

10291 & 10297 N MARIEL LANE
Los Angeles, CA 90077



VICINITY MAP

JPL Zoning Services
6257 Van Nuys Blvd
Van Nuys, CA 91401

JPL # 6727

PHOTO INDEX MAP

10291 AND 10297 Mariel Lane

The aerial photograph blue rectangle only shows a portion of the lot at 10291 Mariel lane. However, the rectangle does show how the rear lot line extends past the easement driveway at 1940 Calgary lane up to the continuance of Calgary lane on the right of the picture and the lots extend to the left past Mariel lane and front at the edge of the paper street Calgary lane.

Photo

1 – Beginning of Mariel Lane, building pads on the left, fire hydrant on lower left corner of picture (not seen)

2- One third into Mariel Lane, building pads on the left, neighbor's driveway on right (1900 Calgary lane).

3- Shows building pad for 10297 Mariel lane. Can see 1940 Calgary lane above.

4- Shows area of future empty space between 10297 and 10291 Mariel lane.

5 and 6- Shows building pad for 10291 Mariel lane with easement driveway above at rear of lot providing access for home at 1940 Calgary lane.

7- Continue up Mariel/ Calgary lane, can see house on Sprucewood lane through the bushes.

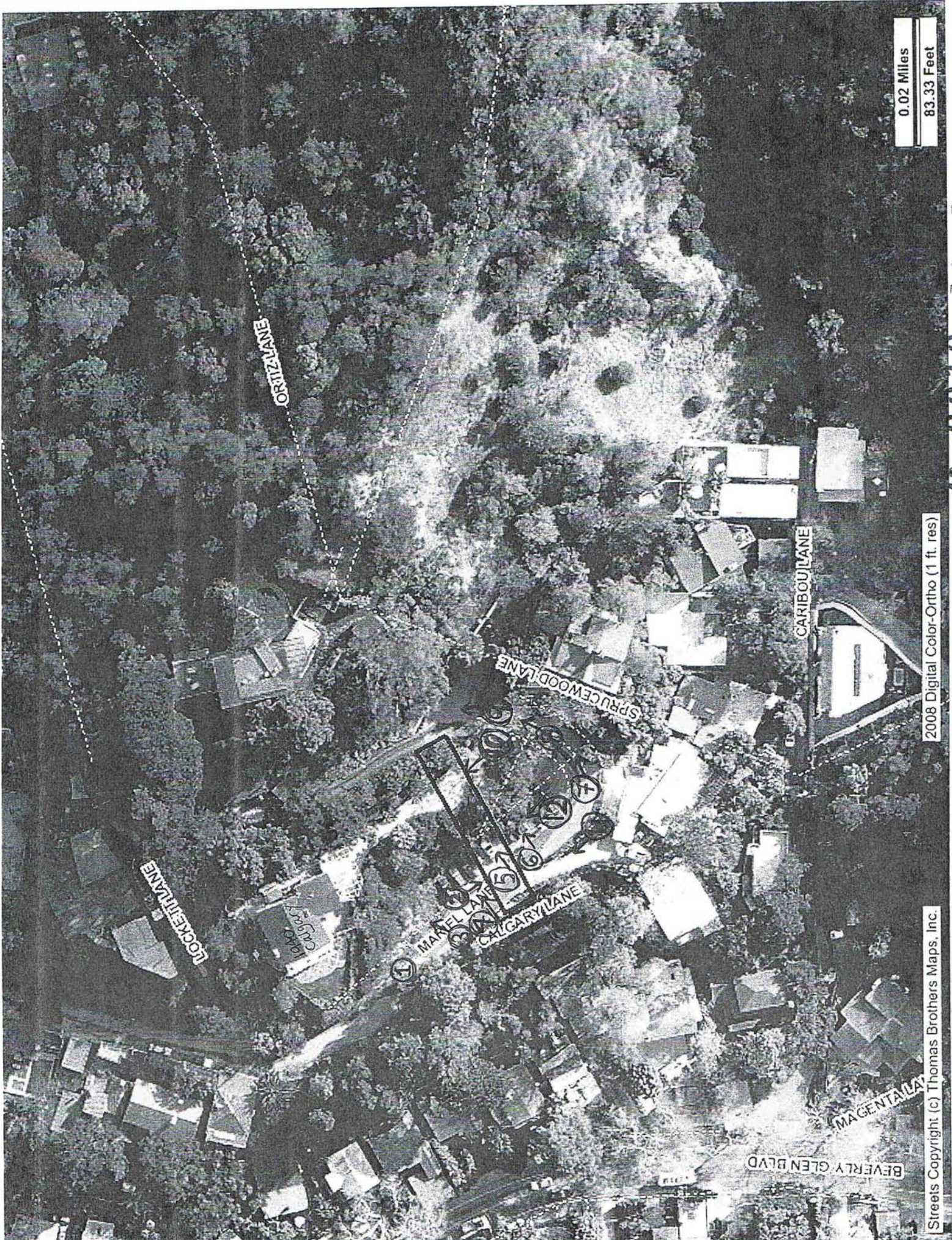
8- Continue up street, entry to easement driveway (for 1940 Calgary lane) on left, house on Sprucewood lane on right and fire-truck turn around straight ahead.

9- Entry to 1940 Calgary lane easement driveway and rear of lots between the driveway and the street continuance above.

10- 1940 Calgary lane driveway and house, building pads are to the left below (not seen).

11 and 12- Pictures going back down Calgary/ Mariel lane shows building pads on the right and 1940 Calgary lane above. Photo #11 to the left of the road shows driveway to 1900 Calgary Lane and the landscaped areas to the left of the road are also part of the properties.

