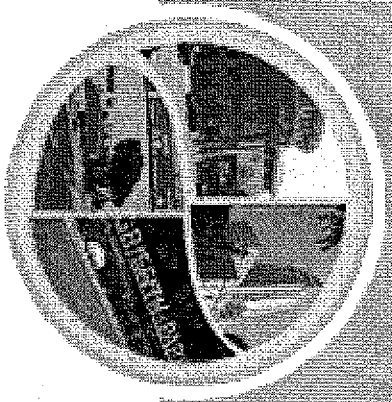


Item 5

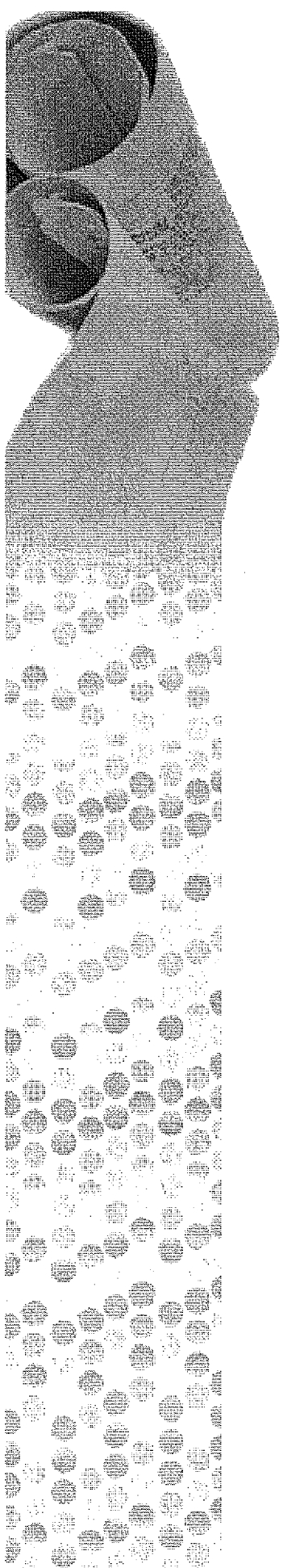
City of Los Angeles

Department of City Planning



**TT-71891-CN-1A and DIR  
2012-3192(DD)-1A  
ENV-2012-1483-MND-REC1**

Department of City Planning  
JULY 17, 2013



# Project Location

Address 11764 W. Idaho Avenue





# Project location Idaho Avenue and Stoner Avenue



# Site and Project Request

## Subject site:

- Lot Area: 6,583 Net square feet
- Plan: Medium Residential Zone R3-1

## Project Request:

- 4-Story, 8-unit Condominium Development.
- ZA Adjustment of 48 feet lot width in lieu of 50 feet
- Director's Decision to allow no grater than a ten percent reduction of required open space (LAMC 12.21)



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# Appeal Argument 1

## Open Space Decision

- Inconsistent with LAMC Section 12.28 Adjustments
- Director's Determination and Tract Map that granted the reduced open space is in violation of the West L.A. Community Plan, which are adjustments to LAMC 12.28.

## Staff Response

- Open space pursuant to LAMC Section 12.21 Open Space (meets required findings)



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# Appeal Argument 2

## Excessive Height

- Only 14% of the buildings in the 4-block quadrant are 4 levels tall, so this project is out of character
- 71% of buildings are 2 levels or shorter, that defines the community character
- The APC is required to mandate a revised design that complies with the neighborhood which is 2 levels
- Excessive in building height of 4 stories, 45 feet in height
- Does not comply with the Community Plan

## Staff's Response

- Existing character varies from 2 to 4 story buildings. Existing trend of new residential development within 500 radius is 4-story structures
- There are approximately 10-to-12 4-story residential buildings in the vicinity (See Exhibit C)
- Height District No. 1 in the R3 Zone allows a maximum height of 45 feet
- The proposed project is consistent with recent construction trend since the 1960's in the area and does not set a neighborhood precedent.



