

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 granting of the reduced side yard setback of 2.25 feet in lieu of the 3 feet required will result in a development that is compatible and consistent with surrounding areas. Within this block, there are three, 4-unit complexes to the north and four, 4-unit complex to the south with one 2 unit complex. The lot split will reduce the complex to two, 2-unit complexes, this is more compatible with the area, where the bulk of the buildings across the grand canal and all the properties to the east are all single family dwellings. The existing front mass will be reduced through this subdivision as the existing roof joining the two units will be removed along with the existing deck.

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

Granting the reduced side yard set back will reduce the density and volume of the buildings. Additionally, the buildings measure 1386 square feet each. The separation will give the appearance of a two separate single-family dwellings which is consistent with the area.

The granting of the reduced side yard setback split will make certain that any future development will be limited to a single-family dwelling on each lot.

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 general plan in this area has reduced the zone from R3 to RW1, which only permits single-family dwellings as future developments. Subdividing this lot into two separate parcels will decrease the density, as there will be one structure per parcel and consistent in part with the RW1 zoning which aims for one structure per lot.

This subdivision will give the appearance of two separate single-family dwellings.

The parking situation will stay the same. There are two parking spots attached to one lot and three on the other. This lot split does not effect the parking situation.

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

There are no adverse impacts as there are no changes to the buildings and no interior alterations. There is no additional square feet that will be added.

Part of the roof and the front balcony that combines the two buildings will be removed to achieve separate physical structures. A new stairwell built to the north side of one of the buildings so both structures will comply with the required side yard setback in-between the structures. This will leave the buildings with an appearance of two smaller structures that appear to be single-family dwellings.

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

Almost all the buildings on this block were built by the same developer, as they all have the same appearance and are identical in size. The side yard setback to the south of the southern building is a only 2 feet 3 inches. The distance between this building and the building next door is 8 feet 9 inches. As they were probably built at the same time, by the same developer, adherence to the proper required set yard setbacks was not observed, causing the side yard setback to be 9 inches short. To move the building is completely impractical and strict adherence to the zoning code is impossible.

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

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

The lot split will not negatively impact to the Open Space requirements of the Code. The lot coverage is less than required and the height is under the height limit.

The only open space that falls short is the front yard setback of 14 feet to the front balconies that give access to the upper units.

However, the distance to the building, and not the balcony, from the front property line is 18 feet. The front yard setback requirement is 15 feet. The parking spaces will be maintained.

**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.

The lot split will conform to a greater degree to the current Planning Guides and Zoning Code in the Venice Canals. The buildings will now appear to be two single-family dwellings. The reduced side yard will still preserve the Venice Canal's character and appearance. From the front (canal side), the two buildings will appear to be two single family dwellings once the roof connection is removed and one stair moved to the north side of the building of the north building. It conforms to almost all the requirements of the Land Use Element and the General Plan. The access to the canals is not interrupted in any way, and the separation of the roofs will prevent the spread of fire between the two buildings. As the distance between the south building and the building next door is so large it will not prevent the fighting of fire of the south building. All the comforts, peace, health, safety, and interest of the canals will be preserved by the reduced side yard setback.