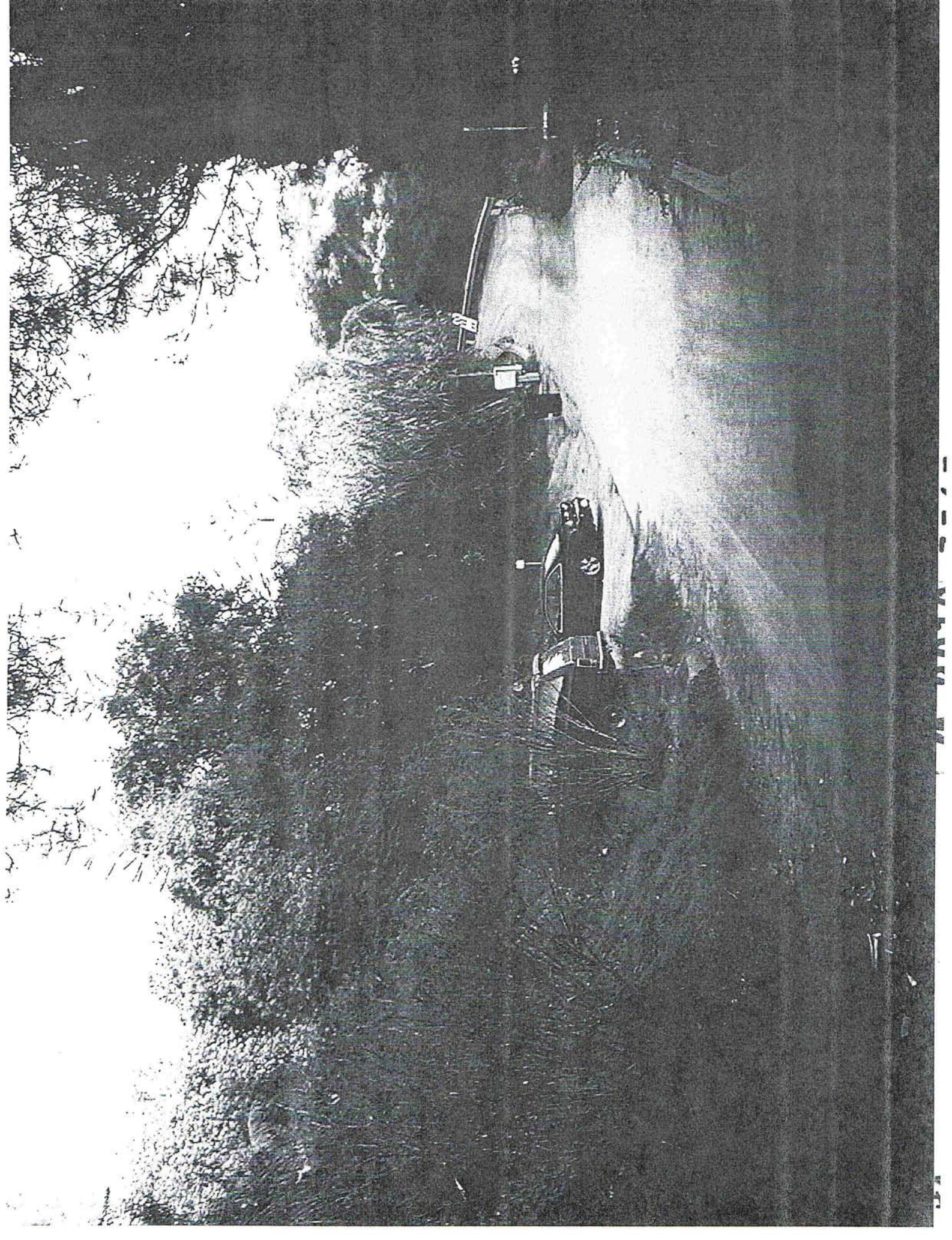
ZA 2010 3363

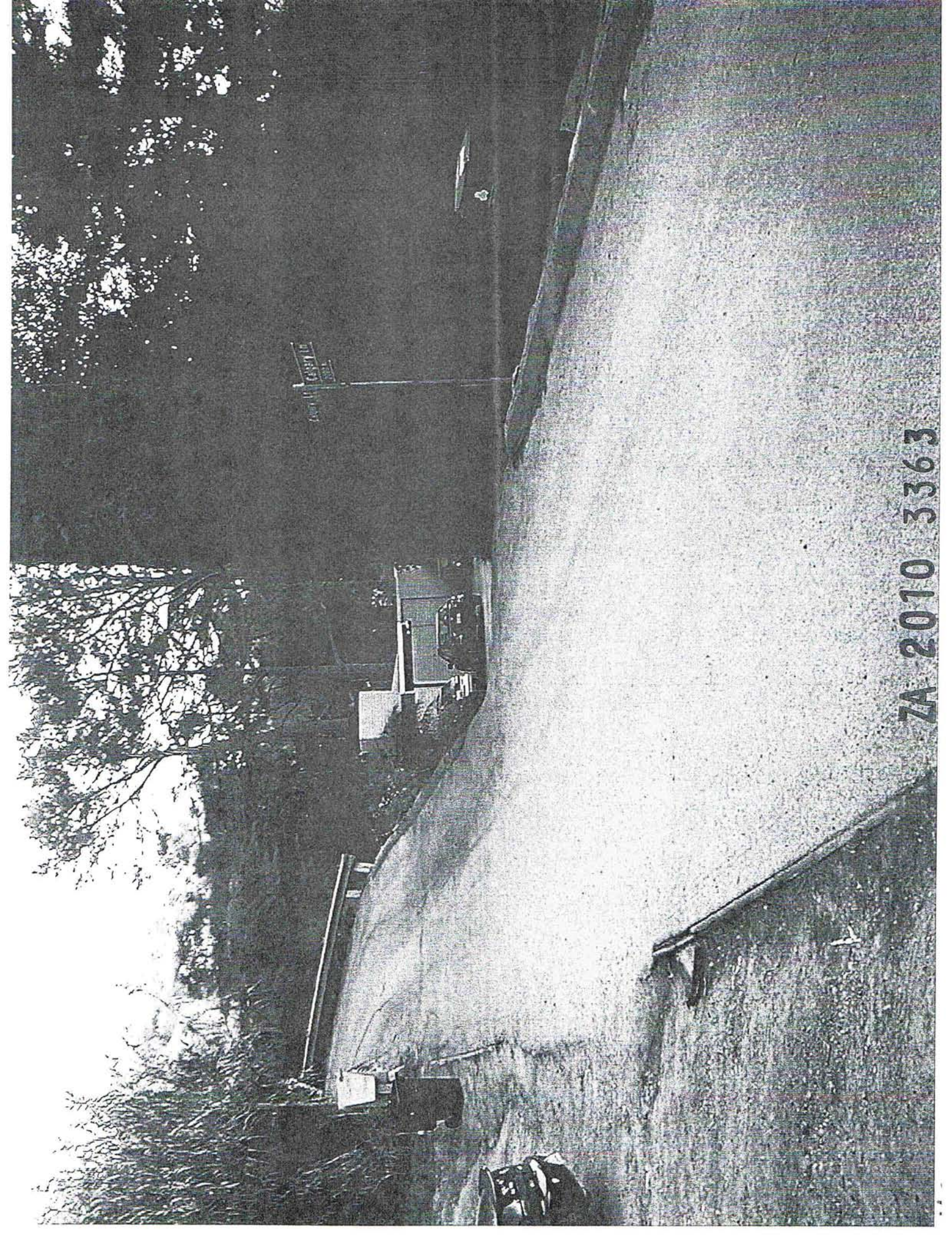


0.02 Miles
83.33 Feet

