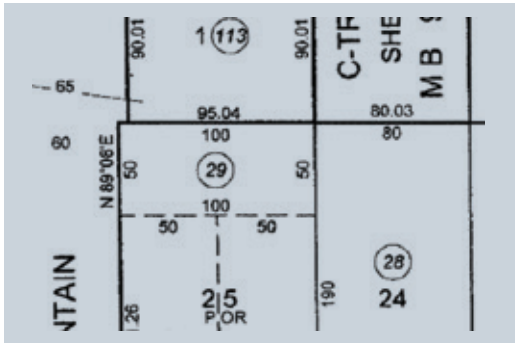
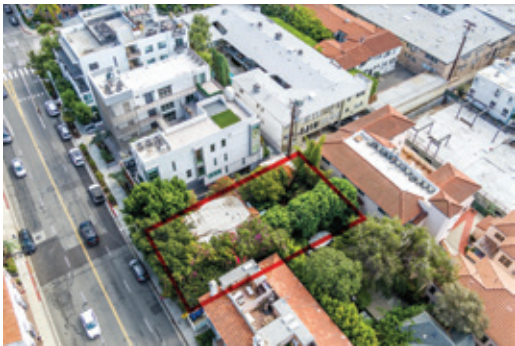
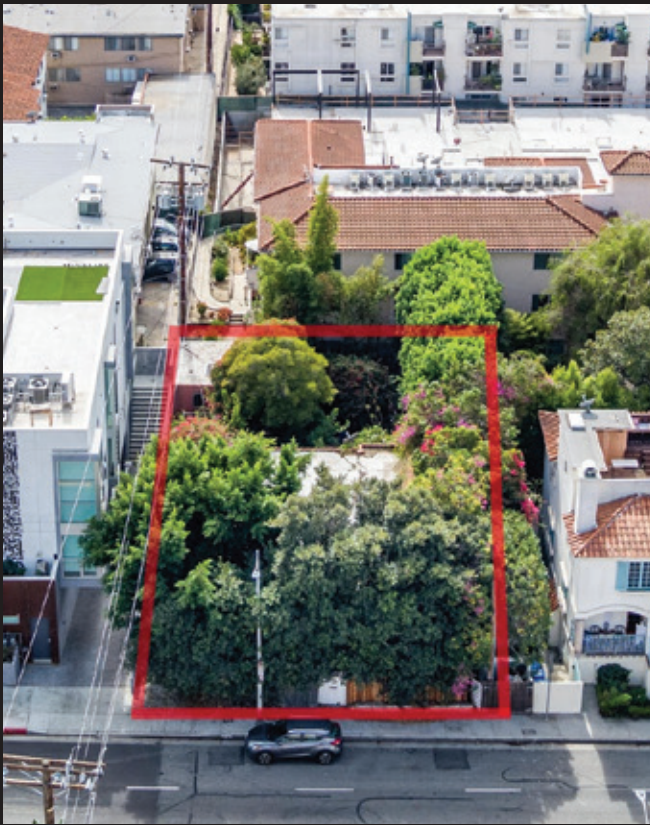




8226 Fountain Ave West Hollywood CA 90046

APN/PARCEL#	5554-016-029
JURISDICTION	WEST HOLLYWOOD
ZONING	R4A – 35’ 3 STORIES – 1 DU/872 SF OF LOT AREA (BASED ON W.H. ZONING MAP)
SETBACK	FRONT: 7.5’ SIDE: 5’ REAR: 7.5’
PLANNING DIVISION	PLANNING@WEHO.ORG
BUILDING & SAFETY DIVISION	BUILDING@WEHO.ORG



EXISTING SITE CONDITIONS

Existing structure is 1 Unit, 3 Bedroom 1 Bathroom house which is 1,418 SF.

ZONING NOTES

R4 (Residential, Multi-Family High-Density) District. The R4 zoning district provides for the development of a wide range of high-density multi-family housing, including apartments and condominiums. The standards of the R4 zoning district are intended to ensure that new high-density residential projects are compatible with the scale and character of existing high-density residential neighborhoods (see Table 2-3). The R4 zoning district is consistent with the R4A, R4B, and R4B-C residential land use designations of the General Plan. See the tables [HERE](#) for more information.

SITE ANALYSIS:

The overall lot is 5,000 SF (100’x50’x39’) The site contains 2 existing structures, 1,418 SF House with 3 Beds and 1 bath. The second structure appears to be either Garage or ADU.



MARK CIANCIULLI, ESQ.

CaIBRE:01990266

323-208-9512

mark@cremgroupe.com