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# Exhibit C

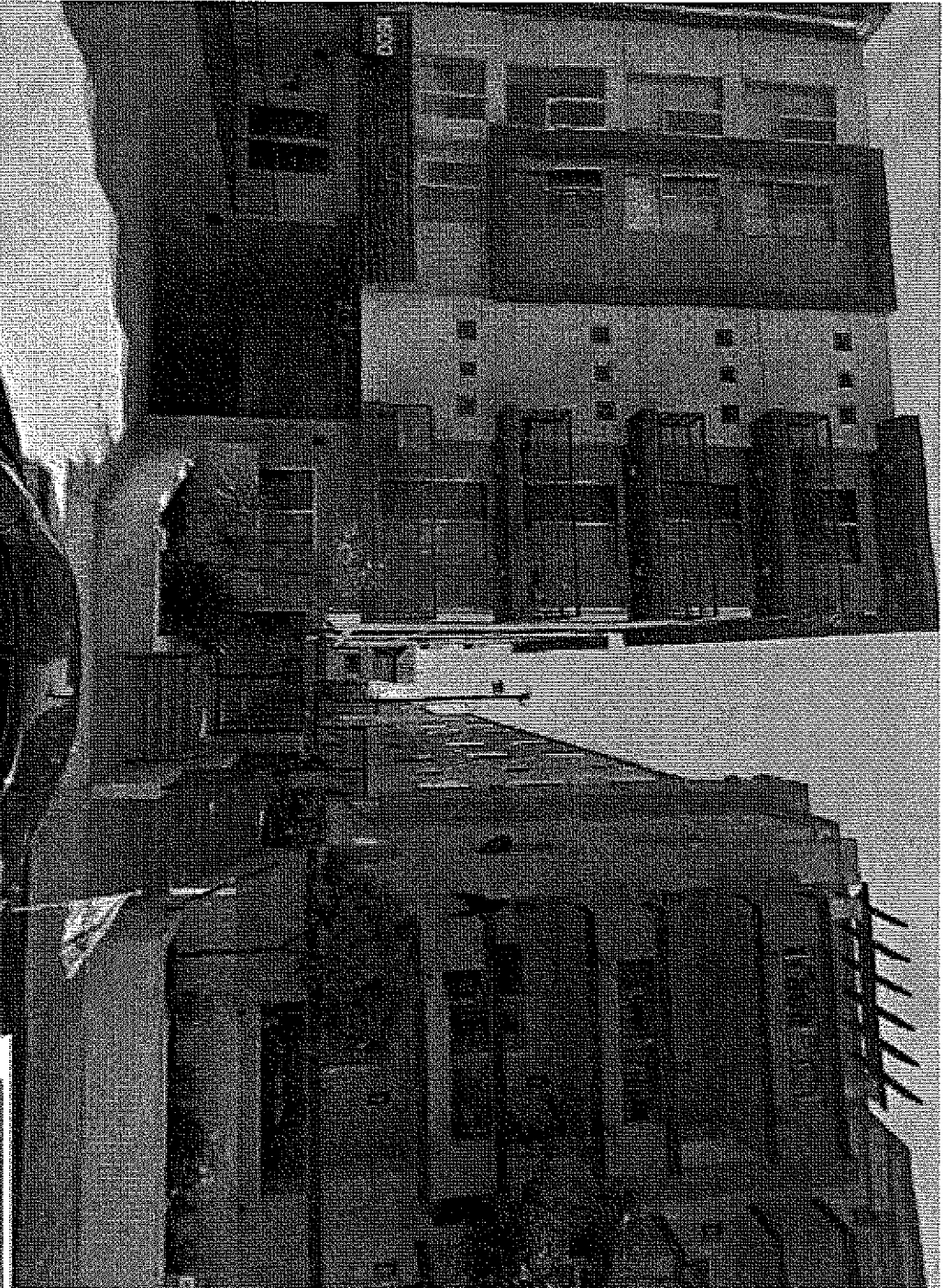


**Legend**  
○ 500ft  
Radius

★ 4 levels

