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May 19, 2021

Ithyle T Griffiths and Angela Kohler (A)(O)  
814 N Edgeware Rd  
Los Angeles, CA 90026

Alexander van Gaalen (R)  
11150 W Olympic Blvd  
Los Angeles, CA 90064

CASE NO. ZA-2020-4751-ZAA  
ZONING ADMINISTRATOR'S  
ADJUSTMENT  
830-832 North East Edgeware Road  
Silver Lake – Echo Park – Elysian Valley  
Community Plan  
Zone: RD2-1VL-HPOZ  
C.D: 1  
D.M.: 136-5A211  
CEQA: ENV-2020-4752-CE  
Legal Description: Lot 18, Block 9, Tract  
Map No. 1 of Angeleno Heights, Map  
Reference M R 7-88/89

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), 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, or hazardous waste sites, or historical resources applies.

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

an adjustment from LAMC Sec. 12.09.1.B.2(a) to allow a zero-foot southerly side yard in lieu of the otherwise required minimum five-foot side yard,

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 and floor 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 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 Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, 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 Development Services Center for inclusion in the case file.
7. No other deviations have been requested or approved herein from any provisions of the Municipal Code.
8. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. 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.
- b. 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.

- c. 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 (b).
- d. 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 (b).
- e. 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 include 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 determination 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 determination in this matter will become effective after **JUNE 3, 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 Office**  
Figueroa Plaza  
201 North Figueroa Street  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

**Valley Office**  
Marvin Braude Constituent  
Service Center  
6262 Van Nuys Boulevard,  
Suite 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles Office**  
Development Services Center  
1828 Sawtelle Boulevard  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

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 determination 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 on May 18, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find as follows:

### **BACKGROUND**

The subject site is a hillside, downward-sloping, irregular-shaped, interior, approximately 11,437 square-foot parcel of land with an approximately 60-foot frontage on the east side of North East Edgeware Road. The property width varies from approximately 60 feet on the west (front) to approximately 77 feet on the east (rear), and the depth varies from 170 feet on the north to approximately 187 feet on the south.

The property is located within the Silver Lake – Echo Park – Elysian Valley Community Plan, which designates the property for Low Medium II Residential land uses, having corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The property is also located within the Angelino Heights Historic Preservation Overlay Zone (HPOZ) and identified Hillside Area. The site is also located within the East Los Angeles State Enterprise Zone (ZI-2129), a Transit Priority area (ZI-2452), the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI-2427), Urban Agriculture Incentive Zone, BOE Special Grading Area (A-13372), and a Methane Zone. Additionally, the site is located 0.38 km from the Upper Elysian Park Fault.

The property is developed with three structures, built between 1903-1910, all three of which are identified as a Contributors to the Angelino Heights HPOZ. A prior action (YV 84-196)

previously approved a 0-foot front yard setback, a 0-foot northerly side yard setback, and a 2.85-foot southerly side yard setback for the center building (830 N. East Edgeware Road). The southwest corner of the building fronting on East Edgeware Road (832 N. East Edgeware Road) encroaches upon Lot 17 by approximately 1.08 feet.

The proposed project is to allow for a zero-foot southerly side yard setback in lieu of the otherwise five-foot minimum required side yard to accommodate the existing building. No construction is proposed.

According to the applicant:

Originally, our pending PMEX application was for a lot line adjustment among Lots 17, 16, and 15, alone, and did not include Lot 18. This application was submitted to accommodate the completion of the relocation of the historic Neutra/Maxwell House (Los Angeles Historic-Cultural Monument Number 808) from its original site at 475 N Bowling Green Way to Lot 17. The relocation occurred in August 2008. The permitting process for this relocation, however, remains pending. (See Los Angeles Department of Building and Safety ("LADBS") Plan Check Number B06LA10768 and Permit Number 06010-10000-04540.)

At present, the Neutra/Maxwell House is not "of the land", and according to the Los Angeles County Assessor, this lot is vacant and unimproved. It is placed in its generally intended final location, which straddles Lots 17 and 16. It is wider than Lot 17, and thus the PMEX application was submitted to revise the lot line in question to accommodate. (This PMEX also includes Lot 15, but the adjustment of lot line between Lots 16 and 15 does not relate to the present request for a ZAA.) The structures requires further permitting to be set to the earth and restored to habitability and general code compliance.

Lot 18 was added to the PMEX application because a portion of a building on Lot 18 encroaches onto Lot 17, creating a violation on the site of Lot 17. This violation is preventing this application from being approved by LADBS. This structure was built and began encroaching on Lot 17 in 1911 (or in 1910, depending on the source). The structure is historic in its own right, designated as a Contributing Feature of the Angelino Heights Historic Preservation Overlay Zone ("HPOZ"). No work is intended on Lot 18 in relation to or dependent upon either the parcel map exemption application, or the present request.

