



REAL ESTATE

## **Attachment A 644-650 E Sunset Ave**

### **Zoning Administrators Fence Case (F) Findings**

#### **THE REQUESTS**

The Applicant, Michael J Ullman, Trustee of the Worley Revocable Living Trust, is seeking the following discretionary approvals from the City of Los Angeles:

**Pursuant to L.A.M.C. Section 12.24.X.7**, a **Zoning Administrator's** approval granting relief from L.A.M.C Section 12.21.C.1(g) to permit the construction, use and maintenance of one 8'-0" max sliding black metal gate and two 8'-0" max black metal pedestrian gates flanked by a 8'-0" max stained wood fence with 8'-0" max tall Ficus trees within existing 1'-0" – 4'-0" existing concrete planters in the front yard setback along with the maintenance of existing 14'-0" tall Ficus hedges within the side yard setback in lieu of the 42 inches which is otherwise permitted in the front yard and 8'-0" which is otherwise permitted in the side yard by the Municipal Code.



## **PROJECT DESCRIPTION**

### Project Site

The subject property is an regular shaped parcel comprised of two lots containing approximately 9604.4 square feet of lot area with an approximate 80-foot frontage along Sunset Ave, and a lot depth, width of approximately 120 feet and 80 feet respectively according to Zimas. The property is currently under construction for conversion, remodel and addition to the existing duplex into a single-family dwelling per DIR-2017-5117-CDP-MEL-SPP. The subject site also contains a separate single family residence and detached garage with a recreation room above.

The subject site is located in the Venice Community Plan in an area designated for Low Medium II Residential land uses and is zoned RD1.5-1. The property is located in the Coastal Zone – Single Jurisdiction Area as well as a Liquefaction Area.

The surrounding properties to the north, south, east, and west are also zoned RD1.5-1 with single family and multi-family dwellings on similarly sized lots. This is consistent with the patterns of development in the Venice Community.

### Proposed Project

The applicant proposes to construct one 8'-0" max sliding black metal gate and two 8'-0" max black metal pedestrian gates flanked by a 8'-0" max stained wood fence with 8'-0" max tall Ficus trees within existing 1'-0" – 4'-0" existing concrete planters in the front yard setback along with the maintenance of existing 14'-0" tall Ficus hedges within the side yard setback. Both the vehicular access gate and pedestrian gate would front onto Sunset Ave.

### LAMC Conformance

As stated above, the Applicant is requesting a Zoning Administrator's Approval of a fence application to permit the construction, use and maintenance of one 8'-0" max sliding black metal gate and two 8'-0" max black metal pedestrian gates flanked by a 8'-0" max stained wood fence with 8'-0" max tall Ficus trees within existing 1'-0" – 4'-0" existing concrete planters in the front yard setback along with the maintenance of existing 14'-0" tall Ficus hedges within the side yard setback in lieu of the 42 inches which is otherwise permitted in the front yard by the Municipal Code.

Except for this instant request, the proposed project will abide by all applicable zoning and building codes per the Los Angeles Municipal Code (LAMC) and any other applicable regulating bodies.

## **STREETS AND CIRCULATION**

**Sunset Ave** – Adjoining the property on the northwest is Sunset Ave, a designated as a Local Street – Standard which requires a Public Right of Way of 60 feet and a Roadway Width of 36



feet and serves as vehicular access to the property. The existing Public Right of Way is approximately 60 feet

**Alley (Milwood Ct)** - Adjoining the property on the southeast is a 13.5-foot-wide Alley (Sunset Ct) that serves as separate vehicular access to the property.

## **PREVIOUS ZONING RELATED ACTIONS**

**DIR-2017-5117-CDP-MEL-SPP ; ENV-2017-5118-CE** - On November 28, 2018, the Director of Planning approved a Coastal Development Permit authorizing the remodel of, addition to, and conversion of an existing 1,180 square-foot one-story duplex located at 650 Sunset Avenue to a two-story 2,810 square-foot single-family dwelling, consolidating Lots 10 and 11, located at 644 and 650 Sunset Avenue respectively; the project provides three parking spaces in the new attached garage and will maintain two parking spaces for the existing single-family dwelling located at 644 Sunset Avenue

**ZA-2015-0913-CDP-MEL ; ENV-2015-914-CE ; DIR-2015-762-VSO** - On January 29, 2016, the Zoning Administrator approved a coastal development permit for the demolition of an existing single-family residence and the construction of a single-family residence located within the single permit jurisdiction of the California Coastal Zone and a determination of Mello Act Compliance located at 644 Sunset Avenue

**ZA-2001-2525-CDP-ZAA-SPP ; ENV-2001-2526-CE** - On November 29, 2001, the Zoning Administrator approved a Coastal Development permit for the construction of a 736 square-foot accessory building for an existing 1,180 square-foot duplex, and an adjustment from Section 12.21.X,5(b) of the Los Angeles Municipal Code to allow the construction of an accessory building 15 feet from the front property line in lieu of the required 55 feet, and a Specific Plan Project Permit Compliance located at 648-650 Sunset Avenue



## **ADDITIONAL INFORMATION / FINDINGS FOR APPROVAL OF ZONING ADMINISTRATOR FENCE APPROVAL**

### **Pursuant to LAMC Section 12.24-X.7**

#### **1. Describe how the proposed project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region**

Since this development regards a site with two single-family dwellings, this section requires further interpretation. In such a case, a benefit to the community or neighborhood would result if the private development caused no adverse impacts to said community or neighborhood.