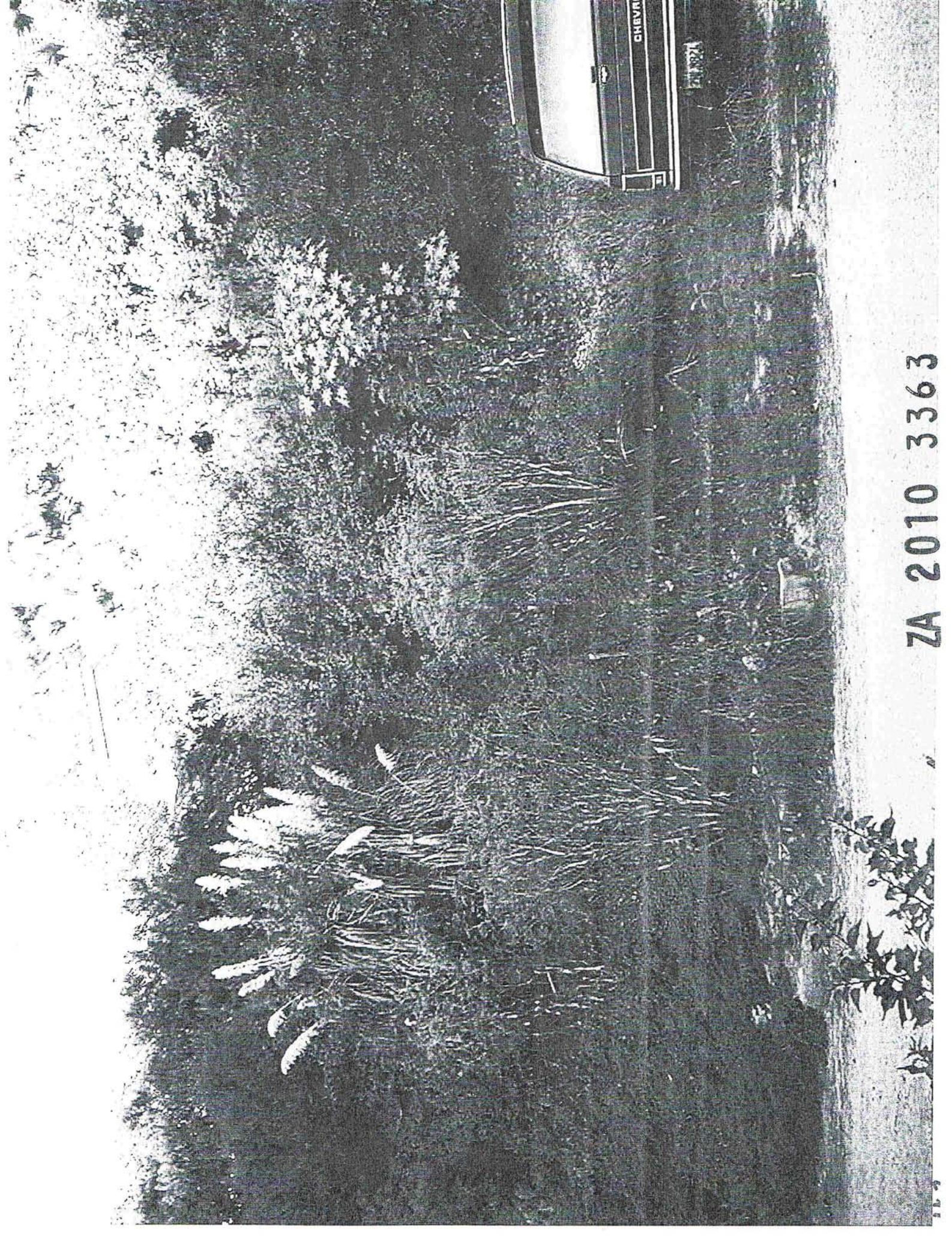
2010
2008 Digital Color-Ortho (1 ft. res)

Streets Copyright: (c) Thomas Brothers Maps, Inc.

