

CPC

2014-1774

May 14, 2014

City of Los Angeles
Planning Department

Attn: Bob Duenas
Senior City Planner- Valley

(VIA- HAND DELIVER)

RE: 7051-7061 N. FIRMAMENT AVE
VAN NUYS, 91406
REQUEST FOR GENERAL PLAN AMENDMENT/ZONE CHANGE

On behalf of the owner / applicant Firmament Village, LLC we hereby request for a General Plan Amendment / Zone Change from R1-1 to RD-3, Low Residential to Low Medium I Residential for a Vesting Tentative Tract Map – Small Lot Subdivision to create 13 New single family residences in the Van Nuys – North Sherman Oaks Community Plan.

Summary of Proposed Development.

1. Net Lot Area 44,973.2 SF = 1.035 Acres
2. Existing Zone R-1 (Low Residential)
3. Proposed Zoning RD-3 (Low Medium I Residential)
4. APN 2222-036-007 & 008
5. Parking in RD-3 Zone
 - 2 spaces per unit = 26 Spaces (REQ'D)
 - Covered Parking Provided = 26 Spaces
 - Guest Parking = 5 Spaces
 - Total Parking Provided = 31 Spaces
6. Demolition All Existing Structures to be Removed
7. Required Open Space None Required.
8. Average Lot size 2,700-4,500 sq. ft.
9. Average Gross Building Area . 2,400-2,500 sq. ft.
10. Two Story Single Family Development – Max Height 24 feet
11. 20 foot Private Driveway with Hammerhead Turnaround - Access from Firmament.
12. 13 New Single Family Residences

Previous Case:

Tentative Tract No.: 61212 – Approved for 6- single family lots- Decision August 15, 2005

Findings:

The surrounding properties are currently zoned for Multi-Family and single family residences. The property to the north is zoned RD2-1 which contains 36 condos. The property to the North Corner is zoned R1-1. The property to the east and south is zoned R-1. The property to the West is the 405 Freeway.

The proposed project will employ a transitional zoning scheme that serves to buffer the single-family neighborhood located on Firmament from the 405 freeway which abuts the property to the West.

The abutting property to the north zone RD2-1 will make this proposed zone change to RD-3 consistent with the multi-family zone. The Small Lot Subdivision Design will also create an additional noise barrier from the 405 to the West, which will mitigate the noise impacts to the residential neighborhood.

The proposed Small Lot Subdivision design will utilize the Multi- family use with single-family design, which is consistent with the surrounding area.

The proposed General Plan Amendment / Zone Change request will be consistent with the developments in the surrounding area

Please accept this request for a General Plan Amendment / Zone Change with the following sets of Plans.

1. Preliminary site plan, floor plans and elevations
2. 500 Radius Map with Land Uses

If you need any additional information please feel free to call me at 213-880-6289.

Thank you,

Sean Nguyen
EZ Permits, LLC
C/o Firmament Village, LLC