

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|--------------|----------------|------------------|
| ENV No. | Existing Zone | District Map |
| APC | Community Plan | Council District |
| Census Tract | APN | Staff Approval* |
| | | Date |

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. APCW 2009 2161

APPLICATION TYPE Adjustments
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 5780 W. 85th Place, Westchester, CA Zip Code 90045
 Legal Description: Lot See Attached Legal Block _____ Tract _____
 Lot Dimensions 128.03' x 302.81' Lot Area (sq. ft.) 40,152 sq' Net Total Project Size (sq. ft.) 32,470 sq'

2. PROJECT DESCRIPTION

Describe what is to be done: A merger of ten existing lots into one ground lot for detached condominium purposes. A Zone Change from R2-1 to RAS3-1 is proposed concurrently with the tentative map. Adjustments for: Building Separation; A 6' Wall within required Front Yard on W. 85th Place; Private Open Space > 50sq'/unit in calculation

Present Use: Vacant Asphalt Surface Parking Lot Proposed Use: 20 Detached Residential Townhomes/ Condos

Plan Check No. (if available) _____ Date Filed: _____

- Check all that apply:
- | | | | |
|--|--|---|--------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> LEED Silver |
- Additions to the building:
- | | | | |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
- No. of residential units: Existing None To be demolished None Adding 20 Total 20

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21 C 1(a) Code Section which authorizes relief: 12.28
An Adjustment to allow a six (6') foot wall to be constructed within the required front yard setback.

Code Section from which relief is requested: 12.21 C 2(a) Code Section which authorizes relief: 12.28
An Adjustment to allow a reduced minimum building separation of 8 feet in lieu of the required 12 foot minimum for a three story residential building.

Code Section from which relief is requested: 12.21 G 2(b)(2)(i) Code Section which authorizes relief: 12.27
An Adjustment to allow 79 square feet of Private Open Space per unit to be applied to the total required Open Space in lieu of the maximum 50 square feet.

List related or pending case numbers relating to this site:
VTT-70543, APCW-2009-2161-ZC

4. OWNER/APPLICANT INFORMATION

Applicant's name Jeff Lee Company Lee Homes
 Address: 475 Washington Blvd. Telephone: (310) 827-0171 Fax: (310) 821-4645
Venice, CA Zip: 90292 E-mail: JLee@leehomes.net

Property owner's name (if different from applicant) Century Housing, A Non-Profit Corporation (Steven Peelor, SVP)
 Address: 1000 Corporate Point Telephone: (310) 642-2019 Fax: (310) 642-2083
Culver City, CA Zip: 90230 E-mail: AWooler@Centuryhousing.org

Contact person for project information Alex Moore Company Hall & Foreman, Inc.
 Address: 25152 Springfield Court, Suite 350 Telephone: (661) 284-7448 Fax: (661) 284-7401
Santa Clarita, CA Zip: 91355 E-mail: AMoore@hfinc.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: Ronald M Griffith
President + CEO

Print: RONALD M GRIFFITH

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

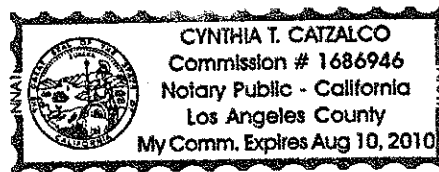
On Nov. 13, 2009 before me, CYNTHIA T. CATZALCO, NOTARY PUBLIC,
(Insert Name of Notary Public and Title)

personally appeared RONALD M. GRIFFITH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity(ies), and that by his/~~her~~~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia T. Catzalco (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

| | | |
|-------------|--------------------------|------|
| Base Fee | Reviewed and Accepted by | Date |
| Receipt No. | Deemed Complete by | Date |

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL A:

LOT 1 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND, OR WHICH MAY BE PRODUCED THEREFROM AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY, EXCEPTING BELOW A DEPTH OF 50 FEET, AS RESERVED BY KAISER COMMUNITY HOMES, A CORPORATION, IN DEED RECORDED DECEMBER 3, 1948 IN BOOK 28866, PAGE 248, OFFICIAL RECORDS.

PARCEL B:

LOT 2 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND, OR WHICH MAY BE PRODUCED THEREFROM AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY, EXCEPTING BELOW A DEPTH OF 50 FEET, AS RESERVED BY KAISER COMMUNITY HOMES, A CORPORATION, IN DEED RECORDED DECEMBER 3, 1948 IN BOOK 28866, PAGE 250, OFFICIAL RECORDS.

PARCEL C:

LOT 3 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND, OR WHICH MAY BE PRODUCED THEREFROM AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY, EXCEPTING BELOW A DEPTH OF 50 FEET, AS RESERVED BY KAISER COMMUNITY HOMES, A CORPORATION, IN DEED RECORDED DECEMBER 3, 1948 IN BOOK 28870, PAGE 038, OFFICIAL RECORDS, AS INSTRUMENT NO. 127.

