

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

May 9, 2007

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CASE NO. ZA 2007-0846(ZAA)
ZONING ADMINISTRATOR'S
ADJUSTMENT
925 East Palms Boulevard
West Los Angeles Planning Area
Zone : R2-1
D. M. : 111B145
C. D. : 11
CEQA : ENV-2007-847-CE
Fish and Game : Exempt
Legal Description : Lot 22, Venice Vista
Tract

Request

The applicant is seeking pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.09-C,2 and 3 to permit the construction use and maintenance of a new, 633 square-foot two-story single-family dwelling and 169 square-foot deck with a 550 square-foot attached garage, that observes a 3-foot 3-inch easterly side yard in lieu of the required 5 feet and a 12-foot reduced rear yard in lieu of the required 15 feet; and from Section 12.21-C,2(b) to permit a reduced passageway of 8 feet in lieu of the required 10 feet. A one-story single-family dwelling on the front portion of the lot is to remain.

Property Description

The subject property is a level, rectangular-shaped, interior, record lot, consisting of approximately 0.12 acres (approximately 5,402.8 square feet), having approximately 40 feet of frontage on the west side of Palms Boulevard and has a uniform depth of 135 feet. The property is zoned R2-1 and is within the Venice Coastal Zone Specific Plan (Ordinance No. 175,693).

The Project

Field investigation on May 2, 2007, revealed, the subject property is developed with a one-story single-family dwelling set back approximately 15 to 18 feet from the east property line and a detached two-car partially enclosed carport located in the immediate vicinity of the property's northwest corner. The rear of the single-family dwelling is

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improved with an approximate 10-foot by 16-foot attached patio cover (see staff photos).

Vehicular ingress/egress is solely via the adjoining 15-foot wide improved alley. It should be noted that properties located on the west side of Palms Boulevard utilize the alley for vehicular ingress/egress associated with their garages.

Field investigation revealed that the southerly adjoining property (919 East Palms Boulevard) is developed with a one-story single-family dwelling located on the easterly portion of the site and a dwelling unit over the garage that adjoins the alley. The common property line between the subject property is improved with an approximate 6-foot to 6.5-foot high wooden fence and approximately 30 to 40-foot high Cyprus trees (located on the southerly adjoining property) which will partially screen the proposed project. The adjoining northerly property (929 East Palms Boulevard) is developed with a one-story single-family dwelling located on the easterly portion of the site and a detached garage adjoining the alley. The common property line with the subject property is improved with an approximate 6-foot high wooden fence.

At the time of field inspection on May 2, 2007, the Public Hearing Notice was posted.

On September 5, 2006, it was determined by Department of Planning staff, via DIR-2006-7721-VSO, that a Specific Plan Project Permit is not required and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all requirements contained in Section 8.A, 10.G and 13 (attached to the file).

Review of the Venice Coastal Zone Specific Plan

The subject property is located within the Oakwood-Milwood Southeast sub area and is subject to specific standards for development.

Section 10

G. Oakwood, Milwood, Southeast Venice

2. Density

- a. R2 Zone. A maximum of two dwelling units per lot shall be permitted on lots less than 5000 square feet in area. For lots greater than 5,000 square feet in area, one additional dwelling unit shall be permitted for each additional 2,000 square feet of lot area, provided that the dwelling unit is a Replacement Affordable Unit.

3. Height

- a. Venice coastal development projects with a Flat Roof shall not exceed a maximum height of 25 feet. Venice Coastal development projects with a varied Roofline shall not exceed a

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maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one-foot in depth for every foot in height above 25 feet.

- * All building heights shall be measured from the elevation of the fronting right-of-way.
- * Notwithstanding other provisions of the Venice Coastal Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five (5) feet

4. Access

- a. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleyways, unless the Department of Transportation determines that it is not Feasible.

Section 13

The applicant's representative states the following with in the Application Supplement.

- 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-foot passage to the back of the unit. There are many properties in the area that have this condition, and this property also has alley access to the back unit.
- There are no adverse impacts from these yard variances. All the surrounding neighbors have signed off on this scheme.
- The Venice Specific Plan requires 5 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 the rear setback.

Surrounding Land Uses

North

Adjoining property (929 East Palms Boulevard) is zoned R2-1 and developed with one-story single-family dwelling located on the easterly portion of the site and a detached garage adjoining the 15-foot wide improved alley. Vehicular ingress is solely via the 15-foot wide improved alley.

South

Adjoining property (919 East Palms Boulevard) to the south is zoned R2-1 and is developed with a one-story single-family dwelling located on the easterly portion

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of the site and a unit above the detached garage adjoining the 15-foot wide improved alley. Vehicular ingress is solely via the 15-foot wide improved alley.

Beyond that (915 East Palms Boulevard) to the south is zoned R2-1 and is developed with a one-story single-family dwelling located on the easterly portion of the site and a unit above the detached garage adjoining the 15-foot wide improved alley. Vehicular ingress is solely via the 15-foot wide improved alley. It should be noted that on May 30, 2002, that the Zoning Administrator approved an adjustment via Case No. ZA 2002-0605(ZAA)(SPP), to permit a) a reduced rear yard setback of 5 feet in lieu of the required 15 feet and, b) a passageway width of 5 feet in lieu of the required 10 feet from the street to the second dwelling in conjunction with the addition of a second unit to an existing single-family residence in the R2 Zone (attached to the file).