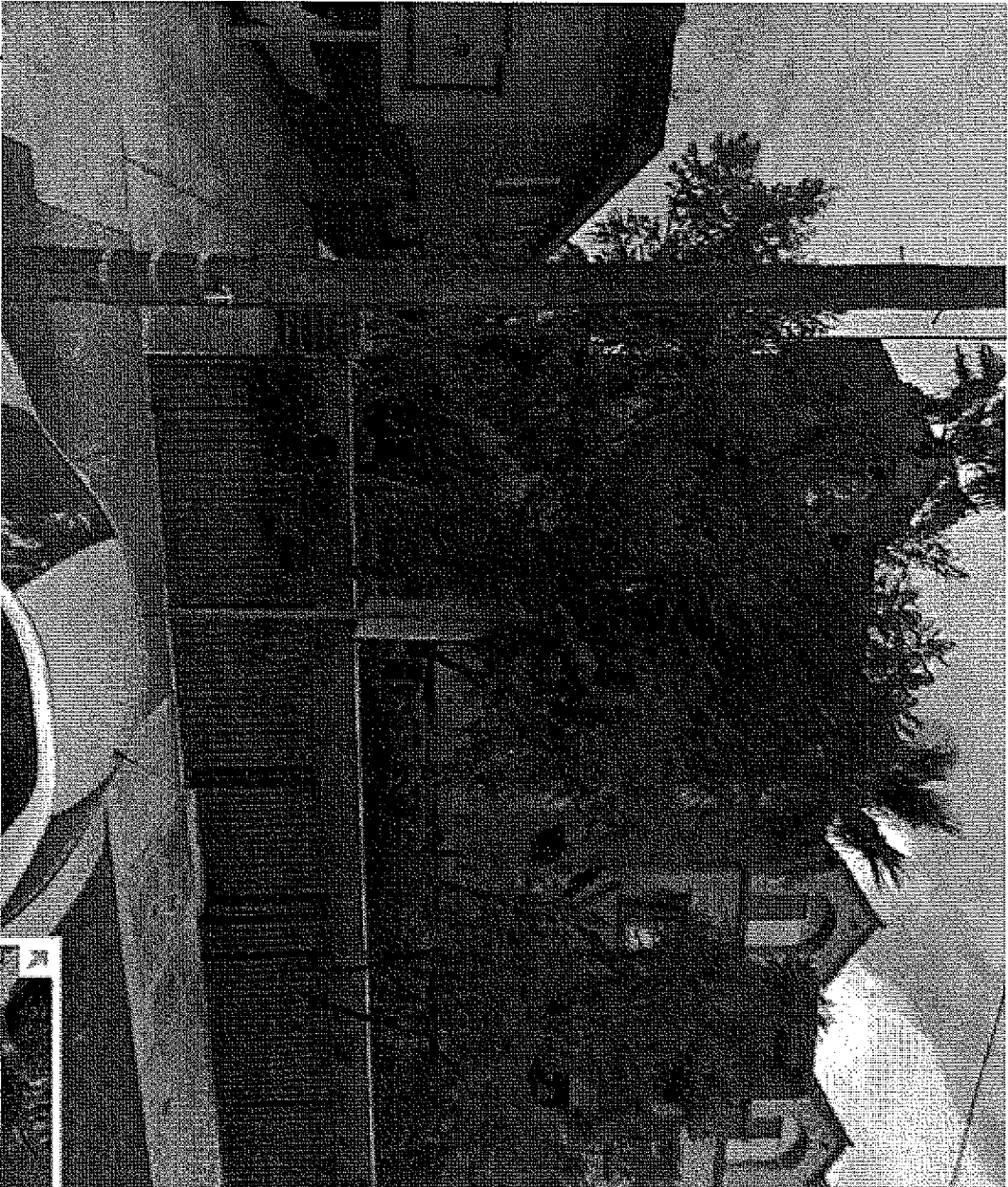
★ 3 levels

1600 South West Westgate 5 levels building (Built in 2008) next to  
1618 and 1616 South Westgate 4 levels (Built in 2007)





