

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>		District Map
ENV No.	Existing Zone	
APC	Community Plan	Council District
Case Tract	APN	Case Filed With [DSC Staff]
ZA 2014-0583AA		2014-0581

CASE NO. _____

APPLICATION TYPE Parcel Map, Zoning Administrator Adjustment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1740 S Penmar Ave Zip Code 90291
 Legal Description: Lot 101 Block None Tract DURLEY PARK
 Lot Dimensions irregular Lot Area (sq. ft.) 5,934.00 Total Project Size (sq. ft.) 7,092.00

2. PROJECT DESCRIPTION

Describe what is to be done: Small lot subdivision of an existing 6,800 square foot lot into two (2) new lots with an average lot size of roughly 3,000 square feet after dedications, and the construction of two new single-family row-homes with a height of 30-feet. One of the homes will incorporate the existing detached garage structure.

Present Use: Single family home Proposed Use: Two (2) single-family homes

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard			
No. of residential units:	Existing <u>0</u>	To be demolished <u>0</u>	Adding <u>0</u> Total <u>0</u>

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
SEE ATTACHED

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

3. Action(s) Requested

Describe the requested entitlement which either authorizes actions OR grants a variance:

1. Code Section from which relief is requested:
Code Section which authorizes relief: 17.50

A Parcel Map to permit the subdivision of the subject lot into two new record lots.

2. Code Section from which relief is requested: 12.09.1 B
Code Section which authorizes relief: 12.28

An Adjustment to permit a 2,897 square foot lot and a 3,037 square foot lot in lieu of the 6,000 square foot minimum lot size required in the RD3 residential zone.

3. Code Section from which relief is requested: 12.01.1 B
Code Section which authorizes relief: 12.28

An Adjustment to permit a front yard setback for Lot 1 ranging from 7-foot 9-inch to 6-foot 4-inch, in lieu of the 15-foot front yard setback required in the RD3 zone;

And;

An Adjustment to permit a 2-foot 2-inch westerly side yard setback for Lot 1 in lieu of the 5-foot side yard setback required in the RD3 zone.

And;

An Adjustment to permit a southerly side yard setback for Lot 2 ranging from 4-feet 4-inches to 1-foot 6-inches in lieu of the 5-foot side yard setback required in the RD3 zone.

Adjustments allowed per LAMC 12.22 C, 27

4. Code Section from which relief is requested: 12.01.1 B
Code Section which authorizes relief: 12.28

An Adjustment to permit a 0-foot easterly side yard setback and 5-foot northerly rear yard setback for Lot 1 in lieu of the 5-foot side yard setback and 15-foot rear yard setback required in the RD3 zone;

And;

An Adjustment to permit a 0-foot westerly rear yard setback, and a 5-foot 5-inch prevailing front yard setback for Lot 2 in lieu of the 15-foot required rear yard setback and 5-foot required side yard setback in the RD3 zone.

FINDINGS FOR APPROVAL OF ADJUSTMENTS:

In order to grant your request, the following findings/justification must be addressed. Explain how your request conforms to the following requirements:

The proposed project is a small lot subdivision of an existing 6,931 square foot corner lot in the Penmar neighborhood, east of Lincoln Blvd in the Venice Community Plan. The property is subject to an inordinate amount of highway dedication due to the fact that it is a corner lot located at the nexus of two portions of street that are being realigned. As a result, the required highway dedications on Penmar Ave and Preston Way cause the net lot area to shrink from 6,931 square feet to 5,934 square feet; a reduction in lot area of almost 15%.

The existing detached garage will be preserved and incorporated into the design of the new Lot 1 home. The overall architectural theme is one of sustainability and creative re-use. The home on lot 1, where the original garage will be preserved, will be constructed from re-purposed shipping containers, which is one of the most advanced forms of "green" design. Preserving the original garage will also allow the building to connect in both form and spirit with the character of the original home.

The ZA Adjustments being requested are solely a function of (1) the inordinate reduction in lot area caused by the highway dedications, and (2) an attempt to salvage/reuse an existing building in order to building more sustainably and preserve some of the original character of the site.

The Applicant is seeking the following adjustments:

1. An Adjustment to permit a 2,897 square foot lot and a 3,037 square foot lot in lieu of the 6,000 square foot minimum lot size required in the RD3 residential zone.
 2. An Adjustment to permit a front yard setback for Lot 1 ranging from 7-foot 9-inch to 6-foot 4-inch, in lieu of the 15-foot front yard setback required in the RD3 zone;
 3. An Adjustment to permit a 2-foot 2-inch westerly side yard setback for Lot 1 in lieu of the 5-foot side yard setback required in the RD3 zone.
 4. An Adjustment to permit a southerly side yard setback for Lot 2 ranging from 4-feet 4-inches to 1-foot 6-inches in lieu of the 5-foot side yard setback required in the RD3 zone.
- a. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

As a result of the highway dedications, the lots are both irregularly-shaped, and Lot 2 is

substandard, which makes adherence to normal setback standards impractical. Nonetheless, the project makes an effort to conform to setback standards.

The proposed subdivision's corner location also makes setbacks difficult as each building interacts differently with its respective block. Furthermore, the proposed subdivision is not large enough to establish its own pattern of development and setbacks. As a result, the proposed homes must be designed to have the row-home look that is recommended in the guidelines while still respecting the prevailing setbacks and character of existing development on both Preston Way and Penmar Ave.

- b. That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed project conforms to all other standards of the LAMC, including the guidelines for small lot subdivisions.

The project size is generally smaller than what is allowed by-right. Total proposed floor area is 7,092, which is 16% less than the 8,447 square feet of floor area that is allowed by-right; and total lot coverage is only 55%.

- c. That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The proposed subdivision will make more efficient use of an underutilized, vacant home and irregular lot by creating infill homeownership opportunities at a lower price point.

Land costs in Venice are exorbitant. Development of a 6,931 square foot lot would result in a single home with a price tag in the 2-3 million dollar range. The housing stock in Venice consists of mostly luxury for-sale homes, older apartment houses, and converted garages. There is very little opportunity for entry-level or mid-level homeownership. By subdividing the lots, the applicant is creating more and better homeownership opportunities in an area that has too few.