East

Properties to the east across Palms Boulevard are zoned R2-1 and developed primarily with one-story single-family dwellings with the exception of the property (924 East Palms Boulevard) directly across Palms Boulevard that is developed with a two-story single-family and attached garage.

West

Properties to the west across the 15-foot wide alley are zoned R2-1 and developed with a one-story single-family dwellings. Vehicular ingress/egress associated with these properties is solely via the 15-foot wide improved alley.

Previous Cases, Affidavits, Permits, and Orders On the Applicant's Property:

The Department of Building and Safety Property Activity Report indicate the following:

Application/Permit No. 06010-10000-02198 – Status Date, December 13, 2006.

Status: Verifications in Progress

Primary Use: (1) Dwelling Single-Family

Work Description: New two-story single-family dwelling with an attached garage at the rear of the lot. No change to the front unit.

Building Permit No. 00014-30000-00850 – Issued February 24, 2000, for a new 24.5-foot by 10-foot deck.

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties:

On April 27, 2007, staff utilized a 600-foot radius via the Zoning Information Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking recent and past Zoning Administrator adjustments associated with reduced passageways, second dwellings and additions.

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Case No. ZA 2006-5005(ZAA) - On November 14, 2006, the Zoning Administrator approved a request for an adjustment to permit a reduced rear yard of 2 feet 6 inches in conjunction with the construction of a 402.4 square-foot recreation room over an existing 365 square-foot garage in the R2 Zone, located at 860 Nowita Place.

Case No. ZA 2002-0605(ZAA)(SPP) - On May 30, 2002, the Zoning Administrator approved an adjustment to permit a) a reduced rear yard setback of 5 feet in lieu of the required 15 feet a passageway width of 5 feet in lieu of the required 10 feet from the street to the second dwelling in conjunction with the addition of a second unit to an existing single-family residence in the R2 Zone, located at 915 palms boulevard.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The Venice Plan Map designates the property for Low Medium I Residential land uses with corresponding zones of R2, RD5, RD4, and RD3 and Height District No. 1.

Specific Plans and Interim Control Ordinances:

The property is within the area of the Venice Coastal Specific Plan (Ordinance No. 175,693). The application is affected.

The property is within the area of the Coastal Transportation Corridor Specific Plan (ordinance No. 168,999). The application is not affected.

Zoning Information No. 2273 – Venice Coastal Specific Plan (Ordinance No.175,693)

Instructions:

No demolition, grading, building permit or certificate of occupancy shall be issued for any project within the Venice specific Plan area (including the Oxford Triangle Specific Plan area, [ZI 1412]) until the Project has received a clearance from the city Planning Department Community Planning Bureau. A Project is any construction, alteration, change of use or change of intensity of use, addition or demolition of an existing structure or building, on- and of-site parking; encroachment, grading or placement of fill into a buffer or setback in the Canals, Grand Canal and Ballona Lagoon areas, but does not include interior alterations, or exterior alterations that don not increase floor area, do not add projections, decks or balconies and do not change use or intensity of use.

Refer all Project applicants who require a Planning Clearance to the Community Planning Bureau, Venice Unit at (213) 978-1176 or (213) 978-1199, except that an application for a demolition with no new construction may be signed off by the Planning Department Public Counter.

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Zoning Information No. 1874 – Coastal Transportation Corridor Specific Plan
(Ordinance No. 168,999)

Instructions:

Issue no permit for any Project unless all the requirements of the Specific Plan are met and clearance is obtained from the Department of Transportation and the Bureau of engineering and any required mitigation measures relevant to the building are incorporated in plans. A Project is defined as any construction, addition, conversion, change of use, or use of land on a lot in the C, M, or P Zones, which requires the issuance of a building, grading or foundation permit, and which results in an increase in the number of Trips as determined by the department of Transportation. Off-site parking areas which serve a project shall be considered a part of the Project.

Refer all Project applicants to the Department of Transportation, West L.A./Coastal programs office at (213) 485-1062.

Streets

Palms Boulevard, adjoining the property to the east, is a Local Street dedicated a width of 50 feet and improved with curb, gutter and sidewalk.

The alley, adjoining the property to the west, is a through alley and is improved with asphalt pavement and concrete gutter within a 15-foot dedication.

Flood Hazard Evaluation:

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Environmental Clearance:

On February 20, 2007, the project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV-2007-847-CE, for a Categorical Exemption, Class 3, Category 2, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.


Comments from Other Departments or the General Public

At the time of report preparation, no public agency had submitted any written comments.

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At the time of report preparation, no correspondence from the general public had been received however, the adjoining and adjacent neighbors have signed letters of consent and have no objections to the proposed project (attached to the file).


WALTER J. GIBSON
Zoning Investigator

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