

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE TENTATIVE TRACT MAP - FOR CONDOMINIUM PURPOSES & ZONE VARIANCE  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 14403, 14407, 14409, 14411 W. TIARA STREET Zip Code 91401  
 Legal Description: Lot 41 & 42 Block NONE Tract 72973  
 Lot Dimensions 100' x 138.10' Lot Area (sq. ft.) 13,810 Total Project Size (sq. ft.) 14,389

**2. PROJECT DESCRIPTION**

Describe what is to be done: NEW CONSTRUCTION OF 8-UNIT CONDOMINIUM, TOTAL 14,389 S.F. x 30'-0" TALL  
W/ TOTAL 16 PARKING FOR RESIDENTS & 2 GUEST PARKING SPACES. ZV REQUEST TO ALLOW PRIVATE  
OPEN SPACE ON THE THIRD LEVEL TO BE INCLUDED TOWARDS TOTAL OPEN SPACE CALCULATION.

Present Use: SFD RESIDENTIAL Proposed Use: 8-UNIT CONDOMINIUM RESIDENTIAL  
 Plan Check No. (if available) B13VN02278 Date Filed: 3/5/2013

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building: <input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard

No. of residential units: Existing 2 To be demolished 2 Adding 8 Total 8

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: Sec. 17.53  
Seeking approval of the Tentative Tract Map No. 72973 for Condominium purposes for the creation of  
8-condominium units.

Code Section from which relief is requested: 12.21G(b)(1)(i) Code Section which authorizes relief: Sec. 12.27  
Zone Variance request to allow private open space above grade level or the first habitable room level required in the  
RD1.5-1 zone. Private open space located on the third level yielding 526s.f. to replace the 518s.f. of lost open space  
in order to provide 2 guest parking spaces in the rear yard to sufficiently provide 1,408 square feet of open space.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
 \_\_\_\_\_

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Kevin Zhang Company Baystone Holding LLC. A Nevada LLC  
 Address: 1619 W. Garvey Ave. Telephone: ( 626 ) 373-1234 Fax: ( 626 ) 373-1243  
Pomona, CA Zip: 91790 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information JULIA LEE / JONATHAN PAE Company THE CODE SOLUTION  
 Address: 1125 W. 6TH ST. SUITE 205 Telephone: ( 213 ) 531-6531 Fax: ( 310 ) 765-6254  
LOS ANGELES, CA Zip: 90017 E-mail: julia@thecodesolution.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, in track, set aside, void or annul any approval given as a result of this Application.

Signature: \_\_\_\_\_

Print: Kevin Zhang

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

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

On \_\_\_\_\_ before me, \_\_\_\_\_  
 (Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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 of 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.

\_\_\_\_\_  
 Signature (Seal)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

## ACKNOWLEDGMENT

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 8/24/2015 before me, Pengfei Li, Notary Public  
(insert name and title of the officer)

personally appeared Kevin Zhang  
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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature [Signature] (Seal)

