



Venice Neighborhood Council

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Email: info@VeniceNC.org,

LAND USE AND PLANNING COMMITTEE STAFF REPORT

Submitted to LUPC September 2, 2012

Submitted to VNC Board of Officers XXXXXXX

DRAFT

Case Numbers: **ZA 2012-1079**
ENV-2012-1080-CE

Address of Project: **3009 Sanborn Avenue**
Property Owners: **Gina Phinny**
Owner’s Representatives: **Victor Corona, AIA**

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| <u>LUPC CASE MANAGER:</u> | Mia Herron |
| <u>MOTION:</u> | The VNC approves the project at 3009 Sanborn Avenue, which will allow for reductions from the required prevailing and rear yard setbacks. |
| <u>MADE BY:</u> | |
| <u>SECONDED:</u> | |
| <u>VOTE:</u> | |
| <u>DATE APPROVED BY LUPC:</u> | |

PROJECT SUMMARY TO VNC:

The applicant is proposing demolition of an existing 1,157 SQ FT single family dwelling, and the construction of a new 2,697 SQ FT single family dwelling with a 342 SQ FT attached garage.

The applicant is requesting relief from LAMC section 12.08.C1 that would allow for a 30% front yard reduction from required prevailing setback of 14’-10” to 10’-6”. Additionally, the applicant is requesting the allowance of a 60% rear yard reduction from required setback of 15’-0” to 6’-0”. To note: the current structure’s existing front yard setback is 10’-6”, and the rear yard setback is 4’-0”.

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SYNOPSIS:

The applicant is requesting relief from LAMC section 12.08.C1 that would allow for a 30% front yard reduction from required prevailing setback of 14'-10" to 10'-6". Additionally, the applicant is requesting the allowance of a 60% rear yard reduction from required setback of 15'-0" to 6'-0". To note: the current structure's existing front yard setback is 10'-6", and the rear yard setback is 4'-0".

The applicant is providing the required two parking spaces, and does not exceed height limits of 30'-0" with varied / stepped back roofline. [TBC]

Applicant received consent signatures from adjoining neighbors at [INSERT; TBC].

Per the Los Angeles Municipal Code section 12.08C1 (page 44), the front yard for a key lot that adjoins a commercial corner lot may be one half of the prevailing setback of the block.

The LA Municipal Code Section 12.08 C 2 states that for lots less than 50' wide in the "R1" One-family zone, "the side yard may be reduced to ten percent of the width of the lot, but in no event to less than three feet in width."

LAMC 12.28 gives the Zoning Administrator the authority to grant adjustments in yard setback requirements mandated by the Zoning Code. Reduction requests in excess of 20% and those requests under 20% disapproved by LADBS must be filed with the Zoning Administrator.

1. Findings (in writing) to be used as justifications for the determination.
 - a. Does the request meet the spirit and intent of the Code?
This includes the effect of the reduction on adjoining neighbors and the compatibility with the surrounding neighborhood.

The property is adjacent to C2 Commercial, a 2-story dwelling unit with roof deck, and two parking lots. Given the mass and scale of the project within the greater context of the adjacent neighbors, the project is perceived as being within the character of the neighborhood.

- b. What is the impracticality for the project to comply with the letter of the Code?
This includes some circumstance specifically unique to the subject site for which the applicant has no other reasonable recourse other than to seek the modification.

The lot is irregular at 39' x 68'. Furthermore, the existing structure, which was built in 1938, has a front yard setback of 10'-6" and a rear yard setback of 4'-0".

Requests: The applicant is requesting relief from LAMC 12.08.C.1 to allow for a 30% front yard reduction from required prevailing setback of 14'-10" to 10'-6", and a 60% rear yard reduction from the required setback of 15'-0".

Size of Parcel: 3,207 SF

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| Size of Project: | 3,039 SF |
| Number of Stories: | 2 stories |
| Lot Dimensions: | 39'W x 68'L |
| Assessed Land Value: | unknown |
| Last Owner Change: | 2000 |
| Project Description: | The applicant is proposing demolition of an existing 1,157 SQ FT single family dwelling, and the construction of a new 2,697 SQ FT single family dwelling with a 342 SQ FT attached garage. |
| Venice Sub-Area: | Oakwood/Milwood/Southeast Venice |
| Zone: | R1 |
| Date of Planning Report: | TBA |
| Date of End of Appeal Period: | TBA |
| City Planning Report | |
| Prepared by: | N/A |
| LUPC Staff Report Done By: | Mia Herron |
| Owner/Applicant: | Gina Phinny |
| Owner's Representative: | Victor Corona |
| Contact Information: | (213) 407-4756 |
| Date(s) heard by LUPC: | September 5, 2012 |
| Advisory Agency Hearing Date: | N/A |
| Applicant's Neighborhood Mtg: (adjacent properties) | |
| Mello Act: | N/A |
| Environmental: | TBD |

ARGUMENTS FOR THIS PROJECT:

Applicant sits on especially small lot at 39' W x 68' L.
The new building would not differ from existing front yard setback, and would increase rear yard setback by 2'-0".
Given context of adjoining neighbors, the new building would fit within the character, mass and scale of the neighborhood.
Applicant is providing required parking and meeting the height requirements.

ARGUMENTS AGAINST THIS PROJECT:

The applicant is requesting relief from LAMC 12.08.C.1 to allow for a 30% front yard reduction from required prevailing setback of 14'-10" to 10'-6", and a 60% rear yard reduction from the required setback of 15'-0".

SYNOPSIS OF PUBLIC COMMENT:

Applicant has received letters of consent from adjoining properties.

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| LUPC Report compiled by: | Mia Herron |
| Estimated number of hours of staff time: | 3.5 |

To view drawings, visit the following link to project URL on CityHood:
<http://www.cityhood.org/ReportCaseActivityDetail.cncx?CID=28786&UGP=Anonymous>