

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 Conditional Use and Project Permit Compliance
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 611 Gayley Avenue Zip Code 90024
 Legal Description: Lot 26 Block 14 Tract 9617
 Lot Dimensions Irregular Lot Area (sq. ft.) 8878.4 Total Project Size (sq. ft.) 15,481

2. PROJECT DESCRIPTION

Describe what is to be done: Conditional use for a four-story over subterranean garage, 57 foot high, 15,481 square foot fraternity house with 22 guest rooms and 31 parking spaces and Project Permit Compliance with the North Westwood Village Specific Plan and the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

Present Use: Vacant land Proposed Use: Fraternity house
 Plan Check No. (if available) N/A Date Filed: N/A

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input 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
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No. of residential units: Existing 0 To be demolished: 0 Adding 22 Total 22

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.24 W.21 Code Section which authorizes relief: 12.24 W.21
Conditional use for fraternity house.

Code Section from which relief is requested: 11.5.7C Code Section which authorizes relief: 11.5.7C
Project Permit Compliance for a fraternity house in the North Westwood Village Specific Plan.

Code Section from which relief is requested: 11.5.7C Code Section which authorizes relief: 11.5.7C
Project Permit Compliance for a fraternity house in the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Kevin K. McDonnell Company Jeffer, Mangels, Butler & Mitchell, LLP
 Address: 1900 Avenue of the Stars, 7th Floor Telephone: (310) 201-3590 Fax: (310) 712-3316
Los Angeles, CA Zip: 90067 E-mail: kkm@jmbm.com

Property owner's name (if different from applicant) Bill Gayley Los Angeles 90024, LLC
 Address: 1900 AVENUE OF THE STARS Telephone: (310) 201-3590 Fax: (310) 712-3316
7th FLOOR, LOS ANGELES Zip: 90067 E-mail: kkm@jmbm.com

Contact person for project information Kevin K. McDonnell Company Jeffer, Mangels, Butler & Mitchell, LLP
 Address: 1900 Avenue of the Stars, 7th Floor Telephone: (310) 201-3590 Fax: (310) 712-3316
Los Angeles, CA Zip: 90067 E-mail: kkm@jmbm.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. 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).
- b. The information presented is true and correct to the best of my knowledge.
- c. 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, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Stephen T. Copen Print: Stephen T. Copen

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

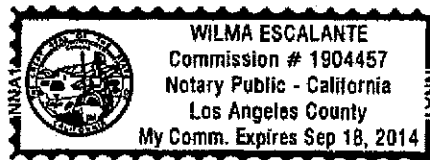
On March 31, 2014 before me, Wilma Escalante, Notary Public,

personally appeared Stephen Tristan Copen (Insert Name of Notary Public and Title)
 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.

Wilma Escalante (Seal)
 Signature



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.

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

611 Gayley Avenue

Attachment to Master Land Use Permit Application

Conditional Use for Fraternity House

Project Permit Compliance for North Westwood Village Specific Plan

Project Description:

The "Project" includes construction use and maintenance of a four story over subterranean garage, 57 foot high, 15,481 square foot fraternity house building with 22 guest rooms and 31 parking spaces on a currently vacant 8,887.4 square foot lot (the "Property") in the North Westwood Village Specific Plan and the West Los Angeles Transportation Improvement and Mitigation Specific Plan areas. The Project includes requests to approve a Conditional Use for a fraternity house pursuant to LAMC¹ Section 12.24 W 21, as required by Section 5.B.2 of the Specific Plan and Project Permit Compliance for the Specific Plans.

Conditional Use Findings:

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

The Project is an infill development of a vacant lot previously the site of a fraternity house located on "fraternity row" in the North Westwood Village area directly across the street from the UCLA campus. UCLA is currently experiencing a shortage of fraternity housing and is very much in support of expanding the fraternity housing opportunities on "Fraternity Row." As such, the addition of a new fraternity house on the Property will enhance the built environment of the surrounding neighborhood on Fraternity Row. Such additional fraternity housing will perform a function and provide a service essential to promoting the Greek community at UCLA and the North Westwood Village area.

- B. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The Project's location, size and height are allowed as a matter of right on the Property. No deviations from the current zoning regulations or entitlements are requested with respect to the building's location, size or height. The Project's operation and use as a fraternity house is completely compatible with adjacent properties also occupied by fraternity houses. As such, the Project will not adversely affect or degrade the adjacent properties. Rather, the Project will support and reinforce the Greek lifestyle on Fraternity

¹ Los Angeles Municipal Code

Row and within the surrounding neighborhood and promote the public health, welfare and safety.

- C. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Property is located in the High Medium Residential Land Use category (corresponding to the R4 Zone) of the General Plan within the Westwood Community Plan area and the North Westwood Village Specific Plan and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The Project conforms to the High Medium Residential density limitations of the R4 zone having at least 200 square feet of lot area for each guest room. The Project conforms with the further density limitation of having at least 400 square feet of lot area for each guest room as specified in Section 5.B.2 of the North Westwood Village Specific Plan. The use of the Property as a fraternity house is permitted by the North Westwood Village Specific Plan when approved as a Conditional Use pursuant to LAMC Section 12.24 W.21.

Specific Plan Findings:

North Westwood Village Specific Plan

- A. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.**

The Project complies with all applicable regulations, findings, standards and provisions of the North Westwood Village Specific Plan:

- **Section 5.B.1. Residential Density:**
The Property consists of approximately 8,878.4 square feet of lot area. Density for fraternity houses is limited to one guest room for every 400 square feet of lot area. The 22 guest rooms proposed requires 8,800 square feet of lot area which is less than the lot area provided.
- **Section 5.C. Parking:**
1-1/2 parking spaces are required for each guest room. Of those spaces, 1/4 guest parking spaces per guest room must be provided. Up to 15 percent of the required parking spaces are replaced with bicycle parking spaces. The Project is compliant with these requirements by providing a total of 31 parking spaces, more than the 28 parking spaces required.
- **Section 8.A. Open Space:**
The Project is providing approximately 2,877 square feet of open space, far in excess of the 100 square feet of open space required for each guest room, i.e., 2,200 square feet. The Design Review Board has determined that the design standards for open space have been satisfied.

- Section 8.D. Yard Requirements:
At least 50% of the required front, side and rear yards will be landscaped.
- Section 8.E. Garages:
Only one level of parking is provided above the existing grade.
- Section 8.F. Bicycle Racks:
At least one bicycle rack will be provided for each of the 22 guest rooms.
- Section 8.G. Screening:
All roof equipment (except solar panels) will be fully screened from view.

- B. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

All mitigation measures, if any will be incorporated into the project to the extent physically feasible.

West Los Angeles Transportation Improvement and Mitigation Specific Plan

- A. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.**

All transportation improvement and mitigation requirements determined to be applicable by the Department of Transportation will be fully implemented with the Project.

- B. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

All mitigation measures, if any will be incorporated into the project to the extent physically feasible.