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February 10, 2021

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Robert Aitcheson / Leah Park
SCAAA
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CASE NO. ZA-2020-573-ZAA
ZONING ADMINISTRATOR'S
ADJUSTMENT
450 North McCadden Place
Wilshire Community Plan
Zone : RE11-1-HPOZ
D. M. : 141B185
C. D. : 4 - Raman
CEQA : ENV-2020-574-CE
Legal Description: Lot 123, TR 8320

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 Class 1 and Section 15331 Class 31, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways hazardous waste sites or historical resource applies; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, I hereby APPROVE:

a Zoning Administrator's Adjustment to permit a zero-foot southernly side yard setback for an existing contributing historic two-story single-family dwelling within the Hancock Park Historic Preservation Overlay Zone (HPOZ) in lieu of the otherwise required 5 feet required in the "RE" Residential Estate Zone by LAMC Section 12.07.1 C.2,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or Letters of Clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
7. Approved herein is a southerly front yard setback of 0-foot for a portion of an existing 2-story single-family dwelling structure. The permitted encroachment shall not exceed approximately 60 square-feet and eleven-feet in linear distance within the southerly side yard.
8. Prior to the issuance of a Certificate of Occupancy for the dwelling unit, the applicant shall submit a plot plan for review and approval to the Los Angeles Fire Department. Said Department's approval shall be provided in the form of a stamp on the plans submitted for sign off to the Department of City Planning, Development Services Center.

9. Prior to the issuance of building permits, the project shall conform with the Preservation Plan for the Preservation Zone, or (if no City Planning Commission-approved Preservation Plan exists) the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings subject to final approval of the Office of Historic Resources (OHR).
10. The project shall comply with the Conforming Work on Contributing Elements case number ADM-2020-4509-CWC and the associated plans stamped approved.
11. The project shall comply with the Conforming Work on Contributing Elements case number ADM-2019-3257-CWC and the associated plans stamped approved.
12. The project shall comply with the Conforming Work on Contributing Elements case number ADM-2019-2572-CWC and the associated plans stamped approved.
13. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow into adjacent residential properties.
14. No other deviations from the LAMC have been requested or approved herein.
15. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this adjustment is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's Adjustment in this matter will become effective after **February 25, 2021**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude
Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that subsequent contact regarding this adjustment must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing before the Zoning Administrator on February 9, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a Zoning Administrator's Adjustment enumerated in Section 12.28, have been established by the following facts:

BACKGROUND

The project site consists of an existing single parcel that is irregularly shaped trapezoid and is non-conforming to the RE11 Zone lot size standard per LAMC Section 12.07.01 C.4. The lot area is 11,100.9 square-feet with approximately 60-feet of frontage on the east side of McCadden Place, has an approximate average depth of 112-feet, and is 45-feet wide at the rear of the lot. The property is in the RE11-1-HPOZ Zone with a land use designation of Very Low II Residential. The site is located within the Hancock Park Historic Preservation Overlay Zone, a Transit Priority Area, an Urban Agriculture Incentive Zone, a Methane Zone, and is subject to the Modifications to SF Zones and SF Zone Hillside Area Regulations (ZI-2462). The site is located 2.84 miles from the Hollywood Fault, and there no schools within 500-feet of the property.

The project site is currently improved with an existing two-story single-family dwelling, driveway, car port, and pool. The residence is a contributing structure to the Hancock Park Historic Preservation Plan District. The existing southern-most portion of the house encroaches into the required side yard and is a street-visible component of the overall building. The applicant is requesting a Zoning Administrator's Adjustment to permit the zero-foot southernly side yard setback for the existing structure in lieu of the otherwise required 5-feet pursuant to LAMC Section 12.07.1 C.2, in conjunction with the conforming demolition of approximately 742 square feet at the rear of the existing two-story residential dwelling and the construction of a new 136 square-foot covered single-car single-story detached garage and 1,692 square-foot two-story addition to the rear of the single-family dwelling for a total Residential Floor Area of 5,052 square feet.