Our intent is to adjust the lot lines such that the extent of the land under the encroaching structure is granted from Lot 17 to Lot 18, such that the violation on Lot 17 is cured. Whereas Lots 17, 16, and 15 are owned in common, Lot 18 is owned by a different party which has no shared ownership interests with the other three lots. As such, we seek to minimize the transfer of land from Lot 17 to Lot 18, to preserve as much of the current interests as they are, as possible.

The PMEX application is pending on the approval of the present request for a Zoning Administrator Adjustment. (See Item "c" of the City of Los Angeles Inter-Departmental Correspondence from LADBS to DCP, dated August 27, 2019.) If the request is not

approved, the PMEX application will not be approved. If the parcel map exemption application is not approved, the Neutra/Maxwell house, cannot be permitted to remain on site and used for habitation. As such, this historic structure will either be again relocated, fall further into dereliction, or be destroyed.

Surrounding properties are all zoned R2-1VL-HPOZ and are improved with one- and two-story single- and multi-family residences.

East Edgeware Road, abutting the site to the west, is designated by Mobility Plan 2035 as a Local Street – Standard and has a right-of-way-width of 60 feet and a roadway width of 40 feet.

A 20-foot-wide alley abuts the site to the north and east.

Previous Zoning Actions On-Site:

YD-84-196-YV – In 1984, the Zoning Administrator approved Yard Variances for the properties located at 830 E Edgeware Road to allow a zero-foot front yard, zero-foot northerly side yard and a 2.85-foot southerly side yard.

Related Zoning Actions Off-Site:

AA-2019-4846-PMEX – In progress; a proposed lot line adjustment and conversion of three parcels into two for lots located at 812-822 North East Edgeware Drive.

DIR-2007-5195-CCMP – In 2008, the Director of Planning approved a Certificate of Compatibility for the relocation of the Maxwell House, a Historically Cultural Monument from the Brentwood District to 822 East Edgeware Road.

**COMMUNICATIONS**

Jim Prager – On May 11, 2021, Mr. Prager, a prior property owner, called to state that there are development restrictions in the deed that prevent lot line adjustments and lot mergers.

**PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on May 18, 2021 at 9:00 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. Two individuals participated in the meeting, including the applicant's representative. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

The applicant's representative, Alexander van Gaalen, summarized the project as follows:

- The project request results from the relocation of a historic building onto Lot 17.
- On survey, it was found that a corner of the building located on Lot 18 encroaches onto Lot 17; this encroachment results in a Parcel Violation that needs to be resolved prior to approval of a Lot Line Adjustment Parcel Map AA 2019-4846-PMEX.

- The land on which the existing building is located would be granted to the owner of Lot 18, but the building would still observe a 0-foot side yard setback.
- Lots 15,16, and 17 are under common ownership.
- The requested side yard setback would cure the encroachment violation.
- There is no constriction associated with the request.

Joe Prager, prior owner of Lot 17:

- I had the property surveyed in the past, and it did not identify any encroachments, though no new construction has taken place since that time.
- The Lot Line Adjustment case does not result in a reduced side yard setback – the reduced setback already exists, and has for many, many years.
- I do not understand why this is an issue with LADBS now, when it was not an issue associated with a prior Lot Line Adjustment case considered and approved in the past.
- I do not object to the request.
- Consideration of the request has only delayed the restoration of the historic structure moved onto the property.

No other persons were present to provide any further testimony on the matter.

At the closing of the hearing the Zoning Administrator stated that he approved the request.

### **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 Municipal Code must be made in the affirmative. The following section states such findings with the applicable justification set forth thereafter

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 subject site is a hillside, downward-sloping, irregular-shaped, interior, approximately 11,437 square-foot parcel of land with an approximately 60-foot frontage on the east side of North East Edgeware Road. The property width varies from approximately 60 feet on the west (front) to approximately 77 feet on the east (rear), and the depth varies from 170 feet on the north to approximately 187 feet on the south.

The property is developed with three structures, built between 1903-1910, all three of which are identified as a Contributors to the Angelino Heights HPOZ. The southwest corner of the building fronting on East Edgeware Road (832 N. East Edgeware Road) encroaches upon Lot 17 by approximately 1.08 feet.

The proposed project is to allow for a zero-foot southerly side yard setback in lieu of the otherwise five-foot minimum required side yard to accommodate the existing building. No construction is proposed.