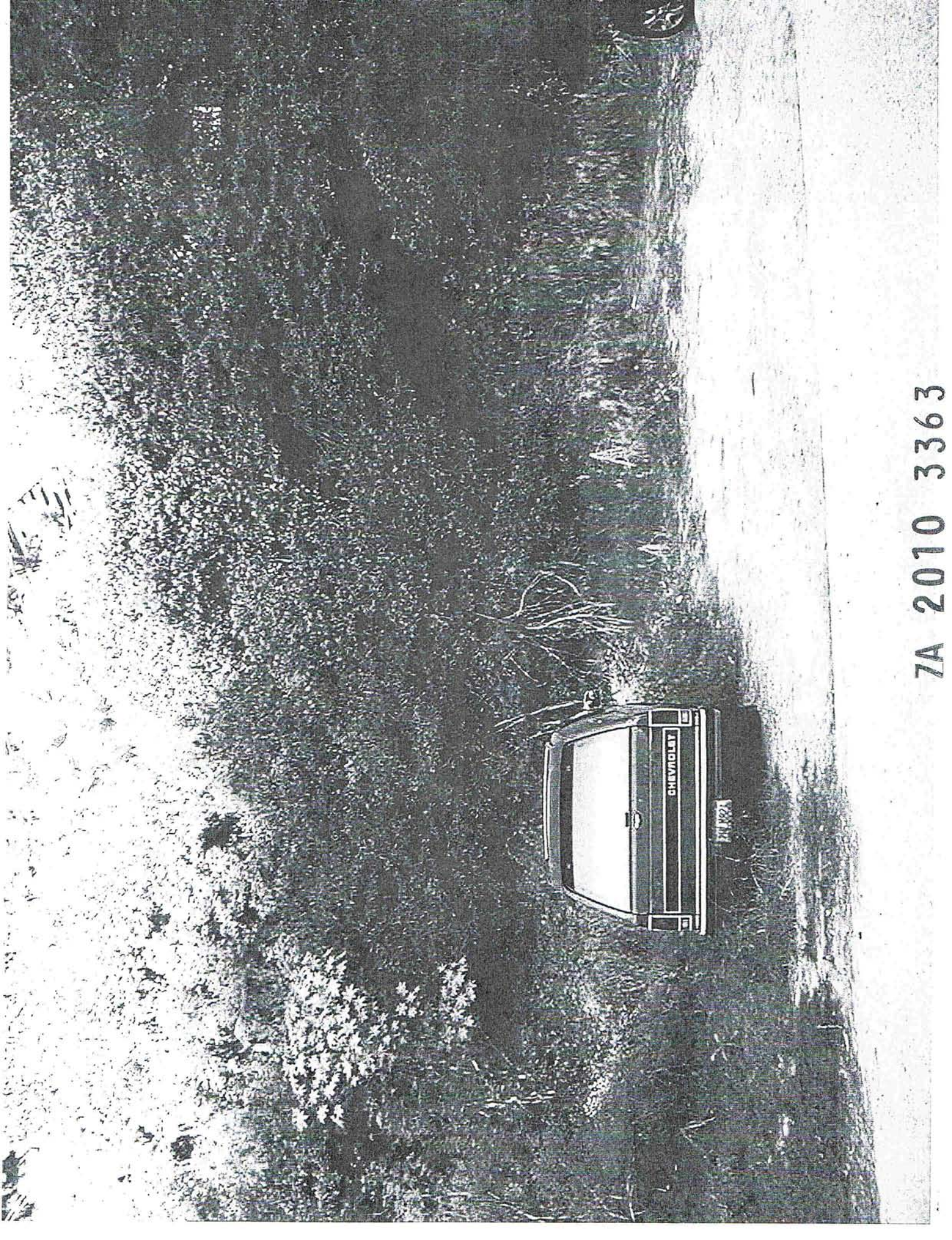




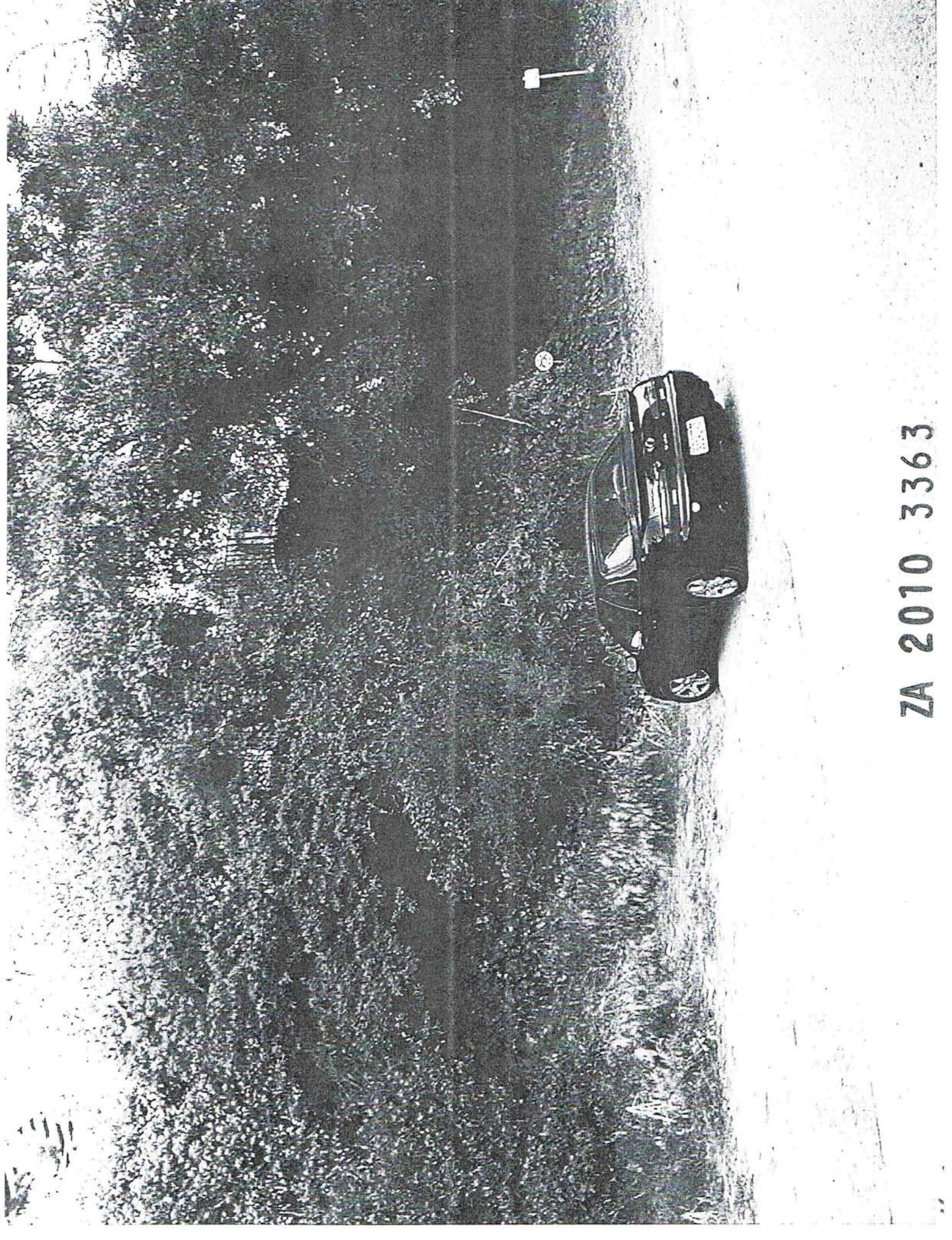
7A 2010 3363



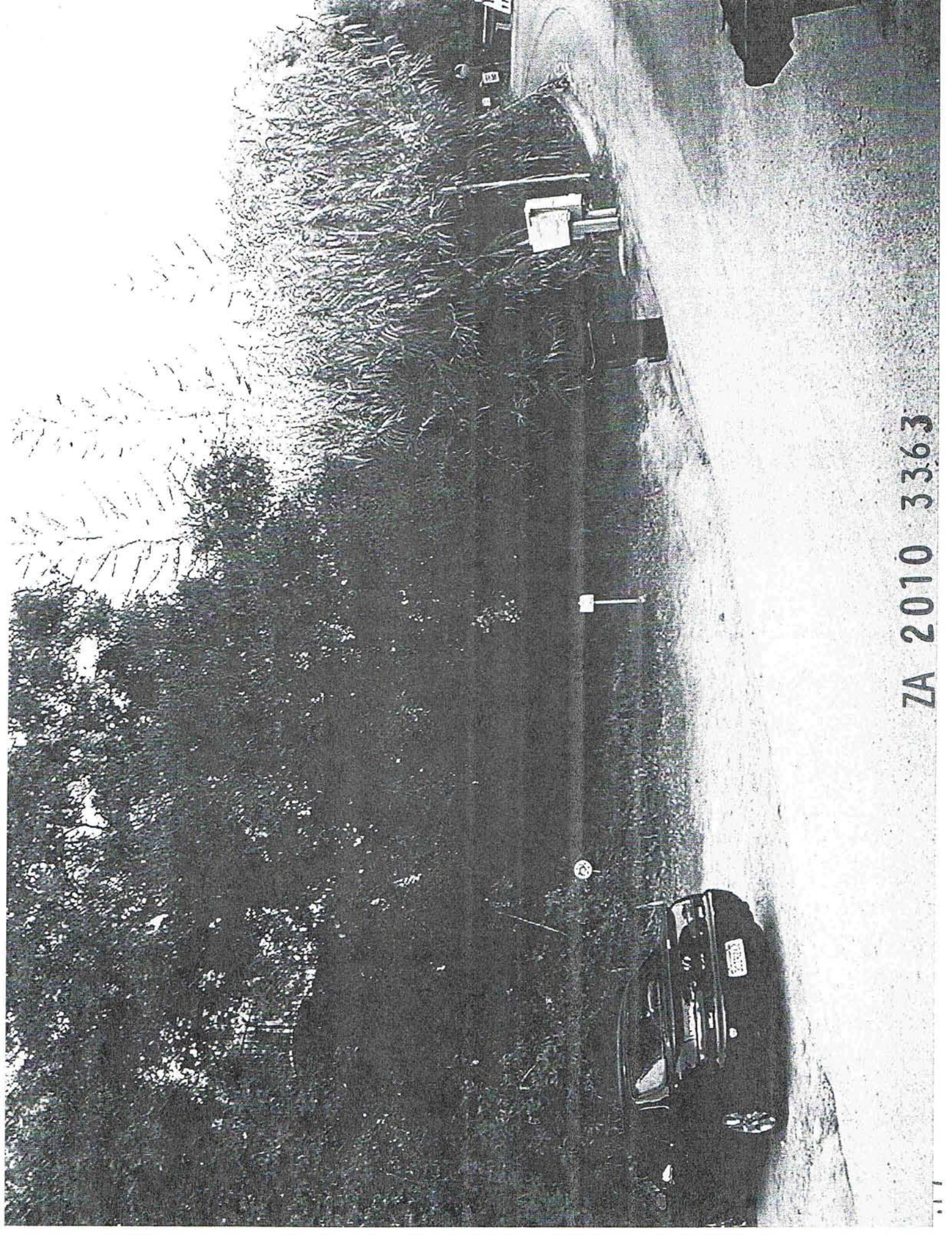
