

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.		Existing Zone	District Map
APC		Community Plan	Council District
Census Tract	APN	Staff Approval*	Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. _____

APPLICATION TYPE _____
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project _____ Zip Code _____
 Legal Description: Lot _____ Block _____ Tract _____
 Lot Dimensions _____ Lot Area (sq. ft.) _____ Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: _____

Present Use: _____ Proposed Use: _____

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

Check all that apply: New Construction Change of Use Alterations Demolition

Commercial Industrial Residential

Additions to the building: Rear Front Height Side Yard

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: _____
 A Variance to allow 2 uncovered, compact parking spaces in lieu of 1-standard & 1-compact parking

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
 A Zoning Administrator Adjustment to allow for a 2 foot side yard setback along the southeasterly

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

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

4. OWNER/APPLICANT INFORMATION

Applicant's name _____ Company _____

Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Property owner's name (if different from applicant) _____

Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information _____ Company _____

Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: _____ Print: _____

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature (Seal)

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: _____ Community Plan Area: _____
PROJECT ADDRESS: _____

Major Cross Streets: _____
Name of Applicant: _____
Address: _____
Telephone No.: _____ Fax No.: _____ E-mail: _____

OWNER

Name: _____

Address: _____

Telephone No: _____

Signature: _____

APPLICANT'S REPRESENTATIVE

(Other than Owner)

Name: _____

(Contact Person)

Address: _____

Telephone No: _____

Signature: _____

(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____ DATE: _____

APPLICATION ACCEPTED

BY: _____ DATE: _____

RECEIPT NO.: _____

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

II. Existing Conditions:

A. Project Site Area _____
 Net and _____ Gross Acres _____

B. Existing Zoning _____

C. Existing Use of Land _____
 Existing General Plan Designation _____

D. Requested General Plan Designation _____

E. Number _____ type _____ and age ± _____ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: _____ and average rent: _____
 Is there any similar housing at this price range available in the area? If yes, where?

F. Number _____ Trunk Diameter _____ and type _____
 of existing trees.

G. Number _____ Trunk Diameter _____ and type _____
 of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
 _____ Less than 10% slope _____ 10–15% slope _____ over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are G natural or man-made drainage channels, G rights of way and/or G hazardous pipelines crossing or immediately adjacent to the property, or G none of the above.

J. Grading: (specify the total amount of dirt being moved)
 _____ 0-500 cubic yards.
 _____ if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported _____.

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- " National Register of Historic Places _____
- " California Register of Historic Resources _____
- " City of Los Angeles Cultural Historic Monument. _____
- " Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. _____

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*
- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**
Day 7 AM–10 PM _____
Night 10 PM–7 AM _____

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, _____ Owner (Owner in escrow)* (Please Print)	I, _____ Consultant* (Please Print)
--	---

Signed: _____ Owner	Signed: _____ Agent
------------------------	------------------------

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: _____ Notary	Signed: _____ Notary
Subscribed and sworn to before me this _____ day of _____, 20 _____ (NOTARY or CORPORATE SEAL)	Subscribed and sworn to before me this _____ day of _____, 20 _____ (NOTARY)

* If acting for a corporation, include capacity and company name.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 11-Rosendahl Community Plan Area: Venice
PROJECT ADDRESS: 2004 S Glencoe Avenue, Venice CA 90291

Major Cross Streets: Glencoe Avenue & Vienna Way
Name of Applicant: Campbell Laird & Heather White-Laird
Address: 2004 S Glencoe Avenue, Venice, CA 90291
Telephone No.: 310-773-1036 Fax No.: _____ E-mail: eclaird100@ca.rr.com

OWNER

Name: Campbell Laird & Heather White-Laird
Address: 2004 S Glencoe Avenue, Venice, CA 90291
Telephone No: 310-773-1036
Signature: See attachment

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: King R Woods & Associates, Inc. c/o King Woods
(Contact Person)
Address: 660 N Diamond Bar Bl. Diamond Bar, CA 91765
Telephone No: 909-396-9193; kingwoods@att.net
Signature: [Signature]
(Applicant's Representative)

