

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

**STAFF INVESTIGATOR REPORT**

June 20, 2007

Scott & Sharonne Trattner (A)(O)  
860 East Superba Avenue  
Venice, CA 90291

Talbot McLanahan (R)  
Talbot McLanahan, Architect  
1121 East Marco Place  
Venice, CA 90291

CASE NO. ZA-2007-1784(ZAA)  
ZONING ADMINISTRATOR'S  
ADJUSTMENT  
860 East Superba Avenue  
Venice Community Plan  
Zone : R2-1  
D. M. : 108B145  
C. D. : 11  
CEQA : ENV 2005-1785-CE  
Fish and Game : Exempt  
Legal Description: Lot: 1, Block: 11,  
Venice Annex

**Request**

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 an existing garage to observe a 1-foot westerly side yard setback in lieu of the required 4.8 feet, and to permit the existing garage and the proposed addition to observe a reduced rear yard setback of 6 feet in lieu of the required 15 feet, in conjunction with a 781 square-foot, two-story addition and a 72 square-foot, single-story addition to an existing 910 square-foot, single-family dwelling, on a 3,420 square-foot lot.

**Property Description**

The property is a relatively level, rectangular-shaped, corner parcel of land measuring 3,398.3 square feet in area, having a frontage of 38 feet along the southeast side of Superba Avenue, and a frontage of 90 feet along the southwest side of Linden Avenue, with the rear lot line abutting an adjacent alleyway known as Superba Court. The property is developed with an existing one-story, two-bedroom, 936 square-foot (as indicated by the County Assessor's Office), single-family dwelling with an existing one-story, one-car, 225 square-foot garage facing Superba Court (the rear alley). The private residence is 14 feet in height and was originally constructed in 1920. There is a 42-inch white picket fence surrounding the front and a portion of the front side yard, and a 6-foot, ivy-covered chain link fence along the remaining portion of the side and rear yards. The property is modestly landscaped with two mature trees on the premises, one in the front and one in the rear yard. Construction materials were observed in the front and rear yards in preparation for the proposed expansion.

## **The Project**

The applicant is proposing to construct a one-story, 72-square-foot addition (connecting the existing residence to the proposed accessory structure), and a two-story, 781 square-foot addition at the rear of the lot. Each floor of the proposed addition will consist of 390.5 square-feet. The applicant is also requesting a yard variance to maintain the one-foot side yard set back in lieu of the 4.8-foot set back required by Code. Photo #1 on the submitted Index Map identifies the existing residence on the southeast corner of Superba and Linden Avenues. The applicant has not yet prepared elevations. In a discussion on June 13, 2007, staff was informed that the architect is awaiting an initial determination by the Zoning Administrator before finalizing plans.

Also on June 13, 2007, the Zoning Investigator visited the site, took photographs, and observed that there were several other room-over-garage type structures along the alley behind the subject property (Superba Court) and in the general vicinity, including directly next door. A couple of properties appeared to be situated very close to the rear alleyway, directly along their respective rear yard property lines. The hearing notice was appropriately posted on the property in the front yard.

There were no past or present building and safety citations issued at the site, and no code enforcement activity was found. In addition, there are no relevant Q conditions or D limitations which may restrict the project proposal.

The signatures of seven (7) out of the eight (8) abutting property owners in support of the request have been included on the applicant's Master Land Use Permit and confirmed by the Zoning Investigator. The proposed project is not expected to be controversial.

The adjoining properties potentially most affected by the proposal, particularly in terms of increased noise and back yard privacy, include the 1,356 square-foot, two-story single-family residence located directly southwest of the subject property at 856 Superba Avenue (currently owned by Thomas Nelson and Garry Corgiat), and the 1,974 square-foot, two-story single-family residence located directly southeast at 863 East Marco Place (presently owned by Bonnie Diller).

## **Surrounding Land Uses**

Surrounding properties to the north, south, east and west are in the R2-1 Zone and are developed with one- and two-story residential single-family and multi-family dwelling units, primarily duplexes. The majority of homes in the area were originally built in the early to mid-1900's, with subsequent add-ons including second-story additions over garages.