ZA 2010 3363



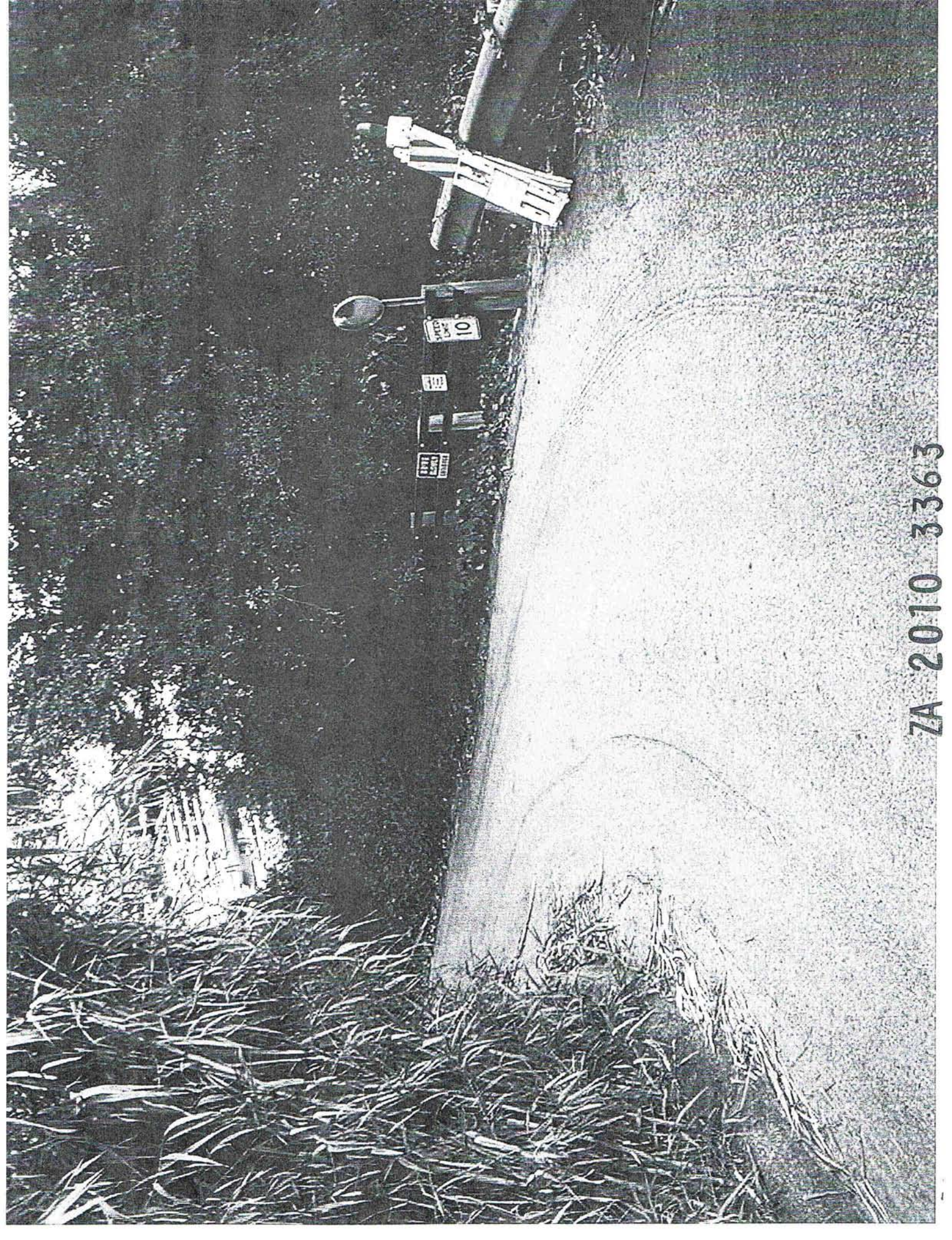
7A 2010 3363



ZA 2010 3363