PARCEL D:

LOT 4 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES, IN

AND UNDER SAID LAND, OR WHICH MAY BE PRODUCED THEREFROM AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY, EXCEPTING BELOW A DEPTH OF 50 FEET, AS RESERVED BY KAISER COMMUNITY HOMES, A CORPORATION, IN DEED RECORDED DECEMBER 9, 1948 IN BOOK 28909, PAGE 206, OFFICIAL RECORDS.

PARCEL E:

LOT 5 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND, OR WHICH MAY BE PRODUCED THEREFROM AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY, EXCEPTING BELOW A DEPTH OF 50 FEET, AS RESERVED BY KAISER COMMUNITY HOMES, A CORPORATION, IN DEED RECORDED DECEMBER 6, 1948.

PARCEL F:

LOT 8 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL G:

LOT 9 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL H:

LOT 10 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL I:

LOT 11 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, GAS, WATER AND MINERAL RIGHTS, IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE, FOR THE EXTRACTION OF SUCH OIL, GAS, WATER OR MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, IN DEED RECORDED DECEMBER 15, 1971, INSTRUMENT NO. 156.

PARCEL J:

LOT 12 OF TRACT NO. 12351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Order Number: NCS-331922-LA2
Page Number: 10

APN: 4125-006-805 (Affects: Parcel J); 4125-006-807(Affects: Parcels G and H); 4125-006-809(Affects: Parcels A, B, C, D and I) and 4125-006-810(Affects: Parcels E and F)

First American Title Insurance Company

JUSTIFICATION

A Zone Change from R2-1 to RAS3-1 is concurrently requested. These Adjustments assume Zone Change Approval to the RAS3-1 Zone.

1. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses.

A. (6 Foot Block Wall) A new 6' block wall is requested within the required 5-foot Front Yard Setback along W. 85th Place. The existing parking lot is currently enclosed with a 6-foot block wall on all four sides of the property, as is the existing development immediately to the West across Belford Avenue. The proposed wall would be located approximately 8 feet North of the existing block wall along the Property Line. The existing mature trees along the perimeter of the site will remain, with the exception of one tree at the entrance of the proposed community driveway. The proposed development will be enclosed with a 6-foot block wall consistent with an immediate neighbor. The Eucalyptus Trees along the perimeter of the site will be retained to be compatible and consistent with the existing established landscaping in the surrounding neighborhood.

B. (8 Foot Building Separation) A building separation of 8-feet is requested in lieu of the required 12-feet for a three-story residential building. Surrounding development consists of single-family, multiple-family residential buildings, as well as varying sizes of commercial developments along Manchester. Immediately South of the subject site across Manchester are 6 condominium buildings containing a total of 37 residential condominiums. A gas station/ car wash is immediately to the East of the 37 condos, and to the West is a small shopping center containing a market, restaurant, and a few smaller stores. The adjustment to permit a reduced building separations of 8-feet in lieu of the required 12-feet is internal to the project and will not create inadequate separation between buildings that would adversely impact safety, or emergency access to each building.

To the West of the subject site is a 3+ story commercial building being used by Pacific Bell. To the East and North of the subject site are single-family residential homes in the R2-1 Zone with frontage along 85th Place, their rear yards abut Manchester. The use, size and type of structures surrounding the subject site vary greatly. The density and size of existing structures varies resulting in all sorts of varying separations between buildings and uses, both on the same lot and adjacent lots. The granting of an 8-foot building separation would allow detached condominiums to be built giving the development more of a single-family feel, which is a more appropriate transition from the more dense condominium buildings across Manchester to the less dense neighborhood to the North of our subject site.

C. (Private Open Space Contribution) The proposed development is designed to provide for detached condominiums with private yards. Although the development is providing 1,932sq' of Common Open Space, the majority of Open Space lies within these private

Concurrent Cases:

VTT-70543; APCW-2009-2161-ZC; ENV-2009-2162-EAF

Adjustments for Block Wall; Building Separation; Private Open Space

yards enclosed by the 6' wall. Without using the required front and side yards in our calculation, the total Private Open Space provided is 6,998sq'. Of this, only 1,000sq' is allowed to be used in our total Open Space calculation, leaving us 568sq' short. The granting of this variance will allow for private yards similar to single-family homes, which is consistent with the existing residential developments to the North and East.

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

The granting of the adjustments will permit a project that is consistent with the following objectives and policies of the Westchester – Playa Del Rey Community Plan.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Westchester-Playa Del Rey Community Plan Area to the year 2025.