## **Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property**

Case No. CPC-2000-4046(CA) - On June 7, 2001, the City Planning Commission disapproved a staff report for a Coastal Interim Control Ordinance.

Case No. CPC-1998-119(LCP) - On August 1, 2003, the City Planning Commission approved the staff report, findings and adopted a resolution re: amending the land use plan of the Venice Local Coastal Program.

Case No. CPC-1987-648(ICO) – On May 13, 1998, the City Planning Commission approved an Interim Control Ordinance temporarily permitting only building development in conformance with regulations based on the California Coastal Commission's interpretive guidelines for the area.

Ordinance No. 175,694 - Effective January 19, 2004, the City Planning Commission established a Categorical Exclusion Order that excluded certain development from the requirements of Coastal Development Permits within the Venice Coastal Zone.

Ordinance No. 175,693 - Effective January 19, 2004, the City Planning Commission repealed Ordinance No. 172,897, and re-established the Venice Coastal Specific Plan.

Ordinance No. 172,897 - Effective November 9, 1999, the City Planning Commission established the Venice Coastal Specific Plan.

Ordinance No. 172,019 – Effective June 29, 1998, the City Planning Commission established interim regulations relating to the issuance of building permits and the construction of new structures on lots located in whole or in part in that portion of the Venice Community Plan area located within the Coastal Zone.

Permit No. 03014-30000-03284 – On August 13, 2003, the Department of Building and Safety issued a permit for a 2' x 17'9" addition to an existing detached 1-car garage to enlarge the garage opening entry area. Replace all existing footings. No change in existing roof slope.

Permit No. 05014-10000-07134 – On September 2, 2005, the Department of Building and Safety denied a permit for a 1st floor remodel to existing single-family dwelling and a 2nd floor addition with a moment frame.

### **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties**

Case No. ZA 2007-1990(ZAD) - On July 5, 2007, the Zoning Administrator is scheduled to review an application to permit an over-height trellis/gateway 7 feet 6 inches in height, in lieu of the allowed 42 inches at 816 East Marco Place.

Case No. ZA 2006-8801(ZAA) - On February 16, 2007, the Zoning Administrator approved an application to permit a zero side yard set back on the south side and to permit a 2.5-foot set back on the north side in lieu of 4.5 feet, and permit a zero rear yard set back in lieu of 5-foot requirement and observe a building separation of 8 feet in lieu of 10 feet at 810 East Superba Avenue.

Case No. ZA 2006-5005(ZAA) - On November 14, 2006, the Zoning Administrator approved an to permit a second-story recreation room addition to an existing detached garage, to observe a reduced rear yard set back of 2 feet and 6 inches in lieu of the required 5 feet pursuant to section 12.21-C,5(f) of the Los Angeles Municipal Code, in the R2-1 Zone at 1705 South Linden Avenue, less than one block northwest of the subject property (corner of Linden and Nowita).

Case No. ZA 2005-5910(ZAA)(SPP) - On May 17, 2006, the Zoning Administrator approved an application to convert an existing garage to a master bedroom and add a new garage at 920 West Amorosa Place.

Case No. ZA 2005-5582(ZAA) - On December 22, 2005, the Zoning Administrator approved adjustments from Sections 12.09-C,2 and 3 of the Los Angeles Municipal Code to allow a reduced easterly side yard setback of 0-foot in lieu of the required 5 feet for a linear distance of 17 feet 9 inches and a reduced rear yard setback varying from 9-1/2 inches to 5 feet in lieu of the required 15 feet, for a linear distance of 21 feet 2 inches, all in conjunction with the construction, use and maintenance of a second story addition to an existing single-family dwelling, and a second story addition above an existing garage, with both second floors being connected by an unenclosed bridge in the R2 Zone. The property is located at 821 East Superba Avenue.

Case No. ZA 2005-1804(ZAA) - On August 26, 2005, the Zoning Administrator approved an application to permit a new garage at 852 East Palms Boulevard.

Case No. ZA 2004-6500(ZAD)(F) - On June 29, 2005, the Zoning Administrator approved an application to permit an over-in-height front yard fence at 856 East Superba Avenue, directly next door to the proposed project (appealed).