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NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

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ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

APPLICATION ACCEPTED

BY: _____

DATE: _____

RECEIPT NO.: _____

4. OWNER/APPLICANT INFORMATION

Applicant's name Campbell Laird & Heather White-Laird Company _____
 Address: 2004 S Glencoe Avenue Telephone: (310) 773-1036 Fax: () _____
Venice, CA Zip: 90291 E-mail: eclaird100@ca.rr.com

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information King Woods Company King R. Woods & Associates, Inc.
660 N Diamond Bar Blvd. Ste 204 Telephone: (909) 396-9193 Fax: (909) 860-2553
Diamond Bar, CA Zip: 91765 E-mail: kingwoods@att.net

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: _____

Print: Heather White Laird

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

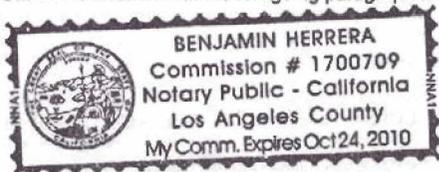
On June 14, 2008 before me, Benjamin Herrera Notary Public
(Insert Name of Notary Public and Title)

personally appeared Heather White Laird, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf on which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

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Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date





CAMPBELL D. LAIRD
2004 GLENCOE AVE.
VENICE, CA USA 90291-4007

1-810
210
1725352

498

Date 6.17.08

Pay to the order of City of Los Angeles \$6,899.00

Six thousand, Eight Hundred +
Nine ty nine Dollars

citibank
CITIBANK, N.A. BR. #10
1 PARK AVENUE
NEW YORK, NY 10016
Memo Zone Variances
City Filing Fee's

Citibank Everything Counts®
[Signature]

⑆02⑆000089⑆ ⑆7253928⑆ 0498

HEATHER WHITE-LAIRD
2004 GLENCOE AVE.
VENICE, CA 90291-4007

1-839
210
04154359

479

Date June 17, 2008

Pay to the order of BTC \$ 296.00

Two hundred + Twenty Six ^{no}/₁₀₀ — Dollars

citibank
CITIBANK, N.A. BR. #39
127 HUDSON STREET
NEW YORK, NY 10013
Memo 2004 Glencoe

[Signature]

⑆02⑆000089⑆ ⑆64154359⑆ 0479
leaving notices

HEATHER WHITE-LAIRD
2004 GLENCOE AVE.
VENICE, CA 90291-4007

1-839
210
04154359

477

Date June 17, 2008

Pay to the order of Los Angeles County \$ 50 ^{xx}/₁₀₀

Fifty Only — Dollars

citibank
CITIBANK, N.A. BR. #39
127 HUDSON STREET
NEW YORK, NY 10013
Memo fish + game

[Signature]

⑆02⑆000089⑆ ⑆64154359⑆ 0477



**City of Los Angeles
Department of City Planning**

06/11/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2004 S GLENCOE AVE

ZIP CODES

90291

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1992-446-HD
CPC-1992-318-ZC
ORD-169327

Address/Legal Information

PIN Number:	111B149 444
Area (Calculated):	5,465.4 (sq ft)
Thomas Brothers Grid:	PAGE 672 - GRID A4
Assessor Parcel Number:	4242015024
Tract:	TR 7289
Map Reference:	M B 79-75
Block:	None
Lot:	28
Arb (Lot Cut Reference):	None
Map Sheet:	111B149

Jurisdictional Information

Community Plan Area:	Venice
Area Planning Commission:	West Los Angeles
Neighborhood Council:	Grass Roots Venice
Council District:	CD 11 - Bill Rosendahl
Census Tract #:	2737.00
LADBS District Office:	West Los Angeles