The proposed scope of work was reviewed, and approved, by the Historic Preservation Overlay Preservation (HPOZ) Board in case number ADM-2019-2572-CWC on August 21, 2020, in case number ADM-2019-3257-CWC on May 31, 2019, and in case number ADM-2020-4509-CWC on May 2, 2019. The HPOZ Board found that the project conforms with the Preservation Plan for the Preservation Zone, or (if no City Planning Commission approved Preservation Plan exists) the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Additionally, the proposed single-car garage located at the northeastern corner of the property is within the side and rear yard setbacks, which is permitted pursuant to LAMC Section 12.21 C.5(j).

The surrounding neighborhood is also located within the Hancock Park Historic Preservation Overlay Zone and are all contributing structures to the Preservation Plan District. The District is characterized by two-story, single-family residences in various Period Revival styles including Tudor Revival, English Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, and American Colonial Revival. The vast majority of the residences are set back 50 feet from the street and include side vehicular driveways generally leading through a porte cochere to a rear garage. The surrounding properties to the north, south and east are zoned RE11-1-HPOZ Zone and improved with two-story single-family dwellings with long side driveways and mature landscaping. The properties across North McCadden Place are zoned RE9-1-HPOZ and improved with 2-story single-family dwellings with long side driveways and mature landscaping.

North McCadden Place – adjoining the property to the west, is a Local Street – Standard composed of an asphalt roadway with street parking in each direction, dedicated to a right-of-way width of 60 feet and roadway width of 36 feet, with curb, gutter, and sidewalk.

Permit History:

Building Permit No. 19010-10000-01615 – On October 22, 2019, the Los Angeles Department of Building and Safety issued a building permit for the detached single-story, single car garage.

Building Permit No. 19014-10000-00760 – On October 22, 2010, the Los Angeles Department of Building and Safety issued a building permit for the partial removal of the rear portion of the structure, remodel, and 2-story addition.

Certificate of Occupancy Permit No. LA 89273/69 – On November 21, 1969, a Certificate of Occupancy was issued for a 1- and 2-story addition to the single-family dwelling located at 450 North McCadden Place by Los Angeles Department of Building and Safety.

Previous zoning related actions on the site include:

Case No. ADM-2020-4509-CWC – On August 21, 2020, the Director of City Planning determined Conforming Work on Contributing Elements for the reconfiguration of the previously approved fenestration pattern conformed with the Hancock Park Historic Preservation Overlay Zone.

Case No. ADM-2019-3257-CWC – On May 31, 2019, the Director of City Planning determined Conforming Work on Contributing Elements for the two-story addition toward the rear of an existing two-story structure conformed with the Hancock Park Historic Preservation Overlay Zone superseding ADM-2019-1523-CWC.

Case No. ADM-2019-2572-CWC – On May 2, 2019, the Director of City Planning determined Conforming Work on Contributing Elements for the construction of a new one (1) car garage in the rear of the property conformed with the Hancock Park Historic Preservation Overlay Zone.

Case No. ADM-2019-1523-CWC – On March 28, 2019, the Director of City Planning determined Conforming Work on Contributing Elements for the two-story addition toward the rear of an existing two-story structure conformed with the Hancock Park Historic Preservation Overlay Zone.

Relevant cases in the surrounding area:

Case No. DIR-2018-1051-COA – On June 18, 2018, the Director of Planning determined a Certificate of Appropriateness for a 1,318 square-foot 2-story addition to the rear side of an existing house located within the Hancock Park Historic Preservation Overlay Zone at 449 North Las Palmas Avenue.

PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing near the subject site for which an application as detailed below was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on February 9, 2021 at approximately 10:30 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the hearing was conducted entirely telephonically.