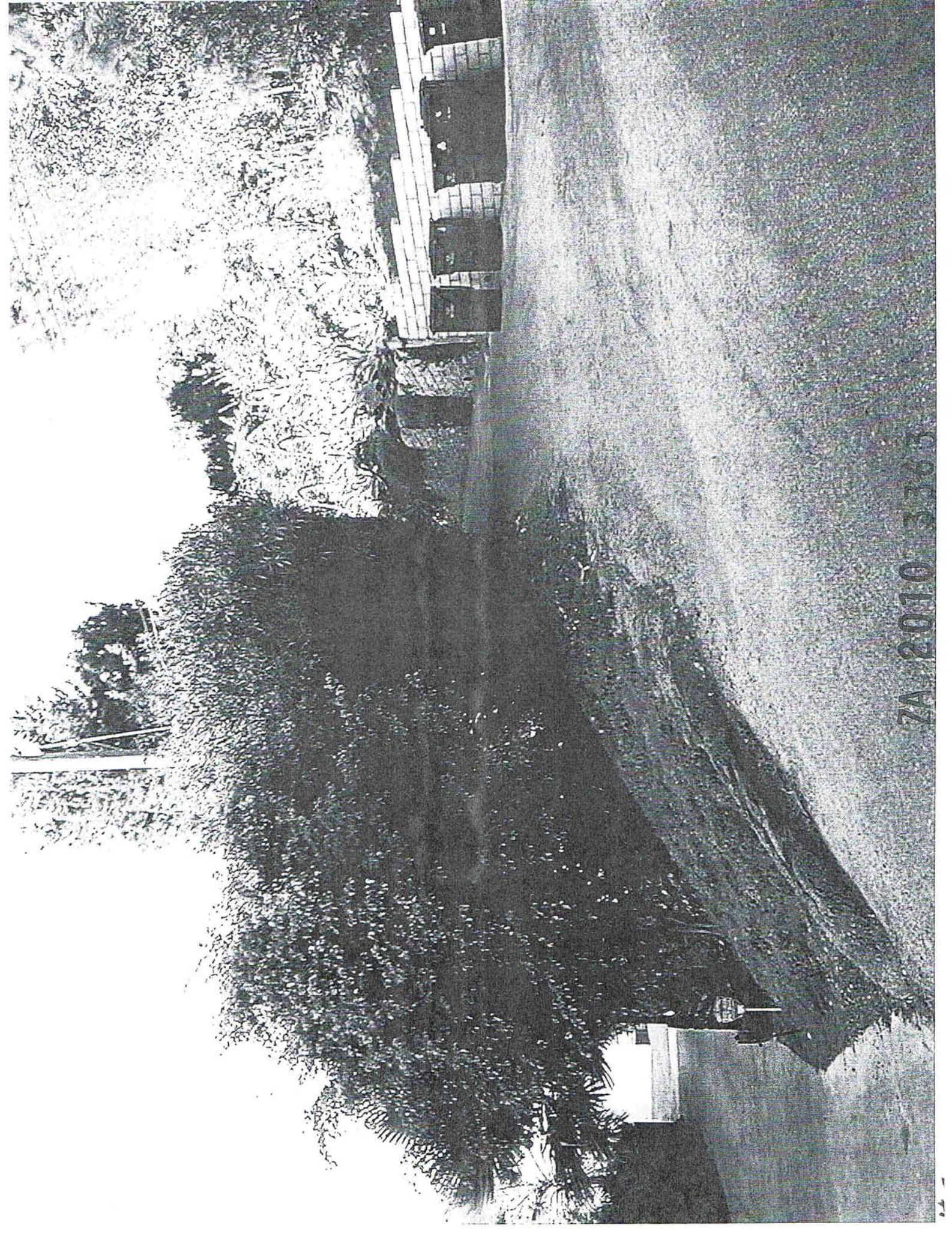


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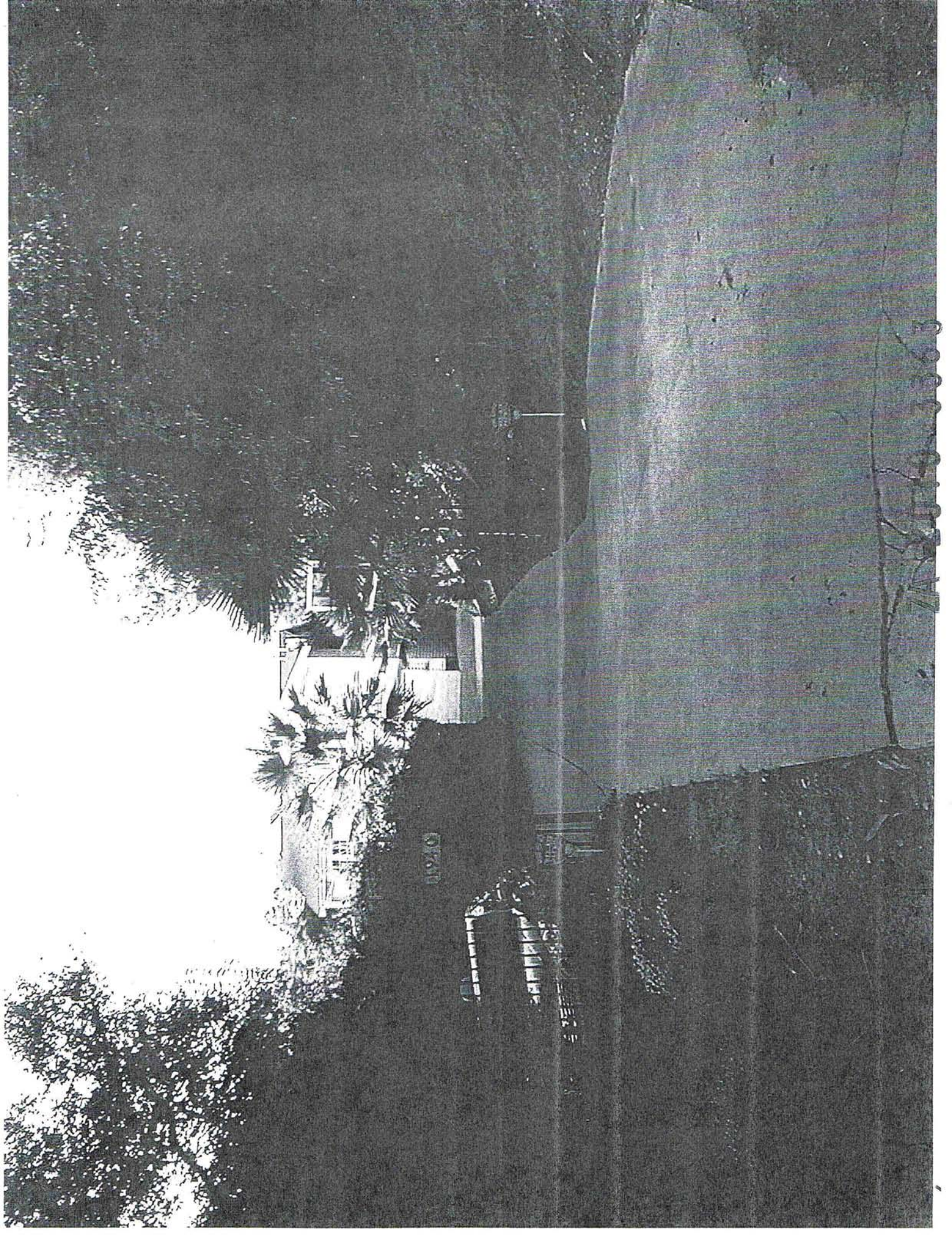