Case No. ZA 2004-6498(ZAD)(F) - On June 29, 2005, the Zoning Administrator approved an application to permit an over-in-height front yard fence at 854 East Superba Avenue, two doors southwest of the proposed project.

Case No. ZA-2004-0147(ZAA)(SPP) - On March 18, 2004, the Zoning Administrator approved adjustments from Sections 12.09-C,2 and 3 of the Los Angeles Municipal Code to permit a southerly side yard setback of 3 feet in lieu of the required 3 feet 6 inches and an easterly rear yard setback of 12 feet in lieu of the required 15 feet, in conjunction with the addition of a second story to an existing single-family dwelling located at 762 East Nowita Place.

Case No. ZA-2003-1710(CEX) - On March 19, 2003, the Office of Zoning Administration received an application to permit a 544-square foot addition to an existing single family dwelling at 854 West Amorosa Place, two blocks east of the subject property.

Case No. ZA 2002-6174(ZAA)(SPP) - On February 13, 2003, the Zoning Administrator approved a request to renovate and expand an existing single family dwelling located at 741 East Amoroso Place.

Case No. ZA 2001-5602(ZV)(SPP)(CDP)(MEL) - On June 3, 2002, the Zoning Administrator denied an application to create legal parking conditions for a proposed conversion of an existing one-family dwelling to a two-family dwelling by authorizing a tandem parking arrangement and a reduced parking bay width (back-up) into an existing alley at 817 East Superba Avenue.

Case No. ZA-2001-4401(ZAA) - On June 5, 2002, the Zoning Administrator approved a request to permit a front yard pergola 10 feet in height (sunscreen), on property located at 735 East Amoroso Place.

Case No. ZA-2001-3522(ZAA)(SPP) - On November 29, 2001, the Zoning Administrator approved adjustments from Sections 12.21-C,5(f) and (d) of the Los Angeles Municipal Code to permit the addition of a 448 square-foot recreation room over the detached garage of an existing single-family dwelling, with a zero-foot rear yard setback and a separation of 3 feet between the accessory building and the main building. The property is located at 763 East Nowita Place.

### **General Plan, Specific Plans and Interim Control Ordinances**

#### **Community Plan:**

The Venice Community Plan designates the subject property for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RWI. Height limits are stipulated in the Venice Coastal Zone Specific Plan and vary according to Subarea and roof type.

#### **Specific Plans and Interim Control Ordinances:**

The subject property is within the Venice Coastal Zone Specific Plan, Oakwood/Milwood/Southeast Venice Subarea. The proposed project is in compliance with the applicable regulations of this Specific Plan.

### **Streets and Circulation**

Superba Avenue, adjoining the property along its westerly property line, is a Local Street dedicated a width of 40 feet and improved with a paved roadway, curbs, and sidewalks on both sides. Superba Avenue is a two-way street with restricted parking. There is no parking at any time on the south/east side directly in front of the proposed project, and there is no parking from 9 to 11 a.m. on the north/west side on Wednesdays for street cleanings. There is a 4-way stop sign at the intersection of Superba and Linden. Parking is in relatively high demand in the general vicinity.

Linden Avenue, adjoining the property along its northerly property line, is also a Local Street dedicated a width of 40 feet and improved with a paved roadway, curbs, and sidewalks. Linden Avenue is a one-way street east and southbound. There is no parking at any time on the south/east side directly in front of the subject property, and there is no parking from 9 to 11 a.m. on the north/east side on Thursdays for street cleanings.

Superba Court, adjoining the property along its easterly property line, is an alley, dedicated a width of approximately 15 feet and improved with concrete paving.

### **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 April 10, 2007, the project was issued a Notice of Exemption (Article III, Section 1, City CEQA Guidelines), log reference ENV 2005-1785-CE, for a Categorical Exemption, Class 5, Category 10, Article III, Section 1, City CEQA Guidelines. State EIR Guidelines: Section 15300 *et seq.*

**Comments from Other Departments or the General Public**

At the time of report preparation, no correspondence from a public agency or member of the public had been received.

*Andre Parvenu*

ANDRE PARVENU  
Zoning Investigator

MAP:Imc