The zero-foot side yard setback request is part of another active case (AA-2019-4846-PMEX) involving a series of lot line adjustments between the adjacent Lots 15, 16, 17, and 18. The historic Neutra/Maxwell House (Los Angeles Historic-Cultural Monument Number 808) was relocated from its original site located at 475 N Bowling Green Way, to between Lots 16 and 17, adjacent to the subject site. That PMEX case cannot be processed because the existing building encroachment is a zoning violation that needs to be resolved prior to approval of the Lot Line Adjustment case. To resolve this issue, the portion of Lot 17 that is being encroached by 832 N. East Edgeware Road will be adjusted to be part of Lot 18, but doing so will require authorization of zero foot southerly side yard.

In the RD2 zone, a minimum side yard setback of five feet is required. The existing building fronting on N. East Edgemont Road has existed since the early 1900's, is a contributing structure to the HPOZ, and has observed reduced setbacks without conflict within the community. Presently, the structure is found to encroach upon the south adjoining property. This encroachment prevents necessary Lot Line Adjustments from being approved in conjunction with the final relocation and permitting of another historic structure within the community.

Strict adherence to the zoning regulations would require demolition of a portion of the existing contributing structure, which has existed here since the early 1900's. Partial demolition may result in the removal of architectural features that are significant to the building's eligibility as a Contributor to the Angelino Heights HPOZ. In 1986, permit #LA30607 was issued to allow the use of the subject property from commercial to apartments, and the building has been consistent with that use since then.

The intent of the setback requirements is to allow for air and light between buildings. The south adjoining property, Lot 17, containing the relocated historic building, is arranged such that there is no development adjacent to the encroaching building on the Lot 18, thus allowing for the circulation of air and access to natural light.

Inasmuch as the request seeks to obtain formal recognition and authorization to maintain the status quo within a Historic Preservation Overlay Zone, and the affected building is a contributing structure that has existed at this location for over 100 years, to require that the entire building be moved or partially demolished to accommodate contemporary zoning regulations would be impractical or infeasible, and that the project nonetheless conforms with the intent of those regulations to provide light and air circulation to the building.

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 safety, public health, welfare and safety.**

The property is developed with three structures, built between 1903-1910, all three of which are identified as a Contributors to the Angelino Heights HPOZ. The southwest corner of the building fronting on East Edgeware Road (832 N. East Edgeware Road) encroaches upon Lot 17 by approximately 1.08 feet. This building has existed at this located for over 100 years.

The proposed project is to allow for a zero-foot southerly side yard setback in lieu of the otherwise five-foot minimum required side yard to accommodate the existing building. No construction is proposed.

The south adjoining property, Lot 17, containing the relocated historic building, is arranged such that there is no development adjacent to the encroaching building on the Lot 18.

The zero-foot side yard setback request is part of another active case (AA-2019-4846-PMEX) involving a series of lot line adjustments between the adjacent Lots 15, 16, 17, and 18. The historic Neutra/Maxwell House (Los Angeles Historic-Cultural Monument Number 808) was relocated from its original site located at 475 N Bowling Green Way, to between Lots 16 and 17, adjacent to the subject site. That PMEX case cannot be processed because the existing building encroachment is a zoning violation that needs to be resolved prior to approval of the Lot Line Adjustment case. To resolve this issue, the portion of Lot 17 that is being encroached by 832 N. East Edgeware Road will be adjusted to be part of Lot 18, but doing so will require authorization of zero foot southerly side yard.

The subject building has existed at its current location for over 100 years and is part of the fabric of the development of this community. A reduction of the required side yard setback extends formal recognition of the building's existing condition with respect to contemporary zoning regulations. The most affected property, the southern adjoining property, Lot 17, needs the approval to facilitate permitting for a historic structure relocated to their property.

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 safety, public health, welfare and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Silver Lake – Echo Park – Elysian Valley Community Plan area. The Community Plan Area Map designates the property for Low Medium II Residential land uses, with corresponding zones of RD1.5, RD2, RW2, and RZ2.5 Zones; the property is zoned RD2-1VL-HPOZ. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Community Plan contains the following Goals, Objectives, and Policies:

Goal 1 A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the plan area.

Objective 1-1 Achieve and maintain a housing supply sufficient to meet the diverse economic and socioeconomic needs of current and projected population to the year 2010.

Policy 1-1.2 Improve the quality of existing single family and multiple family housing throughout the Plan Area.

Policy 1-1.4 Encourage new infill residential development that complements existing development and architectural style.

Policy 1-1.6 Promote the preservation of existing single and multiple family neighborhoods.