Planning and Zoning Information

Special Notes:	None
Zoning:	R1-1VLD
Zoning Information (ZI):	None
General Plan Land Use:	Low Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Venice
Specific Plan Area:	Los Angeles Coastal Transportation Corridor
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel Number:	4242015024
Parcel Area (Approximate):	5,445.0 (sq ft)
Use Code:	0100 - Single Residence
Assessed Land Val.:	\$795,906
Assessed Improvement Val.:	\$208,912
Last Owner Change:	03/11/05
Last Sale Amount:	\$940,009
Tax Rate Area:	67
Deed Reference No.:	566665
Building 1:	
1. Year Built:	1940
1. Building Class:	D6B

1. Number of Units:	1
1. Number of Bedrooms:	2
1. Number of Bathrooms:	2
1. Building Square Footage:	1,136.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	5.76464 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Venice
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Pacific
Report District:	1433
Fire Information:	
District / Fire Station:	63
Batallion:	4
Division:	2
Red Flag Restricted Parking:	No

CASE SUMMARIES

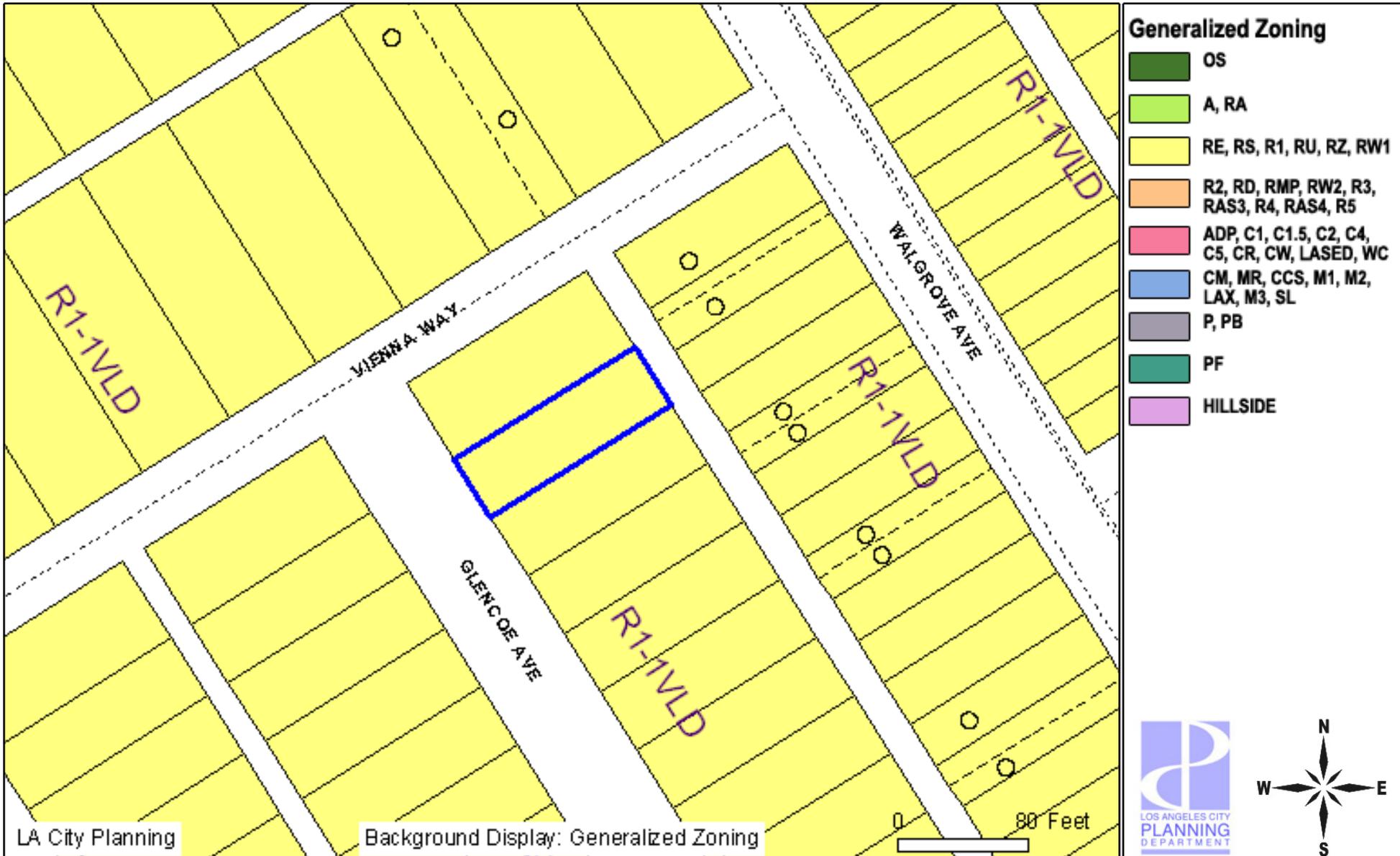
Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-1992-446-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Description(s): ZC & HD ENCOMPASSING THE REGULATORY PROVISIONS OF ORD NO 166,513, THE EAST VENICE MULTI-FAMILY ICO TO CONTROL MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE MULTI-FAMILY & COMMERCIALY ZONED PROPERTIES IN THE EAST VENICE & WEST MAR VISTA NEIGHBORHOODS, ®ULATE HEIGHTS IN SINGLE-FAMILY AREAS OF THOSE ...

