

November 23, 2015

(Owners)

Arutyun & Christine ADAMIAN
6639 Norwich Ave.,
Los Angeles, CA 91605

Case No.

Zone Administrators Adjustment (ZAA)

Project Address: 6639 Norwich Ave
Los Angeles, CA 91605

Zone: R1-1

C.D.: 6 – Nury Martinez

C.T.: 1278.05

(Representative)

Plans Are Us/ Diahanne Payne
3371 Glendale Blvd. #139
Los Angeles, CA 90039
TEL. 310-365-8543

Area Planning Commission: South Valley

N. Council: Van Nuys

Legal Description:

Lot: 17, Arb: None, of Tract 16408

1. That while site characteristics or existing improvements make strict adherence to zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of those regulations.

The subject case entails a request to retain the existing 9” side yard and 5 ft. rear yard in lieu of the required 5 ft. side yard and 15 ft. rear yard as required by building codes for the requested conversion of a portion of the detached garage with an addition to create a 2nd dwelling unit. We do not meet the AB 1866 requirements and therefore request relief through the ZV and ZAA. We request one uncovered compact parking stall in lieu of the required 2 car covered standard parking. Further the applicant proposes an addition to the garage to meet the requirements for 2 car covered- this will necessitate a ZV for the backup turning requirement. We request a backup space of 21’3 “in lieu of the 28’6” as required by building code. In addition, we request an 8 ft. fence in lieu of the required 6 ft. fence be allowed in the side and rear yards of the property

2. That in light of the project as a whole, including any mitigation measures imposed, the projects location, size, height , operation 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 .

The General plan map designates the property for R1-1; “Low residential” land uses with the allowance of AB 1866 for Second dwelling units as well the Baseline Mansionization Ordinance. There are no height, size, operation or significant features which will impact the neighborhood in any manner.

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.

The request represents the use of existing land Use per The LA Plan and AB 1866. The addition of a second dwelling unit in the existing foot print provides for an additional rental unit as Los Angeles is desperately looking to provide more housing. The request remains in conformance with the spirit and intent of the provisions of the Code. The lots on this street are extremely large for R1-1 zones and the side and rear yards are similar to all neighbors. We have sufficient space for uncovered parking in the rear yard, further we seek to maintain a separation of buildings for “Green” Space. For buffering, there are CMU’s on the sides and rear walls with Green plants growing along both side yards; the uncovered compact parking continues to allow for open space in a “Green area”. Therefore, the request does not conflict with the spirit and intent of the Municipal Code. Existing improvements on the site dictate certain established and sitting options. As noted, the proposed request is logical and seeks to integrate the existing improvements of the rear structure into a habitable unit.

4. There are no adverse impacts from the proposed adjustments or any adverse impacts have been mitigated.

As always, the Fire Department will review the application for possible mitigation, however, none are expected. As proposed the request is not anticipated to create any adverse impacts in the area.