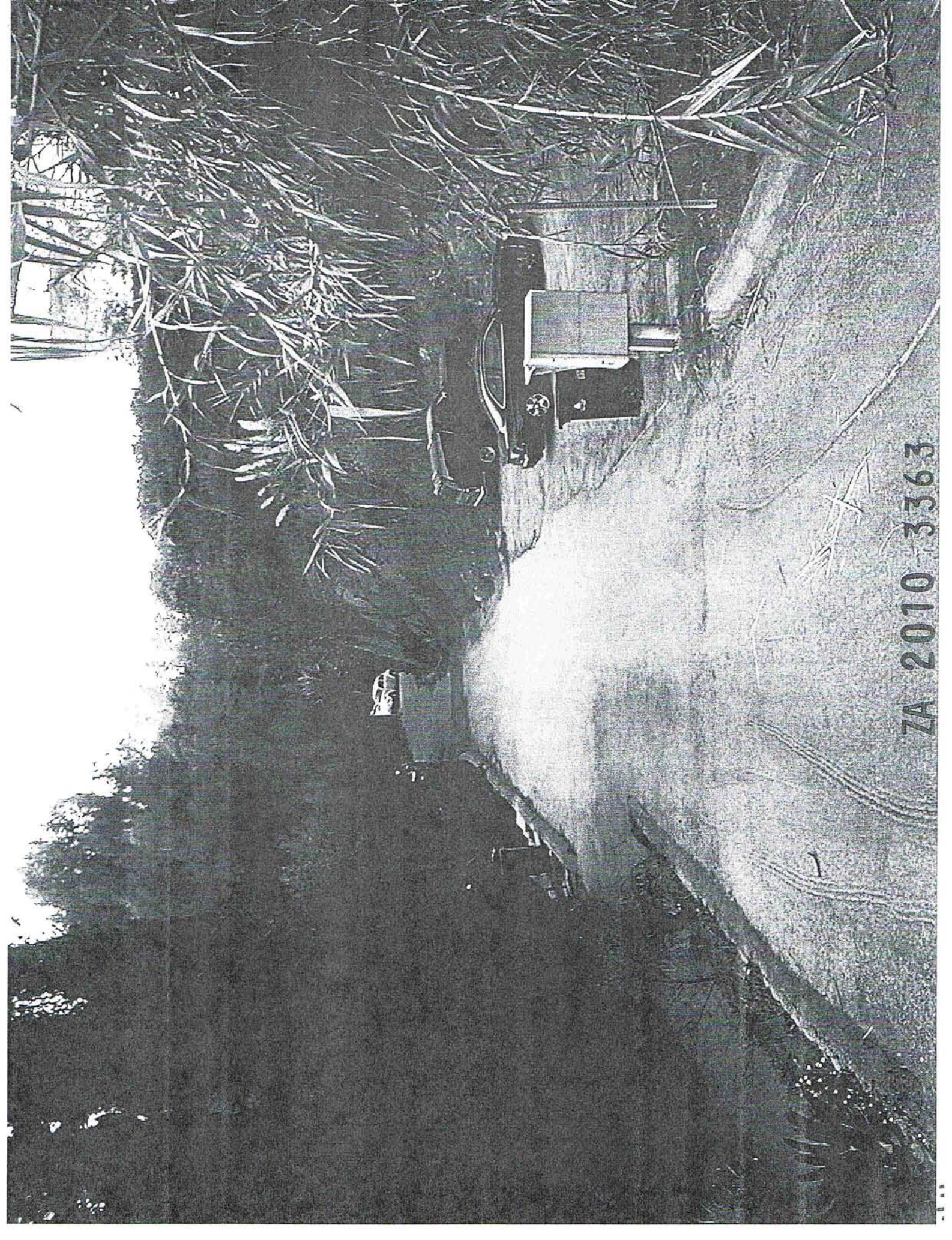
ZA 2010 3363





ZA 2010 3365





ZA 2010 3363



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Findings/Justification:

ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA) - LAMC12.28

City of Los Angeles – Department of city planning

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 the granting of such adjustment will result in development compatible and consistent with the surrounding uses;

The subject property consists of two parcels served by Private Street 1054B (Mariel Lane). The applicant has combined 6 smaller lots to make two parcels that are approximately 66' x 120'. These are the only two properties that will front Mariel Lane. Other residences which gain access off of Mariel Lane but have addresses on other streets have long driveways and the residences are set well back. Many homes in the immediate area, however, maintain 5' or less front yard setbacks.

The side yard setback, while 6' from the northeasterly property, will be an additional 7' from the edge of Mariel Lane because Mariel Lane curves at that point leaving a remnant of another lot. Further, there are no other residential structures abutting the side yards of the subject parcels. The Development of two single family dwellings of appropriate size, square footage and massing on appropriate size lots is consistent and compatible with the surrounding uses. The granting of yard adjustments is also consistent and compatible with similar lots in the immediate area which are also challenged by the topography.

2. That the granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City;

The Bel Air community plan is characterized by residential neighborhoods associated with canyon and hillside locations. The proposed single family homes are located on parcels within the Bel Air community plan and designated for Very Low II Residential corresponding to the RE15 zone. The property is zoned RE15-1, fronts private street 1054B (Mariel Lane) and consists of two legal non conforming parcels with legal access obtained through the private street. The private street has been improved by the applicant to include roadway safety apparatus, fire-hydrant and fire truck turn-around, curb and gutter, sewer hook-up and hillside stabilization (gunite) for neighbor safety and assured street circulation.