Policy 1-1.1: Protect existing single-family and low density residential neighborhoods, such as Kentwood, from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish the quality of life.

>The proposed project is sensitive to the less dense neighborhoods to the East and North of the site. Under the proposed zoning of RAS3-1, the subject site could accommodate a development as dense as 50 units within a single structure. The proposed development of 20 detached condominiums is a more appropriate transition from the larger and denser existing condominium buildings to the South and the single-family residences to the North and East. The proposed 20 detached condominiums have been scaled back to a density that is more appropriate for the surrounding neighborhoods. In order to construct detached condominiums/ town-homes on the site, a building separation of 8 feet is requested. By providing a 6' block wall and private yards, this development is more compatible with the existing single-family uses to the North and East, and more in sync with the character of the existing neighborhood.

Policy 1-1.2: The City should promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.

>The proposed development will provide ownership opportunities with benefits similar to those of single-family lots. The granting of these adjustments will allow for a development with private yards and detached units which mimic a single-family situation. Although there are multiple family residences across Manchester, the granting of these adjustments will allow for greater preservation of the single-family neighborhood character.

Concurrent Cases:

VTT-70543; APCW-2009-2161-ZC; ENV-2009-2162-EAF

Adjustments for Block Wall; Building Separation; Private Open Space

Policy 1-1.3: Provide for adequate Multiple-Family residential development.

>This development would provide 20 new detached condominiums without removing any existing housing stock.

Policy 1-1.4: Provide for housing along mixed-use boulevards where appropriate.

>The proposed project is located along Manchester Blvd. which is a mixed-use boulevard of commercial and residential developments of all sizes.

Objective 1-2: Locate Housing near commercial centers, public facilities, and bus routes and other transit services, to reduce vehicular trips and congestion and increase access to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers, public facilities, bus routes and other transit services.

>The subject site is located directly adjacent to a Bus Stop at the corner of Manchester Blvd. and Belford Avenue (Stop #115 of the Metro Orange Line). A neighborhood commercial center exists at the intersection of Airport Blvd. and Manchester, only a few blocks West of the site as well as a major commercial center at the intersection of Sepulveda Blvd. and Manchester Blvd, just a few blocks further West..

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy 1-3.1: Promote architectural compatibility and landscaping for new Multiple Family residential development to protect the character and scale of existing residential neighborhoods.

>The site is currently enclosed with a 6-foot block wall and a landscape perimeter with mature trees and shrubs. Granting the adjustments would allow for a new 6-foot block wall around the perimeter, and new landscaping to compliment the preservation of the existing Eucalyptus Trees around the perimeter of the site.

Policy 1-3.2: Monitor the impact of new development on residential streets. Locate access to major development projects so as not to encourage spillover traffic on local streets.

>Vehicular access to the site is proposed to be taken solely off Belford Avenue so the new residents will not have to enter the existing single-family neighborhood to access the site, reducing the need for traffic to enter the existing neighborhood. Belford Avenue is accessed via Manchester Blvd.

Concurrent Cases:

VTT-70543; APCW-2009-2161-ZC; ENV-2009-2162-EAF

Objective 1-4: Provide affordable housing and increased accessibility to more population segments, especially students, the disabled and senior citizens.

Policy 1-4.3: Ensure that new housing opportunities minimize displacement of residents.

>No residents will be displaced with this development. The site is currently a vacant surface parking lot.

Policy 1-4.4: Encourage multiple family residential and mixed use development in commercial zones, pedestrian oriented areas, and near transit corridors.

>The site is currently zoned R2-1, which is inconsistent with the current General Plan Category of General Commercial. The proposed zone RAS3-1 will be consistent with the General Plan Category and will allow residential, commercial and mixed uses. The proposed project will locate multiple-family residential condominiums within a commercial zone amongst existing commercial uses. The site is very walk-able, close to bus routes for the Metro Orange Line, the 405 and 105 freeways, LAX and many other transit corridors.

3. The granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

A. (6' Block Wall) The proposed 6-foot block wall at the property line along W. 85th Place will provide for private yards for each of the detached condominiums and provide a visual buffer between the existing single-family homes and the new detached condominiums. The site immediately to the West is surrounded with a 6-foot block wall along W. 85th Place as well as Eucalyptus Trees. The subject site currently has a 6-foot block wall as well along this frontage. The proposed block wall is appropriate for the site and would not present a new or unusual situation for the neighborhood. By maintaining the existing Eucalyptus Trees and complimenting them and the wall with new landscaping, the development's frontage along W. 85th Place will not simply be a monotonous block wall sitting at the property line. The wall and landscaping are designed so that the wall is broken up and disguised by attractive landscaping techniques, and is in conformance with the spirit and intent of the code.

