

**ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA) - LAMC 12.28**

City of Los Angeles - Department of City Planning

- Fences, Walls, Gates, Hedges, Light Fixtures, and other appurtenances > 8' in the Yard or Setback Area (Various Zones; 12.21 C1 (g))
- Adjustments from Density (lot area per unit), Height and FAR < 20% (Various Zones; 12.21.1)
- Adjustments from Yard or Setback requirements (Various Zones and Sections)
- Adjustments from Space/Passageway and Location (12.21 C2 & 5)
- Adjustments from Residential Floor Area ≤ 10% (Various Zones)
- Encroachments into Building Lines (12.32 R)

The Zoning Administrator's Adjustment Findings/Justification is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS(CP-7810).

Public Noticing Requirements: Abutting Owners.

FINDINGS FOR APPROVAL OF ADJUSTMENTS:

*In order to grant your request, the following findings/justification must be addressed. Explain how your request conforms to the following requirements:*

1. That 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.

SEE ATTACHED

2. That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

SEE ATTACHED

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

SEE ATTACHED

ZA 2014 1307



**Vanowen Street Apartments**  
14411 Vanowen Street.  
Van Nuys, CA 91405

**Findings for approval of a Zoning Administrators Adjustment:**

**1. The proposed location will be desirable to the public convenience or welfare**

The subject property consists of a 20,287 square foot C21-1L zone lot at 14411 Vanowen Street. This site is developed with a 12,280 square foot two story office building which was constructed in 1963. We are requesting to change the use of the existing commercial building to residential apartments. We are proposing a development of 27 moderate to low income apartments with associated parking. We are not proposing to increase the building area or building height.

The property is located on Vanowen Street a heavily traveled major east west four lane secondary highway. Most of the near by properties along Vanowen Street are developed with multi family residences and commercial buildings. This property is adjoined by a four story parking structure to the north, a three story apartment to the west, the City of Los Angeles Animal Shelter to the east and a medical pharmacy across the street to the south.

It is well established that low to moderate income apartments in the City and in Van Nuys are in short supply. Many have waiting list. The construction of a new 27 unit apartment in Van Nuys will enhance the ability of people to find a suitable housing in this area of the Valley.

**2. The project is proper in relation to adjacent uses or the development of the neighborhood.**

This site is developed with a 12,280 square foot two story office building which was constructed in 1963. We are requesting to change the use of the existing commercial building to residential apartments. The existing building is 26 feet high at the front and approx. 22 feet at the rear and sides. The existing building was constructed under the zoning requirements of the C2 zone and as such has no front or side yard setbacks. We seek a variance to allow us to keep this as there is ample separation between our building and the adjacent buildings. The existing residential building to the west is 10 feet from the property line and the existing commercial building to the east is approximately 100 feet from the property line.

**ZA 2014 1307**

We propose to modify the front elevation to a more appealing Mediterranean design. We propose to add spanish roof tiles, decorative wrought iron railing, and new stucco and paint finish. We propose to add new stone planters along the front of the building. All windows will be replaced with new energy efficient dual glass type.

The location of the subject property on a Vanowen Street provides easy vehicular access. Entry to the parking at the rear is thru a access easement from Van Nuys Blvd. The site permits ease access to public transportation routes along Vanowen and Van Nuys Blvd. The property is now and will be fully fenced and enclosed to provide protection for the tenants. There is a well defined and private on-site parking for the tenants. All of these characteristics make the location of this proposed apartment proper in relation to the adjacent uses and the development of the community.

**3. The proposed location will be in harmony with the various elements and objectives of the General Plan, the Community Plan, and applicable Specific Plan.**

The Van Nuys – North Sherman Oaks Community Plan a part of the Land Use Element of the General Plan and designates the subject parcel for community commercial uses with a corresponding zone of C2-1L. The property is not currently within the area of any Specific Plan or interim control ordinances. The site is zoned C2-1L consistent with the land use designation of the Community Plan. The land use designation allows for multi-family residential. Our proposed change to R-4 use is consistent with the intent of the land use designation.

The existing land use of community commercial for R-4 zone allows a density of one dwelling unit per 400 SF of area for a total of:  $20287/400 = 50$  units. We are asking for a total of 27 units which equals a density of 750 SF.

The property is not currently within the area of any Specific Plan or interim control ordinances. However the Los Angeles Municipal Code allows the Zoning Administrator to grant us the requested change in use in the existing C-2 zone and grant us the setback variances. As such the location is in harmony with the various elements and objectives of the General Plan.