1563 South Barrington Avenue 4-story Building  
(Built in 1999)



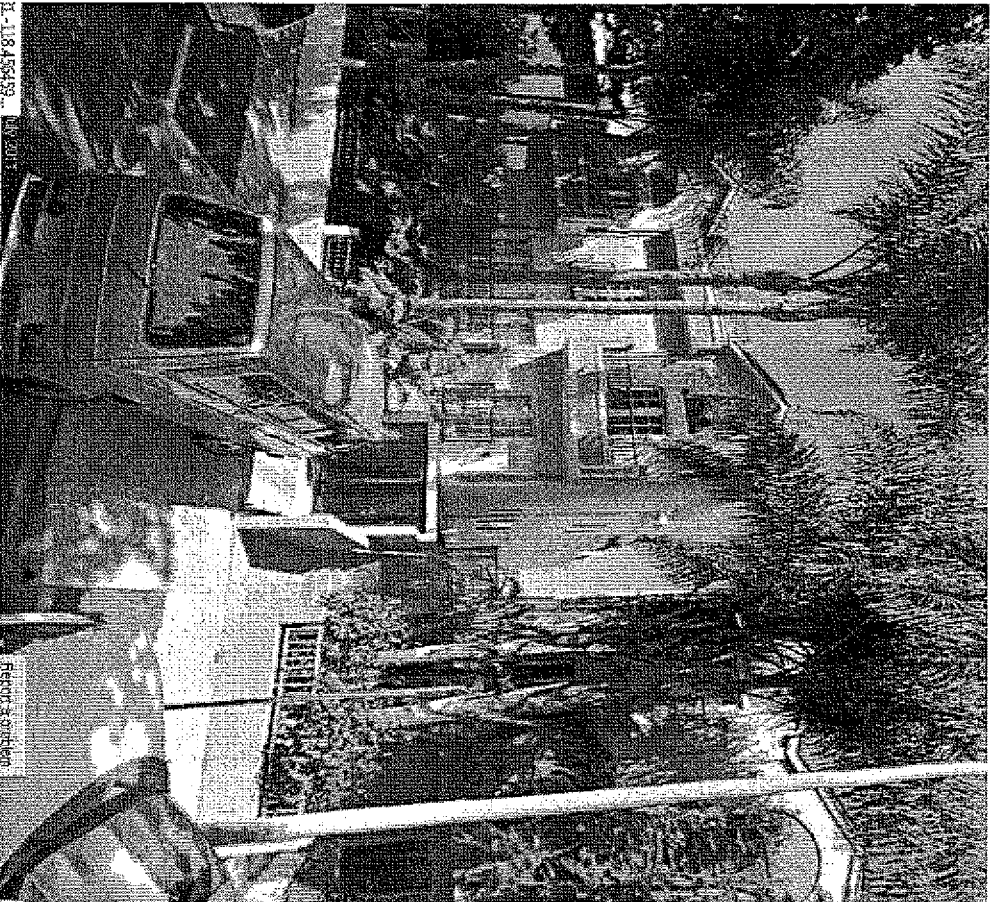
1616 S Barrington Avenue 4-Story Building  
(Built in 1988)