The granting of the adjustments would further meet the goals and objectives of the community plan by allowing the building sites to be placed in locations on the lots where grading will be minimized and the natural topography of the hillside area is preserved. The homes are situated on the lots against the hillside, which preserves the scenic views of the canyon and preserves the natural character of the mountainous area.

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3. That the granting of such adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City;

The Private Street was approved 2/9/1993 and constructed soon thereafter. Building plans were submitted and approved by the Department of Building and Safety. Original Permits were issued May 17, 1993 and then again March 10, 2009. The building foot prints have not changed since the plans were approved.

The residence site plans were submitted at the time the private street was considered and approved and there has been no change of circumstances. The current plans are consistent with previously submitted plans and plans submitted with previously approved ZA case #ZA-2005-1514-ZAA-1A.

The building plans show a 3' front yard set back for 10291 Mariel Lane and a 5' front yard set back for 10297 Mariel Lane. The Department of Building and Safety measures the front yard setback from the edge of the private street, not from the actual front property line. In this unusual case, the private street crosses through the first one third of these two parcels and the nearest residence take access from a driveway that crosses the rear one third of these two parcels. If the applicant were required to setback 25', the proposed residences would not only have a potential rear yard setback problem, but would be constructed on top of the neighbor's driveway.

This is precisely what the zoning code anticipated when allowing for yard adjustments, which provides relief to lots in the hillside area and or with unique situations. Therefore, the granting of an adjustment is in conformance with the spirit and intent of the Planning Zone Code of the City.

4. That there are no adverse impacts from the proposed adjustment or that any adverse impacts have been mitigated;

During the previously approved ZA case # ZA-2205-1514-ZAA-1A, the project was granted ENV-2005-1515CE. The project shall apply for the same Categorical Exemption; Article III, section I, Class 5 and Category 10 of the City CEQA Guidelines. There will be no adverse impacts from the proposed adjustments. The applicant is required to comply with all administrative requirements of the code with respect to the new residences, including any site preparation. These matters are addressed at the building permit stage and are not part of the instant Zoning Administrator's adjustment.

The West Los Angeles area Planning Commission (WLA-APC) determined on March 1, 2006, that - with additional conditions-there will be no adverse impacts from the proposed adjustments. The WLA-APC further finds that revised exhibit "A" submitted and reviewed by the WLA-APC, is consistent with the requirements of condition No. 14a of case No. Private Street 1054B.

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5. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible;

Both sites and the existing improvements thereon make strict adherence to the zoning regulations impractical and infeasible due to the fact that Mariel Lane crosses over about one-third of the property creating a unique front yard condition. Normally streets abut the front property line, but in the instant case, the street goes through the properties. If Mariel Lane abutted the front property line, the buildings would conform to the setback requirements. Physical site conditions, therefore, make strict adherence to the zoning regulations impractical and infeasible.

Further, the hillside sites have topographical challenges such as across the rear of the sites is a private driveway easement that serves an abutting residence. The applicant is unable to re-locate his proposed residences without constructing within the area of the neighbor's private driveway. Therefore, the existing improvements on the sites make strict adherence to the zoning regulations impractical and infeasible.

FINDINGS FOR APPROVAL OF BUILDING LINE ENCROACHMENTS:

Describe how the proposal meets the following objectives:

- to provide for the systematic execution of the General Plan;

The proposed homes are situated on the site in a fashion which conforms to the goals of the general plan, by preserving the scenic views of the canyon and the natural character of the mountainous area. The project is consistent with the General Plan and therefore no General Plan Amendment is requested in association with the project.

- to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained;

If approved the two homes will be the only houses fronting on Mariel lane plus the 3' and 5' requested setback from the edge of the street is consistent with the alignment of homes in the immediate area.

- to preserve the commonly accepted characteristics of residential districts

The structures have been carefully designed to be built into the hillside as to preserve the canyon scenic views thus also preserving the natural and accepted characteristics of the neighborhood.

- to protect and implement the Land Use Element of the General Plan

The project is consistent with the Land Use Element of the General Plan. The use is consistent with the site Zoning as well as with the General Plan Land Use Designation of the site.

- to provide sufficient open spaces for public and private transportation

In addition to the two car garages, the two homes have approximately 40' of open space in between the two structures, sufficient for private and guest parking and access plus additional landscape space around the entire site plan helps it conform to the open space for transportation and to the land use element of the general plan.

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- to facilitate adequate street improvements; the prevent the spread of major fires and to facilitate the fighting of fires

The private street was built to current street standards in conformance with all applicable regulations including adequate Fire Department turn-around. Additionally, a hydrant was installed as a prerequisite for development of the site. The homes have adequate side-yard setback from each other in order to prevent the spread of fire from one home to the other. The homes also will have full fire sprinkler systems and class "A" fire proof tile roof systems, exterior stucco and enclosed roof eaves all to help protect the homes and to protect fire from spreading.

- to promote the peace, health, safety, comfort convenience, interest and general welfare.

The construction of Private street 1054-B and all of its requirements including fire hydrant, fire truck turn around, street widening, hillside gunite, curb and guard rail etc. has satisfied adequate street improvements and safety issues for the general welfare of the neighborhood. Plus the design and location of the homes on the lots provides a project which fits into the aesthetic values of the neighborhood and fits the goals and objectives of the general plan.

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COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90850, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY
City of Los Angeles Department of City Planning

COUNCIL DISTRICT
5

PROJECT TITLE
*** Zoning Administrator's Attachment To Reduce Front & Side Yards.**

LOG REFERENCE
ENV **2010-3364-CE**

PROJECT LOCATION
*** 10291 + 10297 Mariel Lane, Los Angeles 90077**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
*** Reduce Front & Side Yard Setback. Beneficiaries is owner Bill Rosenberg**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
*** Bill Rosenberg owner / Applicant.**

CONTACT PERSON
*** Bill Rosenberg**

AREA CODE | TELEPHONE NUMBER | EXT.
*** 310 | * 396-9696**

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class **5** Category **10** (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION:

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE **[Signature]** TITLE **C. P. Associate** DATE **12/17/10**

FEE: **\$74.34** RECEIPT NO. **2267** REC'D. BY **[Signature]** DATE **12/17/10**

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03

IF FILED BY THE APPLICANT:

*** Bill Rosenberg**
NAME (PRINTED)

[Signature]
SIGNATURE

*** Dec 17, 2010**
DATE