Policy 1-1.7 Promote the unique quality and functionality of the Community Plan Area's mixed single and multiple family residential neighborhoods by encouraging infill development that continues to offer a variety of housing opportunities that capitalize on the eclectic character and architectural styles of existing development.

Objective 1-4 Promote and ensure the provision of adequate housing for all persons, including special needs populations, regardless of income, age or ethnic background.

Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.

Objective 1-5 Preserve and enhance neighborhoods with distinctive and significant historic or architectural character.

Policy 1-5.1 Protect and enhance the historic and architectural legacy of the Plan's area's neighborhoods.

Policy 1-5.2 Encourage reuse of historic resources in a manner that maintains and enhances the historic character of structures and neighborhoods.

Approval of the request for a reduced side yard setback facilitates the further processing and permitting of a historic residential structure located on the southern adjoining lot, which is presently without final permits and not habitable. The relocated historic structure is a compatible addition to the existing Historic Preservation Overlay Zone. Approval of the request displaces no existing residential units or use but helps to bring one single-family dwelling unit back into use. Approval of the request also preserves the existing building and would not necessitate the partial demolition of the structure which contains dwelling units. Approval of the reduced setback would extend formal recognition of a condition which has existed within the community for over 100 years.

Further, the property is located within the Angelino Heights Historic Preservation Overlay Zone, which contains the following Goals and Objectives:

Goal 1 RECOGNIZE THAT THE CHARACTER PRESERVATION OF THE DISTRICT AS A WHOLE TAKES PRECEDENCE OVER THE TREATMENT OF INDIVIDUAL STRUCTURES OR STREETS.

Objective 1.2 The preservation of historic buildings is a priority.

Goal 2 ENCOURAGE THE RETENTION OF STRUCTURES, FEATURES AND MATERIALS FROM THE PERIODS OF SIGNIFICANCE.

Goal 3 RECOGNIZE THE IMPORTANCE OF THE HISTORICAL DEVELOPMENT PATTERNS AND LOT CONFIGURATION AND THEIR RELATIONSHIP TO THE STREETScape.

Objective 3.3 Enhance infill development to increase property values, stabilize the neighborhood, and promote interest in the neighborhood.

Approval of the request would preserve an existing contributing historic structure that retains features from the period of significance and facilitates the improvement of an otherwise vacant lot with a relocated historic structure at the rear of the southern adjoining property.

As mentioned before, the subject property contains a four-unit apartment building. Initially built in 1903 with a commercial use, the building has since been repurposed as a four-unit apartment building and has been designated as a Contributor to the Angelino Heights HPOZ. The application requests a zero-foot southerly side yard setback because the four-unit apartment building is encroaching onto the neighboring Lot 17. Allowing the zero-foot southerly side yard setback would preserve the neighborhood's distinctive and significant historic or architectural character; protect and enhance the historic and architectural legacy of the area's neighborhoods and

encourages reuse of historic resources in a manner that enhances the historic character because doing so would allow the building to remain complete and intact by avoiding partial demolition to be in substantial conformance with zoning regulations. For the reasons articulated above, the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

#### **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 in Zone X, outside of flood zone areas.

Inquiries regarding this matter shall be directed to Marie Pichay, Planning Staff, at [marie.pichay@lacity.org](mailto:marie.pichay@lacity.org) or (213) 978-1470.



JONATHAN A. HERSHEY, AICP  
Associate Zoning Administrator

JAH:NC:mp

cc: Councilmember Cedillo  
First District  
Adjoining Property Owners

# EXHIBIT "A"

Page No. 1 of 1

Case No. ZA-2020-4751-EAA

## 812-832 N EAST EDGEWARE RD ZONING ADMINISTRATOR ADJUSTMENT PROPOSED SITE PLAN AUGUST 3, 2020 CREST REAL ESTATE

Legal Description: Lots 18 in Block 9 of Map No. 1 of Angelino Heights, Map Book 7 Pages 88-89.

Bench Mark: The elevation of 480.8 on sewer manhole station 3+58.88 as shown on Sewer Wye map no. 135A209-B on file in the city of Los Angeles was used as datum for this survey.

Boundary: Record information per Grant Deeds adjusted to found city centerline monuments.