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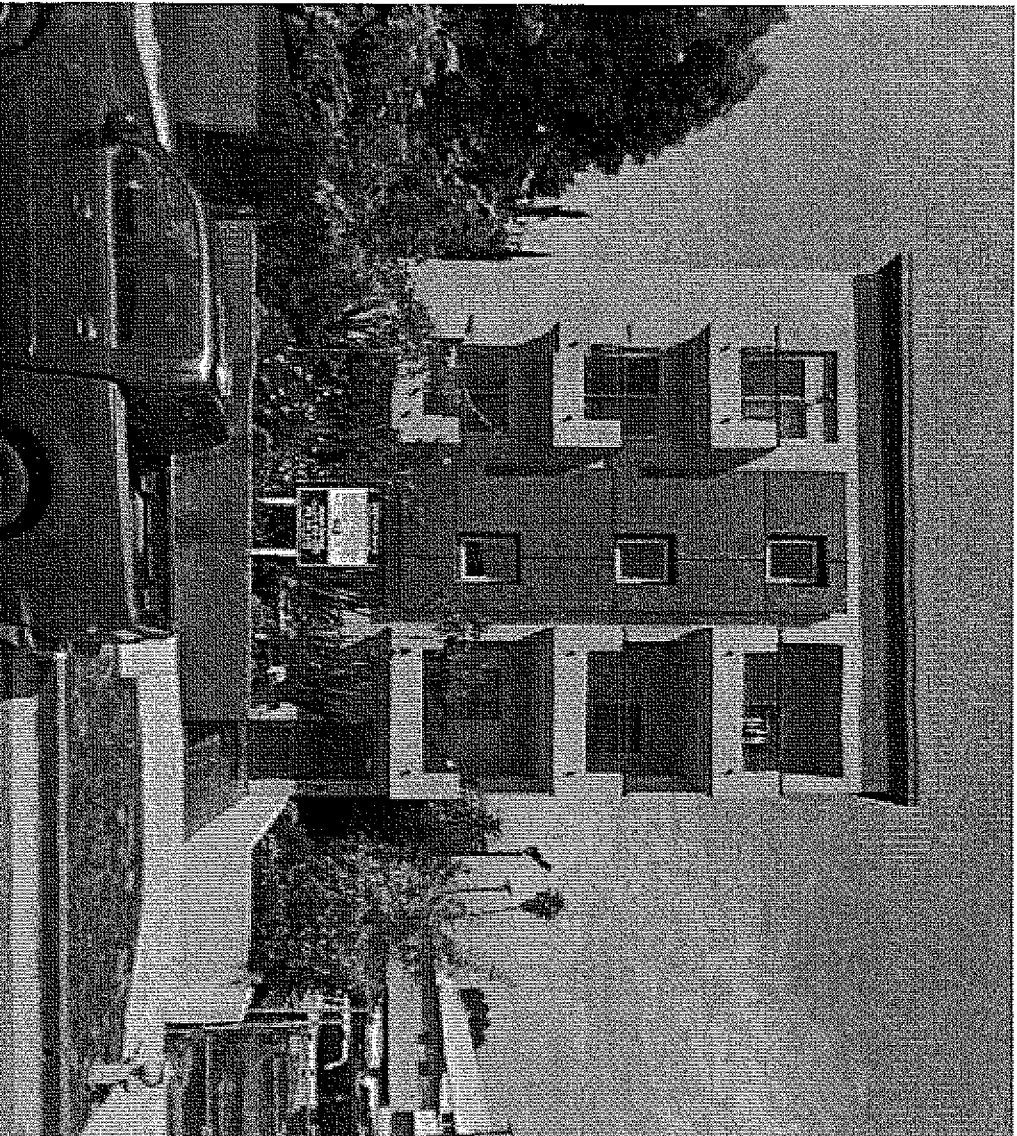