The applicant provided the following comments:

- The Adjustment request is for a 0-foot side yard setback.
- The existing home is currently under renovation which has been reviewed by the HPOZ process.
- The subject portion of the house which encroaches into the house does not comply to the HPOZ preservation guideline but demolish a part of a historical contributing house also violates the preservation guideline, thus the applicant's only option is to obtain an approval of a yard Adjustment.
- The side yard encroachment only takes place at the ground floor level.
- The encroachment portion is only about 60 square-feet and about 11-feet long.
- There is no other yard encroachment issue.

No other interested party attended the public hearing.

At the end of the public hearing, the Zoning Administrator stated that he approves the project as requested since the side yard Adjustment is only for a minor 60 square-feet of area which cannot be demolished due the HPOZ Preservation Guideline.

Communication:

No correspondence was received.

MANDATED FINDINGS

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. 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.**

The property is a 11,100.9 square-foot irregularly shaped rectangular lot that is non-conforming to the RE11 Zone regulations for lot width, on the east side of North McCadden Place. The site is in the Wilshire Community Plan Area with a Very Low II Residential Land Use designation and with a corresponding RE11-1-HPOZ Zone classification. The site has 60-foot frontage along North McCadden Place with an approximate average depth of 112-feet and a rear width of 45-feet. The site is currently improved with a 2-story single-family home, driveway, car port, and pool. The property was originally developed with a single-story single-family residential structure built in 1927. Improvements and additions have been made to the structure with the last major improvement being a two-story addition at the rear of the structure added in 1969.

The existing single-family residential building is a listed contributing structure in the Hancock Park Preservation Plan to the Hancock Park Historic Preservation District. The City of Los Angeles created the Hancock Park Historic Preservation Overlay Zone in 2006, Ordinance 177,839. The property was zoned RE11-1-HPOZ Zone in 2008 by Ordinance 180,162. The owner of the property recently purchased the property and subsequently started a series of renovation work including additions to different portions of the house. On August 21, 2020, the Historic Preservation Overlay Zone (HPOZ) Board reviewed and approved the reconfiguration of the fenestration pattern in case number ADM-2020-4509-CWC. The HPOZ Board reviewed and approved the demolition of approximately 742 square feet at the rear of the existing dwelling and the construction of a two-story addition on May 31, 2019 in case number ADM-2019-3257-CWC. On May 2, 2019, the HPOZ Board reviewed and approved the construction of a single-story single-car garage in the rear of the property in case number ADM-2019-2572-CWC.

The existing southernmost portion of the original single-story portion of the house encroaches into the required side yard setback, this is not a part of the current renovation and addition work. This historic portion of the house is a street-visible component of the building. As the applicant indicated in the February 9, 2021, public hearing that the subject portion of the house which encroaches into the house does not comply to the HPOZ preservation guideline but demolish a part of a historical contributing house also violates the preservation guideline, thus the applicant's only option is to obtain an approval of a yard Adjustment. Therefore, the applicant is seeking a relief from the R11-1-HPOZ setbacks limitations listed in LAMC Section 12.07.1 C.2 to maintain the existing zero-foot southerly side yard setback for the portion of the existing historic building. The subject Adjustment only pertains to a small portion of the existing house at the ground floor approximately 60 square-feet that encroaches into the southerly side yard.

Granting the Adjustment will allow the project to preserve the existing portion of the structure that is visible from the street and abuts the southern property line in order to support the goals of the Hancock Park Preservation Plan. Strict adherence to the RE11 zone side yard setback requirements would prohibit both the preservation of a portion of a historical structure and a practical resolution to the side yard encroachment. The grant allows the development of the site with the same type of use, massing, and scale as those multiple family residential uses which currently exist on-site in the RE11 Zone and within the Hancock Park Historic Preservation Plan area.