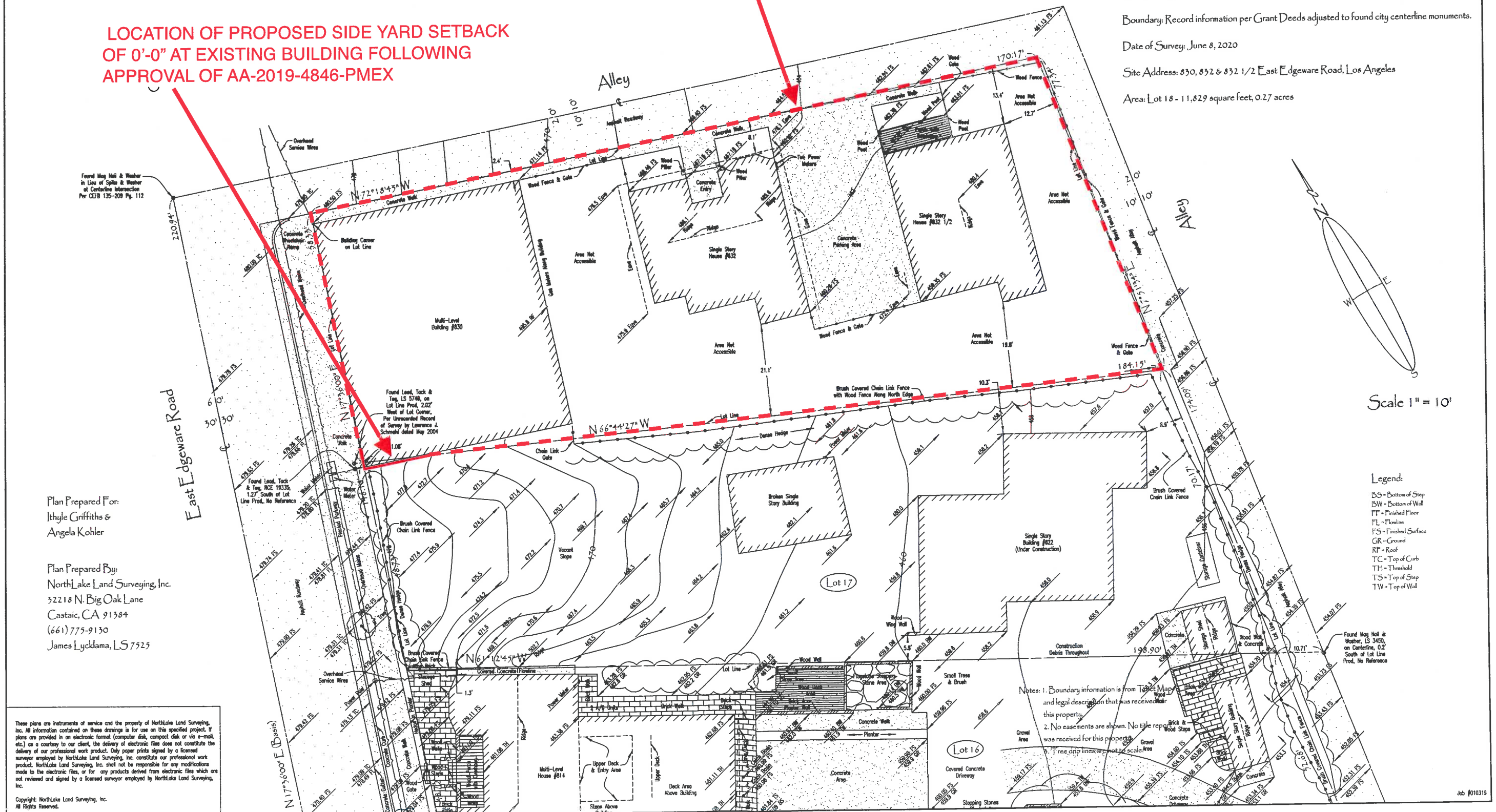
Date of Survey: June 8, 2020

Site Address: 830, 832 & 832 1/2 East Edgeware Road, Los Angeles

Area: Lot 18 - 11,829 square feet, 0.27 acres

LOCATION OF PROPOSED SIDE YARD SETBACK OF 0'-0" AT EXISTING BUILDING FOLLOWING APPROVAL OF AA-2019-4846-PMEX

PERIMETER OF SUBJECT PROPERTY



Plan Prepared For:  
Ithyle Griffiths &  
Angela Kohler

Plan Prepared By:  
NorthLake Land Surveying, Inc.  
32218 N. Big Oak Lane  
Castaic, CA 91384  
(661) 775-9130  
James Lycklama, LS 7525

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Legend:  
BS - Bottom of Step  
SW - Bottom of Wall  
FF - Finished Floor  
FL - Floorline  
FS - Finished Surface  
GR - Ground  
RF - Roof  
TC - Top of Curb  
TH - Threshold  
TS - Top of Step  
TW - Top of Wall

Notes: 1. Boundary information is from Titled Map and legal description that was received for this property.  
2. No easements are shown. No title report was received for this property.  
Free drip lines are not to scale.