Case Number: CPC-1992-318-ZC
Required Action(s): ZC-ZONE CHANGE
Project Description(s): ZONE CHANGES ENCOMPASSING THE REGULATORY PROVISIONS OF ORD. NO. 166,513, THE EAST VENICE MULTI-FAMILY INTERIM CONTROL ORDINANCE TO CONTROL MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE MULTI-FAMILY AND COMMERCIALY ZONED PROPERTIES IN THE EAST VENICE AND WEST MAR VISTA NEIGHBORHOODS, AND TO REGULATE H ...

DATA NOT AVAILABLE

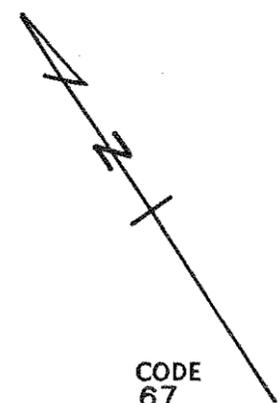
ORD-169327



Address: 2004 S GLENCOE AVE
 APN: 4242015024
 PIN #: 111B149 444

Tract: TR 7289
 Block: None
 Lot: 28
 Arb: None

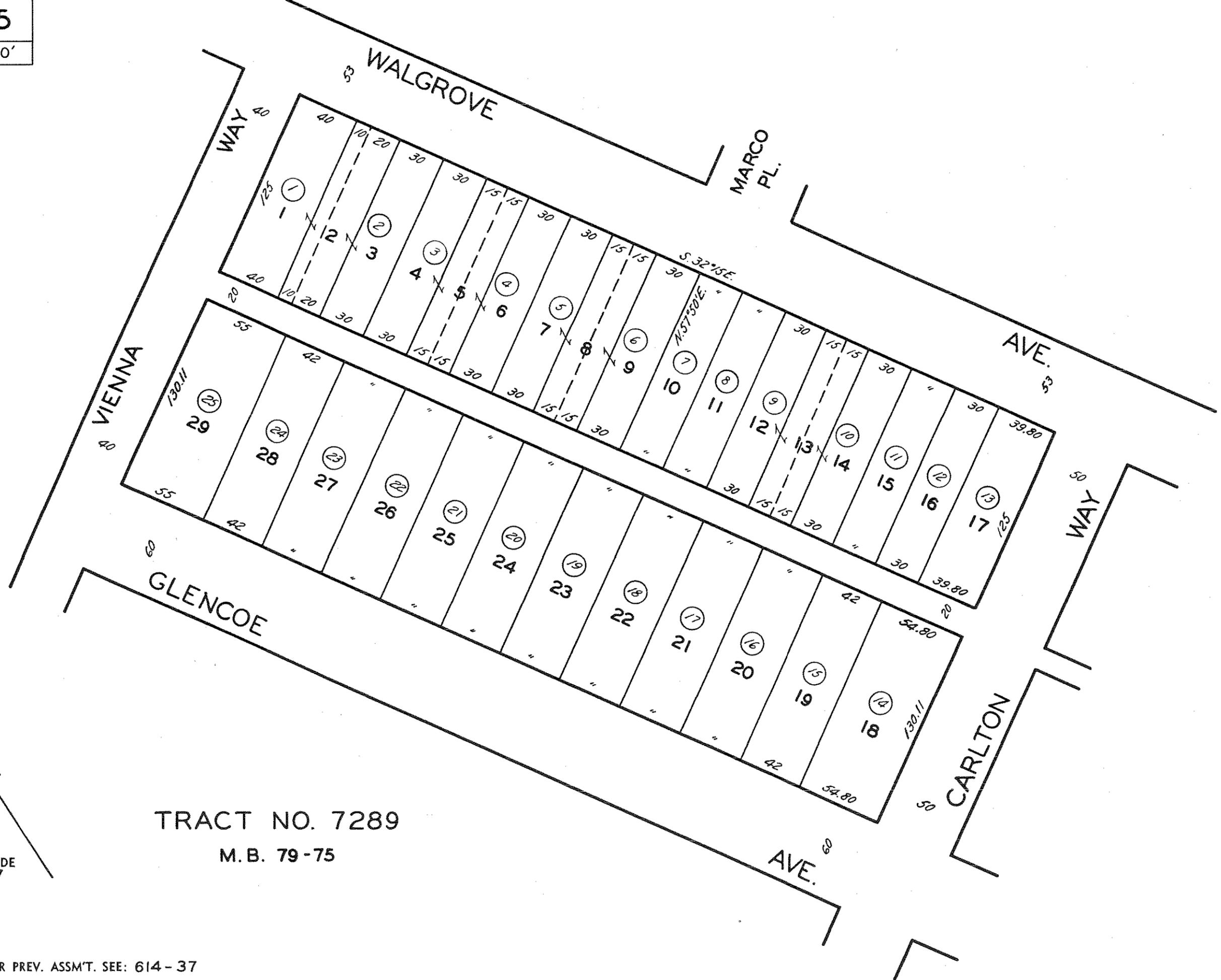
Zoning: R1-1VLD
 General Plan: Low Residential



TRACT NO. 7289
M. B. 79-75

CODE
67

FOR PREV. ASSMT. SEE: 614-37



July 31, 2008

Heather White-Laird & (A)(O)
Campbell Laird
2004 S Glencoe Ave
Los Angeles, CA 90291

King Woods and Associates, Inc. (R)
c/o King Woods
660 N Diamond Bar Blvd. Ste. 204
Diamond Bar, CA 91765
TEL: 909-396-9193
Email: kingwoods@att.net

Case No.
ZONING ADMINISTRATOR
ADJUSTMENT; ZONE VARIANCE
Project Address: 2004 S Glencoe Ave.

