



April 27, 2023

PLAN CHECK: B22VN16932

ADDRESS: 9604 HILLHAVEN AVE

Findings for ZAD

The Director shall grant a Project Permit Compliance upon written findings that the project satisfies each of the following requirements:

1. Describe how the proposed project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region; and

2. Explain why the project's location, size, height, operations and other significant features (provide specifics) will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety; and

3. Explain why the project substantially conforms with the purpose, intent/objectives and provisions of the General Plan, the applicable community plan and any applicable specific plan (Plans can be viewed at <http://planning.lacity.org>); and

4. Explain why the proposed use is in conformity with the public necessity, convenience, general welfare and good zoning practice.

1. The proposed project is a 433 SF addition to the main house, which will increase the overall square footage of the house. The addition to an existing single-family dwelling will maintain the City's housing supply and enhance the built environment. This will raise the value of the property and, in turn, benefit the surrounding neighborhood and the owner. The addition will include a new laundry room, which previously did not exist in the existing house. This will serve as a convenience function for the owner. The proposed project gives the owner the opportunity to provide the necessary space and amenities which will improve comfort and functionality.
2. The project site is located within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan area on the corner of Hillhaven Ave and Alene Dr. The proposed project is simply a 433 SF addition to the main house, which will not adversely affect or further degrade any of the surrounding properties. The addition will simply add to an already existing residence in order to enhance the property in question for personal usage. A laundry room, previously missing from the existing house, and a closet will be added, in addition to enlarging of the kitchen. The 5'-9" setback from the property line and height of the new areas are compatible with the surrounding properties, as well as with the currently existing house.

3. The proposed project meets the definition of a project as defined in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. It is an addition to a building or structure within the Plan area. The General Plan Land Use is designated as Very Low II Residential. The project meets height, setback, and all other requirements.

4. Building an addition of this size to an existing house does not go against any rules. The addition meets all the setback and other requirements. The addition is necessary to improve convenience and functionality for the owner's personal usage.

Street Access:

1. Explain why the vehicular traffic associated with the Building or Structure will not create an adverse impact on Street access or circulation in the surrounding neighborhood; and:
2. Explain why the Building or Structure will not be materially detrimental or injurious to the adjacent property or improvements; and
3. Explain why the Building or Structure will not have a materially adverse safety impact on the surrounding neighborhood; and
4. Describe which site and/or existing improvements make strict adherence to Section 12.21 C.10 (i) of the Code impractical or infeasible, and explain why.

1. Improving the continuous paved roadway of Hillhaven Ave could potentially result in the demolition of existing walls, structures, buildings, fences, and other improvements along the street on all other private properties and within the public right-of-way. It would not make sense to meet the strict application of the code due to the potential negative impacts that could be generated. The existing garage and driveway will remain intact. Therefore, no impacts will be made on street access or circulation in the surrounding neighborhood. Access to the subject property will still be from Hillhaven Ave.

2. Compliance with the regulation to provide vehicular access from the lot to the boundary of the Hillside Area on streets continuously improved to a minimum of 20 feet wide would require removal of structures and improvements not under the applicant's ownership. Granting of the deviation from the regulation would prevent detrimental or injurious impacts to the adjacent properties or improvements. Even with the proposed addition, the single-family dwelling will remain compatible in size and height with the adjacent properties and the project will be conditioned to comply with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The proposed project will fit with the character of the surrounding community as a very low-density residential development and will adhere to the regulations, except for the infeasible request to improve the roadway, which would involve the unfair demolishing of improvements in the public right-of-way or front yard setback on other properties.

3. Not improving the continuous paved roadway would maintain the road as it has always been. Therefore, there would be no adverse impact in keeping it the way it already exists. The proposed project involves an addition in the back of the existing house, which is not visible from the public right-of-way and has no impact on the surrounding neighborhood.

4. The applicant cannot improve the continuous paved roadway, as it would cost hundreds of thousands of dollars. The applicant would need rights to other people's properties in order to strictly adhere to the code. This would be impractical or infeasible. The financial and legal burden on the applicant to bear the cost associated with purchasing or obtaining rights to demolish improvements belonging to the lots located along the route, and the construction of the retaining walls and the roadway, would render the addition to the single-family project infeasible.