2. **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.**

On October 2, 2006, Ordinance No. 177,839 became effective creating the Hancock Park Historic Preservation Overlay Zone, and on October 4, 2008, Ordinance 180,162 became effective rezoning the project site from R1-1 to RE11-1-HPOZ as part of the Hancock Park Preservation Plan. The original single-family residential structure was constructed in 1927 and is a contributing structure to the Historic District. The proposed project is to allow for a zero-foot side yard setback for that portion of the existing single-family residential structure along the southerly property line in conjunction with the conforming demolition of approximately 742 square feet at the rear of the existing two-story residential dwelling and the construction of a new 136 square-foot covered single-car single-story detached garage and 1,692 square-foot two-story addition to the rear of the single-family dwelling for a total Residential Floor Area of 5,052 square feet.

The project site fronts North McCadden Place. The adjacent properties are also located within the Hancock Park Historic Preservation Overlay Zone and are all contributing structures to the Preservation Plan District. The District is characterized by established two-story, single-family residences in various Period

Revival styles including Tudor Revival, English Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, and American Colonial Revival. The vast majority of the residences are set back 50 feet from the street and include side vehicular driveways generally leading through a porte cochere to a rear garage. The adjacent properties to the north, south and east are within the RE11-1-HPOZ Zone and improved with 2-story single-family dwellings with long side driveways and mature landscaping. The properties across North McCadden Place are zoned RE9-1-HPOZ Zone and improved with 2-story single-family dwellings with long side driveways and mature landscaping.

The approved deviation from the required side yard setback in this grant corresponds with similar surrounding structures located along North McCadden Place. The curvature of the McCadden Place contributes to several other properties along the road having existing structures that encroach into the side yard setbacks such as 425, 432, 443, and 456 North McCadden Place. The existing southernmost portion of the single-family residence that encroaches into the required side yard setback abuts the southern property line which is shared with the single-family residence at 444 North McCadden Place. The location and massing the single-family residential building are compatible with the surrounding properties and contributes to the unique character and scale of the neighborhood and the Hancock Park Historic District.

The requested setback reduction will not have substantial negative impacts to character of the surrounding neighborhood. The portion of the building encroaches into the side yard is small in scale which yields approximately 60 square-feet of area. The proposed reduction in setback area will allow for the site to be developed in conformity with the Hancock Park Preservation Plan. The project also did not generate any opposing verbal and written comment submitted to the file prior to, at, or after the public hearing. Therefore, it is hereby concluded that the requested side yard reduction will be compatible and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety.

3. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The adopted General Plan Land Use Element is made up of 35 Community Plans. The subject project is within the West Los Angeles Community Plan. The Wilshire Community Plan Land Use Designation for the subject property is Very Low II Residential, with corresponding zone of RE11-1-HPOZ. The RE11 Zone classification requires lots to be a minimum of 11,000 square feet of lot area and have a minimum lot width of 70-feet. The project site is a substandard lot with 60-feet in width at the street frontage and 45 -feet at the rear. The approved side yard setback reduction, approved in this permit, will allow for the demolition of the rear of the structure and the construction of a new 2-story addition, while preserving the historic structure visible from the street.

With the approval to allow the existing historic street-visible structure to remain intact, the project meets the following object from the Wilshire Community Plan and the Goals of the Hancock Park Preservation Plan:

Wilshire Community Plan

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Hancock Park Preservation Plan

Goal 1: Preserve the historic character of the community.

Goal 2: Preserve the historic streetscape of Hancock Park.

Coal 3: Preserve the integrity of historic building and structures, particularly the street visible façade(s).

The project does not propose to deviate from any of the requirements of the General Plan, Land Use Element, Hancock Park Historic Preservation Plan, or the LAMC except for the southerly side yard setback for the existing structure. The use of the property will remain single-family residential, which is consistent with the Zoning and Land Use designation. Therefore, the Adjustment can be found to be in substantial conformance to the purpose, intent and provisions of the General Plan and Wilshire Community Plan to preserve and protect the residential use, character, and integrity.

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of the Flood Zone.

Inquiries regarding this matter shall be directed to Jim Harris, at james.harris@lacity.org or (213) 978-1241.



JACK CHIANG
Associate Zoning Administrator

JC:DK:IW:JH:MR

cc: Councilmember Nithya Raman
Fourth Council District
Adjoining Property Owners