Plan: Venice

Zone: R1-1VLD

C.D.: 11 – Bill Rosendahl

C.T.: 2737.00

Area Planning Commission: West Los Angeles

Neighborhood Council: Grass Roots Venice

Legal Description: Lot 28 of Tract 7289, MB 79-75

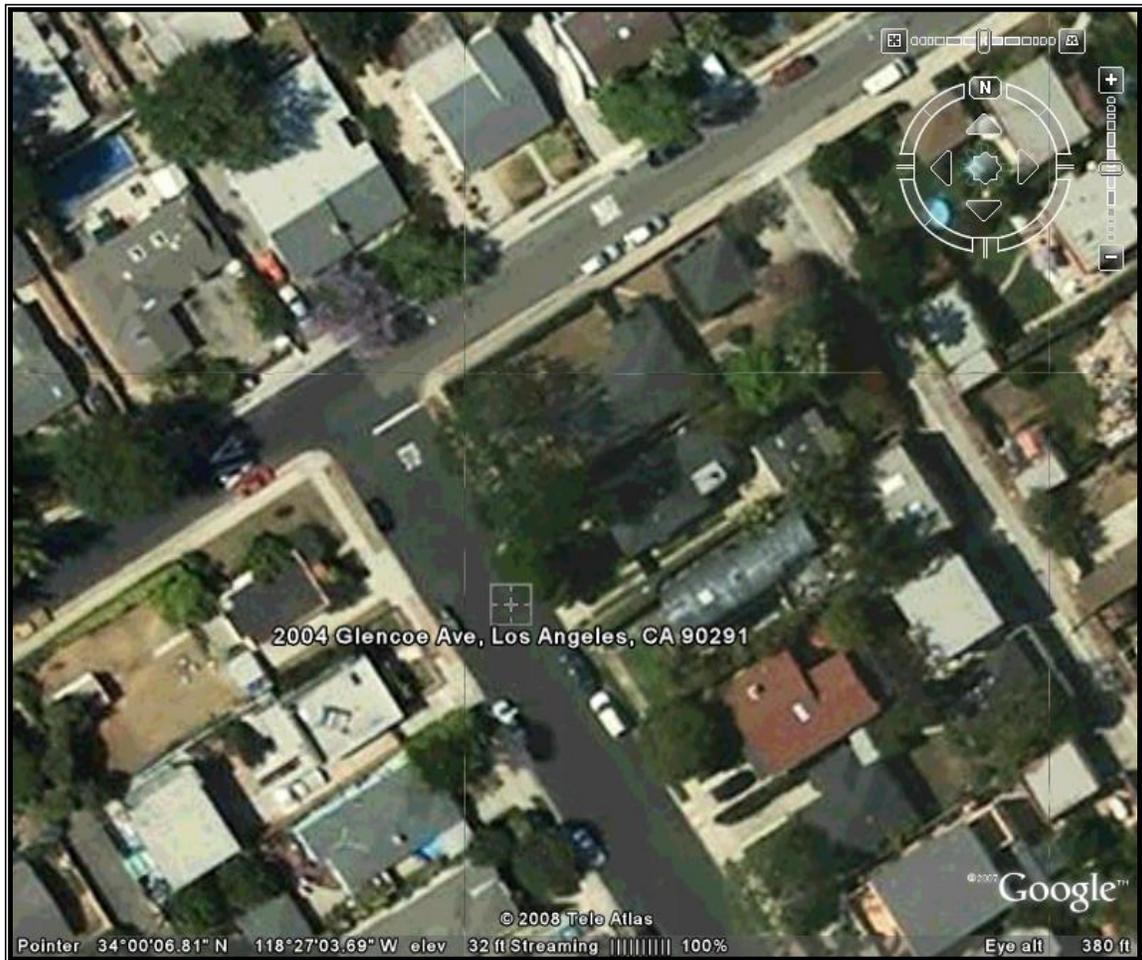
Request

A Zoning Administrator Adjustment pursuant to Los Angeles Municipal Code (L.A.M.C.) **Section 12.28**, to allow for a 2 foot side yard setback along the southerly property line in conjunction with the conversion of a single family-dwelling garage into a home-occupation, artist studio in the R1 zone; and pursuant to the provisions of Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code, a variance from L.A.M.C. **Sections 12.21.A.4 (a)** to allow two uncovered compact parking spaces in conjunction with the aforementioned project in lieu of the code required two parking spaces within a private garage in the R1 zone.

