



Attachment A 1111 N Linda Flora Dr

Zoning Administrator's Adjustment (ZAA) Findings

The Applicant is seeking the following discretionary approval from the City of Los Angeles:

Pursuant to LAMC Section 12.28-A, a **Zoning Administrator's Adjustment** from Section 12.07.01-C(2)(b) to permit a variable reduced side yard setback ranging from 9'-6" feet to 0 feet in lieu of the required 10 feet, in conjunction with the construction, use and maintenance of a new 540 square foot addition to an existing, 4,958 square foot single-family dwelling, with an attached carport in the RE20-1-H-HCR Zone.

PROJECT DESCRIPTION

Project Site

The property is a flag-shaped, 37,109 square-foot parcel of land with 15.31 feet of frontage on the west side of Linda Flora Drive. The City of Los Angeles Parcel Profile Report identifies the property as located within the Mountain Fire District, Very High Fire Hazard Severity Zone, Hillside Grading area, and a fault zone. Currently the site is developed with a one-story 4,958 square-foot single family home with an attached carport.

Surrounding properties north, east, southwest, and west abutting and adjoining properties are zoned RE20-1-H-HCR and improved with one-story, single-family dwellings on hillside lots.

STREETS AND CIRCULATION

Linda Flora Drive, adjoining the property to the west is a substandard Local Street dedicated to 36 feet and improved with concrete and gutter.

PREVIOUS ZONING ACTIONS

Case No. AA-2019-4847-DPS – On November 13, 2019, the Zoning Administrator determined that a deemed approved a private street subdivision easement for ingress and egress.

Case No. ZA-2019-6987-ZAA – On January 6, 2021, the Zoning Administrator approved an adjustment from Section 12.07.01-C.10(a) to allow a 0'-foot side yard setback in lieu of the required side yard of 10% of lot width or a maximum of 5-feet, for a property located at 203 North Glenroy Place.

Case No. ZA-2010-1421-ZAA – On May 19, 2019, the Zoning Administrator granted an adjustment from Section 12.07.01-C(2) and (3) to permit a reduced side and rear yard setback in conjunction the construction of a deck along the length of the rear property line that will observe a reduced northerly side yard of 5 feet and a reduced rear yard of 5 feet in lieu of the required 10 feet.

Case No. ZA-2001-5690-ZAA – On June 5, 2002, the Zoning Administrator approved an adjustment from 12.07.01-C,1 and 2(B) of the Code to permit a front yard setback of 8 feet and side yard setback of 4 feet in lieu of the required 25 feet and 10 feet, respectively, for a property located at 133 North Glenroy Avenue.

FINDINGS FOR APPROVAL OF ZONING ADMINISTRATOR'S ADJUSTMENT

Pursuant to LAMC Section 12.28-A:

- 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 applicant is proposing the construction, use and maintenance of a new 540 square foot addition to an existing 4,958 square foot, one-story, single-family dwelling in the RE20-1-H-HCR Zone to replace a home that was originally constructed in 1962. The single-family dwelling currently has a previously-permitted structure within the setback that also abuts the neighboring property in one location. The request has been made to allow the new addition to have greater functionality and conform to remainder of the home.

The proposed new addition to the single-family home will have similar setbacks than the existing home along the yard that is considered the front yard.

Allowing the proposed dwelling to observe a variable reduced side yard in lieu of the required 10 feet will not alter the established character of the neighborhood, nor

impede privacy, light or air of the adjacent neighbors. Granting of the adjustment will result in development compatible and consistent with the surrounding uses.

- 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.**

The proposed project's location and use is in character with surrounding hillside properties. The property is located in the Bel Air-Beverly Crest Plan area and is designated for Very Low I Residential uses, with corresponding zones of RE-20. The site is not located in any Specific Plan area.

The property will remain as a single-family dwelling, consistent with the plan land use designation and zoning classification. The general plan encourages the preservation and enhancement of existing residential neighborhoods. The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods, and the proposed request is consistent with these policies. We believe the public health, welfare and or safety will not be compromised as the adjacent properties enjoy similar setbacks. The application is consistent in density and visual character with that of existing development in the immediate proximity.

- 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 Adjustment is necessary for the preservation and enjoyment of a substantial property right and use generally possessed by other properties in the same zone and vicinity. Similar adjustments have been granted to properties in the proximity of the subject property with no negative effects on surrounding properties or improvements.

The granting of this adjustment will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity. The proposed new single-family addition, as submitted, once in full operation, will cause no noticeable change in character or nature of activity or intensity to existing residential properties.

The proposed new single-family home will have a variable reduced front yard setback between 0 feet and 9 and half feet in lieu of 10 feet. The setback will match the side yard setbacks in both size and scale with other homes in the immediate neighborhood. Denial of the adjustment, thereby requiring a setback of 10 feet would create an unnecessary hardship on the applicant and would deprive the applicant of a right other nearby properties enjoy.