

Special Instructions for:

**ZONING ADMINISTRATOR ADJUSTMENT (ZAA): AREA, YARDS, HEIGHT;  
DENSITY, HEIGHT, FAR > 20% (YV);  
BUILDING LINE  
REDUCTION IN OPEN SPACE OVER 10%  
HILLSIDE HEIGHT > 45 FT.; HILLSIDE RETAINING WALLS**

**ZONING CODE SECTIONS: 12.28 for Adjustments; 12.32 R for Building Lines; 12.21 G for Open Space**

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS, CP-7809**, should also be followed.

**ADDITIONAL INFORMATION/FINDINGS (ADJUSTMENTS):**

In order to grant your request, the following findings/questions must be addressed. Please try to explain, as best as possible, how your request conforms to the following requirements:

1. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses.

THE DUPLEX USE IS ALLOWED IN THIS ZONE AND MANY PROPERTIES  
IN THIS AREA HAVE SIMILAR BACK BUILDINGS WITH SIMILAR  
SET BACKS AS WE ARE ASKING FOR.

2. That the granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City.

THIS USE IS CONSISTENT WITH THE PLANNING DEPT. REGULATIONS.

3. That the granting of such adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

THE YARD REDUCTIONS ARE 20% OF THE REQUIRED SETBACKS.  
OTHER PROPERTIES IN THE NEIGHBORHOOD HAVE SIMILAR  
SETBACKS. THE EXISTING FRONT UNIT ONLY ALLOWS FOR  
A 8' PASSAGE TO THE BACK UNIT. THERE ARE MANY PROPERTIES  
IN THIS AREA THAT HAVE THIS CONDITION, AND THIS PROPERTY  
ALSO HAS AWEY ACCESS TO THE BACK UNIT.

- 4. That there are no adverse impacts from the proposed adjustment or that any adverse impacts have been mitigated.

THERE ARE NO ADVERSE IMPACTS FROM THESE YARD VARIANCES. ALL THE SURROUNDING NEIGHBORS HAVE SIGNED OFF ON THIS SCHEME.

- 5. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.

THE VENCE SPECIFIC PLAN REQUIRES 6 PARKING SPACES SO EVERY INCH OF LOT WIDTH IS CRITICAL TO MAKE THE PARKING WORK. THE PARKING ACCESS AISLE IS NOT COMPROMISED BY THE 20% REDUCTION OF REAR SET BACK.

**ADDITIONAL INFORMATION/FINDINGS (OPEN SPACE):**

The open space provided conforms with the objectives of the Open Space provisions of the Code.

OPEN SPACE IS PROVIDED BETWEEN THE FRONT UNIT AND THE NEW BACK UNIT. THE YARD REDUCTION INCREASES THE OPEN SPACE BETWEEN THE UNITS.

**ADDITIONAL INFORMATION/FINDINGS (BUILDING LINES):**

Describe how the proposal conforms to the following objectives: to provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the Land Use Element of the General Plan; to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; the prevent the spread of major fires and to facilitate the fighting of fires; to promote the peace, health, safety, comfort convenience, interest and general welfare.

MANY OF THE PROPERTIES IN THIS NEIGHBORHOOD HAS A FRONT AND A BACK UNIT.