Project Description

The subject property is a rectangular, generally flat recorded lot having approximately 42 feet of frontage along the easterly side of Glencoe Avenue, a designated Local Street. The subject property is developed with a single-story, 1,135 square foot single-family dwelling and a stand-alone 339 square-foot private garage. The property is entirely zoned R1-1VLD. Recently, the applicant added a permitted 95 square foot storage addition to the stand-alone garage structure. As the property owner and project sponsor, the applicant wishes to

convert the existing private garage into a 339 square-foot, home-occupation compliant artist studio. Changing the occupancy of the existing garage will displace two required parking spaces and change the side yard requirements for the existing garage structure. Therefore, the applicant is filing a Zoning Administrator Adjustment seeking relief to allow for a 2 foot side yard setback along the southerly property line in conjunction with the conversion of a private, single family-dwelling garage into a home-occupation, artist studio; and a Variance to allow two uncovered parking spaces in conjunction with the aforementioned project in lieu of the code required two parking spaces within a private garage in the R1 zone.



**ZONING ADMINISTRATOR ADJUSTMENT AND SLIGHT
MODIFICATION
[Pursuant to Section 12.28]**

(A) That the granting of an adjustment will result in development compatible and consistent with the surrounding uses;

The subject property is developed with a single-story, 1,135 square foot single-family dwelling and a stand-alone 339 square-foot private garage. Recently, the applicant added a permitted 95 square foot storage addition to the stand-alone garage structure. As the property owner and project sponsor, the applicant wishes to convert the existing private garage into a 339 square-foot, home-occupation compliant artist studio. Changing the occupancy of the existing garage will displace two required parking spaces and change the side yard requirements for the existing garage structure. Therefore, the applicant is filing a variance seeking relief to allow for a 2 foot side yard setback along the southerly property line in conjunction with the conversion of a private, single family-dwelling garage into a home-occupation, artist studio; and to allow two uncovered parking spaces in conjunction with the aforementioned project in lieu of the code required two parking spaces within a private garage in the R1 zone.

Since the applicant is proposing the conversion of an existing structure, granting the requested yard adjustment will be consistent with existing spatial and yard arrangements for development in this neighborhood. The exterior appearance of the converted garage will remain residential, and the applicant has taken care to propose a project that will not diminish the privacy or value of nearby uses. Existing side yards have not adversely affected the aesthetics, safety or access to structures on the subject site or to adjacent uses, and the proposed conversion will maintain a structure that is compatible and consistent with surrounding properties.

(B) That the granting of an adjustment will be in conformance with the intent and purpose of the General Plan of the City;

The Venice Community Plan designates the subject property for Low Density Residential Uses with corresponding RE9, RS, R1, RU, RD6, and RD5 zones. The circulation element designates Glencoe Avenue as a Local Street, which is fully improved and dedicated to a width of 60 feet. Although the Plan does not specifically address the subject property, encouraging artist workshop development within the context of the community is consistent with the policies, objectives and goals of this community plan. The applicant's request for yard relief will create a viable and compatible artistic use while upgrading an older structure is in conformance with the spirit and intent of the General Plan, which aims to promote healthy and viable commercial activity.

(C) That the granting of an adjustment will be in conformance with the intent and purpose of the Planning and Zoning Code of the City;

The subject structure was built in 1940, before contemporary side yard zoning standards. Therefore, the antiquated site arrangement has created special circumstances regarding space for additional yard requirements. The applicant wishes to improve the subject property in a manner compatible with the pattern of development in this residential community. The proposed project will be consistent with the Code's Home-Occupation regulation, which recognize and regulates such home business uses. Relocating the subject structure to accommodate yard requirements for a project that complies with the home-occupation code would create practical difficulties. It is the applicant's belief that the Code's desire to ensure logical land development and the applicant's desire to provide a balanced home business project compatible with the character of development in this neighborhood can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

(D) That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated;

Granting the requested adjustment will not create materially detrimental conditions in the neighborhood. The subject structure is located near the rear of the property, and the use will be code compliant. Again, the proposed project will convert an existing structure, which was built before contemporary side yard zoning standards. In addition, the project will maintain the residential character of the property. Should the Zoning Administrator find it necessary, conditions could be draft or adopted to address concerns that the City or the community might have regarding the site layout. In light of these issues, granting the requested variance will not establish an incongruous use on the subject site and thus will not be detrimental to the surrounding neighborhood.