B. (Building Separation) The proposed 8-foot separation between dwelling units is in lieu of the required 12 feet and is adequate and appropriate for a detached condominium development of this size. These separations are internal to the project and will have no impact, visual or otherwise on the adjacent residential uses. This project will provide adequate light, air and landscaping that will enhance the site characteristics and design of the project.

C. (Private Open Space Contribution) The project will provide an abundance of open space, more than double the required. At 175sq' per unit, the total required Open Space

Concurrent Cases:

VTT-70543; APCW-2009-2161-ZC; ENV-2009-2162-EAF

Adjustments for Block Wall; Building Separation; Private Open Space

is 3,500sq'. The total open space being provided is 8,930sq', of which 1,932sq' is Common Open Space and the remaining 6,998sq' is Private Open Space. The code allows for only 50sq' of Private Open Space per unit to be applied toward the total Open Space calculation. Due to the detached nature of the development, we are providing private yards similar to that of a single-family development. The result is a larger and more usable private open space for each unit. Although the front, side and rear yard setbacks are only 5 feet under the RAS3-1 Zone, the structures were situated further back from the street to obtain a larger private open space in the form of a usable yard. The intent is to give each unit enough private usable open space so that the need for common open space is diminished. This spirit and intent of the code is being met by providing larger more usable private open space in the form of a usable yard.

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

A. (6' Block Wall) No adverse impacts are anticipated. Any mitigation measures conditioned in the Environmental Document will be complied with.

B. (Building Separation) Adequate light, air and landscaping are provided for and no adverse impacts to safety, health, or emergency access are anticipated.

C. (Private Open Space Calculation) Adequate open space is provided for the project. No adverse impacts are anticipated by allowing a greater amount of private open space to be used in the total open space calculation.

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

A. (6' Block Wall) The site is a rectangular-shaped parcel with street frontage on 3 of its 4 sides. The unique nature of the narrow site restricts a common driveway to be taken from the narrowest frontage along Belford Avenue. The most practical layout for a detached condominium development on the site is a row of ten detached condominiums on each side of a community driveway. In order for the development to provide a private yard for the units North of the community driveway, an adjustment to allow a 6-foot block wall along the property line of W. 85th Place is requested. The units South of the community driveway back-up to Manchester Blvd., and a 6-foot block wall along the property line is allowed here because this is considered the site's rear yard. Placing the 6-foot block wall within the required front yard setback along W. 85th Place would allow for a larger usable private open space. By requiring the 6-foot block wall to be placed behind the required setback, a private yard is not possible without bisecting the usable open space.

B. (Building Separation) Due to the narrow rectangular shape of the parcel, the depth of each building is restricted to accommodate a community driveway, proper setbacks for open space, and adequate front and rear yards. The buildings are set back from W. 85th Place and Manchester Blvd. as much as possible to better blend with the single-family

Concurrent Cases:

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Adjustments for Block Wall; Building Separation; Private Open Space

character of the existing neighborhoods to the North and East. To accomplish this, the buildings were pushed slightly closer together resulting in a separation of 8-feet in lieu of the required 12-feet for a three-story structure.

C. (Private Open Space Contribution) The narrow parcel makes meeting the minimum horizontal dimension of 15-feet for Common Open Space difficult. The minimum horizontal requirement for Private Open Space is only 8' which is much more compatible with the narrow site.

ADDITIONAL INFORMATION/ FINDINGS (OPEN SPACE):

The Open Space provided conforms with the objectives of the Open Space provisions of the Code.

The project will provide an abundance of open space, more than double the required. At 175sq' per unit, the total required Open Space is 3,500sq'. The total open space being provided is 8,930sq', of which 1,932sq' is Common Open Space and the remaining 6,998sq' is Private Open Space. The code allows for only 50sq' of Private Open Space per unit to be applied toward the total Open Space calculation. Due to the detached nature of the development, we are providing private yards similar to that of a single-family development. The result is a larger and more usable private open space for each unit. Although the front, side and rear yard setbacks are only 5 feet under the RAS3-1 Zone, the structures were situated further back from the street to obtain a larger private open space in the form of a usable yard. The intent is to give each unit enough private usable open space so that the need for common open space is diminished. This spirit and intent of the code is being met by providing larger more usable private open space in the form of a usable yard.

See Attached Exhibit for more information on Open Space.

Concurrent Cases:

VTT-70543; APCW-2009-2161-ZC; ENV-2009-2162-EAF

WEST 85TH PLACE

30'

FRONT YARD

Private Open Space 2,532 sf

Public Open Space 858 sf

COMMUNITY DRIVEWAY

GUEST PARKING

Private Open Space 4,466 sf

REAR YARD

Public Open Space 1,074 sf

50'

52'

MANCHESTER AVENUE