The existing structures have existed on the property since 1952 and 1922 without adverse impact to neighboring properties. Vehicular access to the site will be from one vehicular access gate on Sunset Ave and one gate along the Alley with pedestrian access from one gate on Sunset Ave. The applicant is requesting an adjustment from LAMC Section 12.21-C,1(f) to permit the construction and continued maintenance of one 8'-0" max sliding black metal gate and two 8'-0" max black metal pedestrian gates flanked by a 8'-0" max stained wood fence with 8'-0" max tall Ficus trees within existing 1'-0" – 4'-0" existing concrete planters in the front yard setback along with the maintenance of existing 14'-0" tall Ficus hedges within the side yard setback in lieu of the 42 inches which is otherwise permitted in the front yard by the Municipal Code. As the construction of a new fence with no impact to the sites use, the Proposed Project will result in negligible changes to the properties relationship to neighboring properties.

Zoning regulations limit fence/hedge heights on residentially zoned property to provide visual consistency in neighborhoods and to limit bulk and mass in the front of properties. Such regulations, however, are written on a citywide basis and cannot take into account the individual, unique characteristics that a specific parcel and surrounding area may have. In this instance, the proposed gates and fence will provide security and privacy to the occupants of the residence. The property is located in Venice Neighborhood, which has numerous properties that have over-in-height fences, walls, and hedges. The project would provide for coherent development that is consistent with the spirit and intent of zoning.

#### **2. 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 construction and continued use of over-in-height walls, vehicular and pedestrian gates in the front yard will not result in a loss of light or air for neighboring properties or result in a dramatic change in the appearance of the property. Surrounding properties are within the RD1.5-1 Zone and are characterized by hillside topography. All adjoining properties are zoned RD1.5-1 and are developed with single-family and multi-family dwellings.



Records show that the following properties located in the vicinity of the subject property have received approval from the Office of Zoning Administration to construct over-in-height fences and walls in the required yards:

- 739 Indiana Avenue – ZA-1998-0602-F  
On October 15, 1998, the ZA approved a Zoning Administrator's determination to permit, as modified, an over-in-height fence within the front yard of a single-family residence in lieu of the 3 feet 6 inches otherwise permitted by Section 12.21 -C(g) of the Municipal Code
- 534 Broadway – ZA-1992-0478-F  
On July 13, 1992, the ZA approved a Zoning Administrator's determination, pursuant to the provisions of Section 12.27-I,1 of the Municipal Code, to permit the continued use and maintenance of an 8-foot high,, over-in-height, wood fence in the required front yard setback of a residential lot in the RD1.5 Zone, as not permitted by Section 12.09.5-C,1 of the Municipal Code
- 608 Westminster Avenue – ZA-1996-0913-F  
On December 31, 1996, the ZA approved a Zoning Administrator's determination to permit the construction, use and maintenance of a 6-foot in height wrought iron fence in the front yard setback of a two-story duplex at the above referenced location.
- 559 San Juan Avenue – ZA-1995-0573-F  
On September 13, 1995, the ZA approved a Zoning Administrator's determination to permit an over in height fence within the required front yard setback.

These similar approvals have not resulted in any adverse impacts to the neighboring properties. The property owner's gates will be compatible in terms of height, materials, and location to these other walls. The project is categorically exempt from the provisions of the California Environmental Quality Act. The project's location, size, height 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.

**3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Proposed Project substantially conforms with the purpose, intent and provisions of the General Plan and the Venice Community Plan. There is no applicable specific plan for the Project site. The Venice Community Plan designates the property for Low Medium II Residential land uses. The Community Plan does not address deviations in the heights of fences and walls. The neighborhood's residential character will not change as a result of the proposed hedge, wall, and gates; it will remain a single-family/multi-family neighborhood. As the use of the property is consistent with its zoning and land use designation, the project can be found to be in substantial conformance with the purpose, intent and provisions of the General Plan and Venice Community Plan.



**4. Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property**

The proposed one 8'-0" max sliding black metal gate and two 8'-0" max black metal pedestrian gates flanked by a 8'-0" max stained wood fence with 8'-0" max tall Ficus trees within existing 1'-0" – 4'-0" existing concrete planters in the front yard setback along with the maintenance of existing 14'-0" tall Ficus hedges within the side yard setback will result in no significant environmental impacts. The applicant proposes a design and construction material that is consistent with the design and materials of the proposed dwelling. The entry vehicular gate, which are set back from the property line, will allow motorists to have adequate visibility. The request will not impair any access to light and air or impede the views of any abutting property owners. As designed, the request provides for privacy and security without the need to create a solid "fortress" type effect. The request is not anticipated to have any impacts on solar access, ventilation or privacy of adjoining properties.