# 2 buildings of 3 levels next to the property site

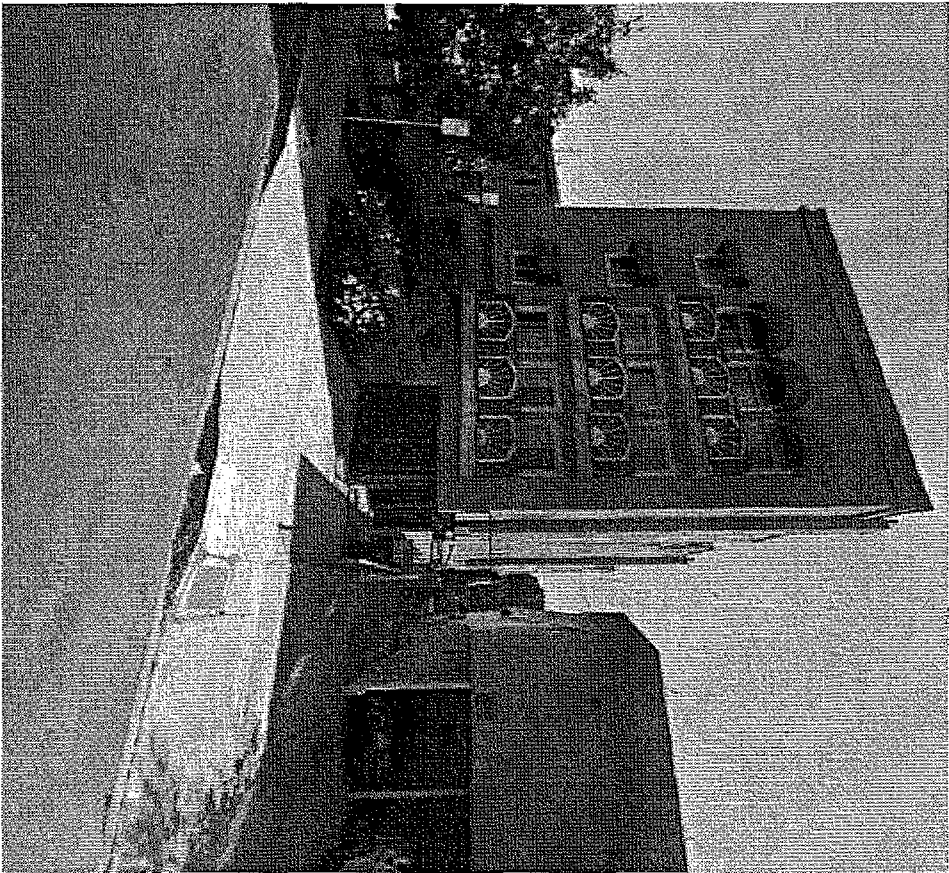




# 1550 South Westgate just outside the 500 radius



# 4 levels Building on Stoner Avenue



## Appeal Argument 3

- Failure to design to LAPD's Design Out Crime Guidelines
- Design to LAPD "Design Out Crime Guidelines" which calls for doors and windows to connect to the sidewalk to increase "natural surveillance."
- Not consistent with the neighborhood character which has many buildings with direct door access to the sidewalk
- Calls for direct visual and pedestrian access to the street to prevent loitering
- Appellant argues that both ground level units should have doors with walkways directly to the sidewalk.

### Staff's Response

1. City average crime is 146 per year (2012)
2. Subject site is in an area with 106% of the city's average crime (155 crimes)
3. Police Department considers a high crime area when it is 120% of the citywide average (176 crimes).
4. Therefore project site/ area is not considered within a high crime area





# Los Angeles Crime Statistics 2012

## 2012 LAPD Crime Statistics

Number of Reporting Districts	Citywide	1,233
Total Part I Crimes		105,621
Total Part II Arrests		74,907
Part I Crimes + Part II Arrests		180,528 "Total Crime"
Citywide Average Crime		146
High Crime Reporting District		176 (120% of Citywide Average)
District		852 (Project site)
Total Part I Crimes		113
Total Part II Arrests		42
Part I-Crimes + Part II-Arrests		155



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# Appeal Argument 4

## Open Space

- The reduction of open space is in violation of the West Los Angeles Community Plan
- The findings do not provide evidence that the open space reduction is a benefit to the community or that the site is unique to warrant a reduction

## Staff's Response

### Required Findings

- 1) That the open space provided conforms with the objectives of the subsection
- 2) That the propose project complies with total usable open space requirements

**Facts:** 1,350 square feet of total usable open space is required, and 1,406 is provided

**Conclusion:** The proposed project therefore does comply with the total useable open space requirements, and supports the findings of the Zoning Administrator (See exhibit B)



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# Exhibit B

## Usable Open Space

	Required	Approved	Approved %
Common Space	950 square feet	815 square feet	86 %
Private Open Space	400 square feet	591 square feet	147.75%
Total Usable Open Space	1,350 square feet	1,406 square feet	104.15%

### Additional Code Requirements

- 1) A ten percent reduction in the total required usable open space, provided that any reduction to the common open space only
- 2) A ten percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the total required usable open space
- 3) A ten percent reduction in the required area for planting of ground cover, shrubs and trees in common open space, but that reduction shall not decrease the total required usable open space





## Staff's Recommendation

- That the decisions of the Advisory Agency and the Zoning Administration be sustained and the appeals be denied.



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