcel map case. The Plan Zone allows for the proposed subdivision and zone change. Therefore, the proposed parcel map is consistent with the intent and purpose of the General and Specific Plans.

There is another abutting property who has undergone a zone change and subdivision from RA to R1. Specifically, our next door neighbor residing at 11122 North McVine Avenue, Sunland, CA 91040 underwent a zone change and 3 lot subdivision back in 2005. This shows precedent for the zone change and 3 lot subdivision that we are proposing.

The Case No. for our neighbor's project is AA-2004-7630-PMLA – see diagrams below. They were initially in a RA Zone as well, identical to our property, and the Advisory Agency approved their respective parcel map and a new 3-parcel single family development back in 2005. If you look below, you can that the abutting property below is currently zoned R1. I, Brandon Park, have spoken to the owner – Karine Khudkian – of the property lying on 11122 North McVine Avenue, Sunland, CA, 91040 on 10/3/19 regarding the matter, and although they received a zone



change approval in 2005, they did not carry through with the subdivision due to personal reasons. According to our conversation, he intends on reopening the file in the near future.

The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

The site is on level ground and is not located in a slope stability study area, or high erosion hazard area.

2. The site is physically suitable for the proposed type of development.

In order to the physical condition for a proposed subdivision, we – the applicant – have undergone A Geological Fault Study and a Soil test to deem if the property is suitable for development. According to the fault study report, evidence of the active fault rupture was not found in the area proposed for subdivision area. The fault study was approved on 2/11/2019 by the Grading Division of Department of Building and Safety. Additionally, the Soil Test deemed the earth material on the property acceptable for the proposed three-lot subdivision and two new two-story residences with attached garage. The Soil Test was approved on 6/7/19 by the Grading Division of Department of Building and Safety on 6/7/2019.

3. The site is physically suitable for the proposed density of development.

The proposed density of development is 3 dwellings in a 20,571.38 SF lot. The first parcel will be 9,021 SF and has an existing building on. The second parcel will be 5,772 SF. The third parcel will be 5,775 SF. Under the proposed R1 zoning, the minimum area required is 5,000 SF per lot. Thus the current site is suitable for the proposed development.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The current project identifies no potential adverse impact on fish or wildlife resources. The project sit as well as the surrounding area is currently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

5. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The current project identifies no elements that will likely cause serious public health problems. All developments carried on will follow city guidelines to prevent any issues.

6. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The current project location currently does not have an easements on the property, and thus will not conflict with any easements acquired by the city.

7. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The current project location currently does not have an easements on the property, and thus will not conflict with any easements acquired by the city.