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

Although the zoning ordinance seeks to protect the community from incongruous land uses practices, the zoning regulations are written on a citywide basis and cannot take into account individual unique characteristics that may exist in a specific area and affect a specific parcel. There are several reasons why the strict application of the zoning code would create hardships for the applicant regarding the side yard issue.

- No new construction, only the remodeling of an existing garage structure.
- Converting the garage into an owner-occupied artist studio is not an incongruent use for a garage structure, which are often used as workshops;

- The project use will be consistent with the city's home-occupation regulations (Sec, 12.05.A.16)
- The remodeled structure will act as an auxiliary use to the subject single-family dwelling;
- Proposed use will be consistent with the surrounding character of Development;
- The new use will not be used as a separate domicile.

It is the applicant's belief that the Code's desire to ensure logical land development and the applicant's desire to provide a balanced commercial project compatible with the character of development in this neighborhood can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

ZONE VARIANCE

[From Section: 12.21.A.4 (a) – uncovered parking]

a. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The strict application of the zoning code regarding uncovered parking is not necessary and would create hardships for the applicant. The proposed project can comply with the spirit and intent of the code by the following means:

- The subject property is owner-occupied;
- There is ample driveway space to accommodate two cars in a manner that is compatible with the pattern of development in this neighborhood;
- As such, there will be no undue overflow parking onto public streets;
- The project is consistent with the home-occupation code section;
- An attractive gate will shield parking.

Since no new square footage will be added to the existing structure, the applicant feels that uncovered parking is the most appropriate mitigating measure that would best serve the applicant's intention while maintaining a residential feel to the site. It is the applicant's belief that the Code's desire to ensure logical land development and the applicant's desire to provide a balanced home business project compatible with the character of development in this neighborhood can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

b. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone or vicinity.

There are special circumstances regarding the existing structure, and the fact that no new floor area or new construction will take place in conjunction with this application. The property has a sufficient enough driveway to accommodate parking in conjunction with the garage conversion. This arrangement creates special circumstances that generally do not apply to other properties in the same zone.

c. That such a variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The applicant wishes to improve the subject property in a manner compatible with the pattern of development in this residential community. The proposed project will be consistent with the Code's Home-Occupation regulation, which recognize and regulates these home business uses. The applicant is seeking to develop this property compatible with the pattern of development in this neighborhood and consistent with the objectives and goals of the city's land use policies.

d. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

Granting the requested variance will not create materially detrimental parking conditions in the immediate neighborhood. As an owner-occupied project, the applicant wishes to maintain the residential character to the subject site. The proposed project will comply with the city's home-occupation regulations pursuant to (Sec, 12.05.A.16), and the remodeled garage structure will act as an auxiliary use to the subject single-family dwelling. There is ample driveway space to accommodate two cars in a manner that is compatible with the pattern of development in this neighborhood, and as such there will be no undue overflow parking onto public streets. Also, an attractive gate will shield parking. Should the Zoning Administrator find it necessary, conditions could be draft or adopted to address concerns that the City or the community might have regarding vehicular circulation. In light of these issues, granting the requested variance will not establish an incongruous use on the subject site and thus will not be detrimental to the surrounding neighborhood.

e. That the granting of the variance will not adversely affect any element of the general plan.

The Venice Community Plan designates the subject property for Low Density Residential Uses with corresponding RE9, RS, R1, RU, RD6, and RD5 zones. The circulation element designates Glencoe Avenue as a Local Street, which is fully improved and dedicated to a width of 60 feet. Although the Plan does not specifically address the subject property, encouraging artist workshop development within the context of the community is consistent with the policies, objectives and goals of this community plan. The applicant's request for parking relief will create a viable and compatible artistic use while upgrading an older structure is in conformance with the spirit and intent of the General Plan, which aims to promote healthy and viable commercial activity.