



View Impact Analysis Application

1. Project Location

Street Address: _____

Tract: _____ Block (if any: _____ Lot: _____

Assessor Parcel Number: _____

2. Project Team Information

Property Owner of Record

Property Owner of Record: _____

If Owned by a Corporate Entity or Trust, please provide the Authorized Member's name:

Address (current mail address): _____

City: _____ State: _____ Zip Code: _____

Telephone: _____

Email: _____

Applicant or Representative (if different than Property Owner of Record)

Applicant Name: _____

Company: _____

Address (current mailing address): _____

City: _____ State: _____ Zip Code: _____

Telephone: _____

Email: _____

Architect or Engineer of Record

Name: _____

Company: _____

Address (current mailing address): _____

City: _____ State: _____ Zip Code: _____

Telephone: _____

Email: _____

3. Proposed Project Description (check all that apply)

- New Construction, Single Family Dwelling
- Remodel, Single Family Dwelling
- New Construction or Remodel of a detached accessory building (this includes guest houses or ADUs)
- Haul Route (export greater than 1000 cubic yards as defined by LADBS)

- Eligible Project as defined by Los Angeles Department of Building and Safety (LADBS). Project meets City of L.A. 110% rule per City of L.A., Implementation Guidelines for Revised Emergency Executive Order No 1: Expedited Community Rebuilding and Recovery (issued April 16, 2025).
- Not an Eligible Project as defined by Los Angeles Department of Building and Safety (LADBS). Project does not meet the City of L.A. 110% rule per City of L.A., Implementation Guidelines for Revised Emergency Executive Order No 1: Expedited Community Rebuilding and Recovery (issued April 16, 2025).

4. Additional Project Information

a. Project History

What year was the original home permitted? _____

b. Floor Area

Floor area of existing or former structure as listed by the County Assessor:

_____ square feet

Residential Floor Area (as defined by LADBS) of the Proposed Structure:

_____ square feet

Footprint of proposed project meets City of L.A. criteria as being in substantially the same location as prior structure (see Implementation Guidelines document referenced above)

- Yes No

c. Height

What is the elevation of the centerpoint of the established flat pad on site as measured from Sea Level?

What is the very highest point of the proposed home as measured from Sea Level?

What is the total height of the project as measured by Envelope Height (as defined by the City of Los Angeles)

d. Stories

How many stories did the previous home have? _____

Did the previous home have a basement? _____

How many stories does the proposed home have? _____

Does the proposed home have a basement? _____

5. Project Description

Please provide a description of the proposed project. Attach additional sheets as necessary.

6. Neighbor Communications

- Have you erected story poles to delineate the building envelope of your proposed project?

Yes No

If yes, on what date were they erected? Date: _____

If removed, what date were they removed? Date: _____

(Please attach photographs of the story poles.)

- Have you had communications with these property owners or residents of the lots near your property whose views could potentially be affected by your proposed project? (Please note: All abutting neighbors and other neighbors whose view could be potentially impacted by the proposed project must be notified. Notification of additional neighbors whose view is impacted can be requested at the discretion of the Board.)

Yes No

Please list all names and contact information, together with a brief summary describing their reaction to your proposed project.

Neighbor 1

Name: _____

Address: _____

Email: _____

Telephone: _____ Date(s) of Communication: _____

Nature of Communication, and Neighbor Reaction:

Neighbor 2

Name: _____

Address: _____

Email: _____

Telephone: _____ Date(s) of Communication: _____

Nature of Communication, and Neighbor Reaction:

Neighbor 3

Name: _____

Address: _____

Email: _____

Telephone: _____ Date(s) of Communication: _____

Nature of Communication, and Neighbor Reaction:

Please attach additional sheets if necessary.

7. Acknowledgment

By submitting this Application, I acknowledge that no construction work may begin for this project until written approval is received from the MKPOA Board of Directors. I understand that incomplete applications may delay review. I also understand and agree that pursuant to the CC&Rs for my property that neither MKPOA as assignee of the Declarant...or any members thereof, nor any successor member thereof, shall ever be liable because of any action they take, or fail to take, or for any defect in any building erected herein, or at all, as a result of these restrictions, or otherwise and the owners of said lots, each of them agree jointly and severally to hold said MKPOA and its members free and harmless and to indemnify them accordingly from any claims, suits, any alleged liabilities, or otherwise with respect to any decisions, acts or inactions with respect to this application.

Signature of Applicant: _____

Date: _____

Signature of Property Owner: _____

Date: _____

Required Documents:

- Copy of L.A. Department of Building and Safety (LADBS) building permit application form (if already submitted)
- Architectural Plans - One full size (min. 24" x 36") printed set, and one digital copy. (as submitted or planned to be submitted to LADBS, excluding structural plans and electrical, plumbing or HVAC plans)
- Hyperlinked Preliminary Title Report (in .pdf form)

Other Documents:

If desired, include any supporting documents that may be helpful to MKPOA in assessing the view impact of the proposed project, such as view studies, photos of story poles, letters of support from neighbors, etc.

RETURN YOUR COMPLETED FORM VIA EMAIL TO:

**Marquez Knolls Homeowners Association
views@marquezknolls.org**