

FINDINGS/SPECIAL REQUIREMENTS



TRANSITIONAL HEIGHT

Class 1 Conditional Use Permit (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-7325.A. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles Municipal Code (LAMC) Section 12.24 X.22 (Class 1 Conditional Use Permit) of Chapter 1 authorizes the Zoning Administrator to review applications that exceed the maximum heights otherwise permitted by the provisions of LAMC 12.21.1 A.10 of Chapter 1. Procedures for a Class 1 Conditional Use Permit are governed by LAMC Section 13B.2.1. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Abutting Property Owners and Occupants from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Specialized Questions

The items below cover important information which will help acquaint the decisionmaker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Describe how the proposed building or structure will be compatible in scale with the existing adjoining and nearby structures and uses.

Height/Stories

The height in feet of the proposed project: _____

The average height in feet of adjoining structures: _____

Number of stories in the proposed project: _____

Number of stories in the surrounding structures: _____

Parking

How many parking spaces are provided? _____

Building Size

What is the square footage of the proposed structures in the new development? _____

Will the size of the proposed building or structure affect adjacent residential properties by:

- Obstructing views: ☐ YES ☐ NO
- Casting shadows: ☐ YES ☐ NO
- Reducing privacy: ☐ YES ☐ NO

Plan Requirements

The location of the following items shall be delineated on plans submitted with this application:

- Exterior walls of the proposed building or structure, and the adjoining residential uses
- Setback distances of adjacent properties
- Screening (fences, walls, landscaping) buffers between the proposed project and adjacent residential uses
- Location on adjacent residential properties of recreational areas (e.g., tennis courts, pools)
- Locations of trash and other storage area(s) of proposed building or structure
- Parking layout indicating striping, landscaping, and driveways

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. 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.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.