

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

June 19, 2009

J.D. Kelleher (A)(O)
2020 Hillhurst Avenue
Los Angeles, CA 90027

Judith Hodge (R)
1218-1/2 Flores Street
West Hollywood, CA 90069.

CASE NO. ZA 2008-4545(ZAD)
ZONING ADMINISTRATOR'S
DETERMINATION
2507, 2521, 2529, and 2541 North
Nottingham Avenue
Hollywood Planning Area
Zone : RE11-1
D. M. : 153B193
C. D. : 4
CEQA : ENV 2008-4546-MND
Legal Description : Lot A, Tract PM 1657

Request

Pursuant to Section 12.24-X,26 of the Los Angeles Municipal Code, a Zoning Administrator's Determination from Section 12.21-C,8(a) to permit the construction, use and maintenance of a new two-story approximately 2,660 square-foot single-family dwelling and garage with nine retaining walls varying in height from 6 inches to 10 feet, on an approximately 114,760 square-foot lot in the RE11-1 Zone.

Property Description

The property is an upslope, irregular-shaped, interior parcel of land, having a frontage of 504 feet on the east side of Nottingham Avenue and a depth varying from approximately 149 feet on the westerly side to 304 feet on the easterly side.

The property is developed with a 2,653 square-foot, two-story, single-family dwelling on a lot area of 114,000 square feet. The site is a homogenous lot but in ZIMAS, the lot is represented with the following addresses: 2541, 2529, 2521 and 2507 North Nottingham Avenue.

The Project

The applicant is requesting a Zoning Administrator's Determination to permit the construction, use and maintenance of a new two-story approximately 2,660 square-foot

single-family dwelling and garage with nine retaining walls varying in height from 6 inches to 10 feet, on approximately 114,760 square-foot lot in the RE11-1 Zone.

On September 8, 2008, the Department of Building and Safety issued an Order to Comply on the property to 1) install the temporary erosion control devices acceptable to the department before October 1, 2008. 2) call for inspection when work on the erosion control is complete.

The applicant's property is unique and has features that limit the development of the property to meet the required subdivision standards with regards to erosion control and more than two retaining walls on a single lot. The development of the lot is handicapped by these features; irregular-shaped lot, steep gradient, limited access to the building pad, erosion and long driveway to house.

The property owner stated in his analysis that, "No June 5, 2006, unpermitted grading was performed on site. On June 6, 2008, the City issued an Order to Comply, No further grading or earth removal activities on the site".

As a result of the "Order to Comply" the owner was given specific requirements to prevent further erosion on the site. These requirements provide for erosion prevention and storm water pollution prevention which the owner failed to provide. In order to accomplish these goals, the owner needs a Zoning Administrator's determination to allow the construction of nine retaining walls in lieu of the required two retaining walls required by the code.

On-site observation of the property indicates that the 6-inch to 10-foot retaining walls in nine segments of the roadway leading to the house are necessary for the property to maintain adequate roadway to the house with no erosion and storm water pollution. The retaining walls will have some visual impact as a result of implementing the Building and Safety Order to Comply measures.

The Environmental Review process has recommended the incorporation of one or more of the following to minimize the impact of the retaining wall on the environment as follows; clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize combined methods.

Surrounding Land Uses

Adjoining properties to the south, east and west are zoned RE11-1 and are developed with one- and two-story single-family dwellings.

Adjoining property to the north is zoned PF and is undeveloped vacant land.

Previous Cases, Affidavits, Permits, and Orders On the Applicant's Property

There are no similar or relevant ZA or CPC cases.

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties

No similar or relevant cases were found.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The Hollywood Plan Map designates the property for Vary Low II Residential land uses with corresponding zones of RE, RS, R1, RU, RZ, and RW1, and Height District No. 1.

Specific Plans and Interim Control Ordinances:

The property is not currently within the area of any specific plans or interim control ordinances.

Streets

Nottingham Avenue, adjoining the property to the east, is a Local Hillside Street dedicated a width of 20 feet and is improved with asphalt and curb.

Flood Hazard Evaluation

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Environmental Clearance

On April 1, 2009, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV 2008-4546-MND (Article V – City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance.

Comments from Other Departments or the General Public

At the time of report preparation, correspondence from the general public had been received. Staff received two letters opposing the granting of a Variance to Mr. Kelleher due to the fact that he authorized the grading of his property without adequate permits from Department of Building and Safety.

JULIUS EPHRAIM
Zoning Investigator

JE:rg