

FINDINGS - ZONING ADMINISTRATOR'S ADJUSTMENT
110 N MAPLETON DR, LOS ANGELES, CA, 90077

REQUEST

The Applicant, 110 Mapleton LLC is seeking the following discretionary approvals from the City of Los Angeles:

Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment allowing relief from the following:

L.A.M.C Section 12.21-C,10(a) Project is requesting a Zoning Administrator's Adjustment to permit a reduced front yard setback of 6'-10" in lieu of the required front yard setback (25').

L.A.M.C Section 12.21-C,5(b) Project is requesting a Zoning Administrator's Adjustment to permit the construction of a new accessory building (guardhouse) on the front half of a lot.

L.A.M.C Section 12.21-C,1(g) Project is requesting a Zoning Administrators Adjustment (Fence) to allow for the continued use and maintenance of an over in height fence and gate with a maximum height of 9'-0" located in the required Front Yard Setback in lieu of the 3'-6" otherwise allowed.

PROPOSED PROJECT NARRATIVE

A ZONING ADMINISTRATOR'S ADJUSTMENT is requested to permit construction of a new 156-square-foot guardhouse with a bathroom on the front half of a lot that will reduce the front yard setback. The proposed guardhouse, located 6 feet 10 inches from the front property line, encroaches into the required 25-foot front yard setback. The side yards, one of which borders the major highway Sunset Blvd, will remain unaffected as the site wall/fence is currently permitted and will comply with all other Zoning setback requirements. The rear yard setback is not impacted and will continue to comply with the required regulation. Also requested is an approval to legalize an existing site wall/fence and gate in the front yard setback over the allowed 3'-6". The proposed site wall/gate has a maximum height of 9'.

LAMC Conformance

As stated above, the Applicant is requesting relief from L.A.M.C Section 12.21-C,10(a), L.A.M.C Section 12.21-C,5(b), and L.A.M.C Section 12.21-C,1(g)

Except for this request, the Proposed Project will abide by all applicable zoning and building codes per the Los Angeles Municipal Code (LAMC) and any other applicable regulating bodies.

BACKGROUND

The subject site is an irregular-shape lot located at 110 N Mapleton Dr, with an additional address of 10281 W Sunset Blvd, in the Bel Air - Beverly Crest Community Plan Area. The total area of the property's lot is approximately 42,201 square feet. The General Plan Land Use (GPLU) designation for the property is Minimum Residential, and it is zoned RE40-1-HCR, located in the Hillside Area. The property is also subject to the Very High Fire Hazard Severity Zone, Urban Agriculture Incentive Zone, and Special Grading Area regulations.

The existing single family dwelling was originally built in 1990. No other deviations from the code are requested.

Construction of this guardhouse will not affect any protected trees or shrubs per the City of Los Angeles Native Tree Protection Ordinance as no protected trees or shrubs are located on the lot. The proposed guardhouse will be 10 feet and 6 inches in height, below the allowable 30' in height and will be comprised of smooth troweled stucco with a color finish coat over a fabric mesh. It will sit 6 feet and 10 inches east of the front property line, incorporated into an existing wall and gate. The project seeks to also legalize the over-in height fence and gate in the front yard setback.

The surrounding area primarily consists of other single-family residences with land use designations of Minimum Residential and Very Low I Residential and are zoned RE40-1-HCR and RE20-1-HCR.

Mapleton Drive, adjoining the property on the west, is a local standard hillside street with a designated right of way width of 60 feet and designated to a roadway width of 36 feet.

Sunset Boulevard, adjoining the property on the south, is an Avenue I dedicated street with a designated right of way width of 100 feet and designated to a roadway width of 36 feet.

Previous Decisions:

Building and Safety Board File - BAAB 871339

Approved 8/18/1987 - Approving an 8' wall to be constructed in the required side and rear yard in lieu of the permitted height of 6'.

CASE PRECEDENCE: The requests for this case are typical requests for this neighborhood. See below for other similar requests including case ZA-2021-4285-ZAA, requesting the same actions as this case.

FIGURE 1: CASE PRECEDENCE

Address	Case #	Description
7875 W GRANITO DR	ZA-2021-4285-ZAA	9' OVER-IN-HEIGHT FENCE IN THE REQUIRED FRONTYARD SETBACK IN LIEU OF 3.5' PER LAMC ALONG WITH AN ACCESSORY GUARDHOUSE WITHIN THE FRONT 55' OF FRONT LOT LINE
9500 Cherokee Ln	ZA-2019-3607-ZAA	Approval of 41 sf accessory dwelling in front yard setback
1432 Devlin Drive	ZA-2019-151-ZAA	LEGALIZATION OF EXISTING GAZEBO WITHIN THE FRONT YARD SETBACK - Zoning Administrator's Adjustment to permit an accessory building, a gazebo, to be located within the required front yard with a reduced front yard setback
111 N MAPLETON DR	ZA-2005-4816-ZAD	a Zoning Administrator's determination to permit the construction, use and maintenance of an over-in-height wall of 8 feet within the front yard setback of a single- family residence
250 N DELFERN DR	ZA-2017-1140-ZAA	a Zoning Administrator's Adjustment to allow the construction, use, and maintenance of (i) a 12-foot in height hedge containing a hidden chain-link security fence, (ii) a 12- foot in height, opaque steel and wood vehicular access gate, (iii) two 9-foot in height opaque steel and wood pedestrian gates, and (iv) two 12-foot in height pilasters; all in lieu of the maximum height of 3 feet 6 inches
12 N BEVERLY GLEN BLVD	ZA-2008-3415-ZAA-ZAD	to permit the construction, use and maintenance of an over-in-height wall to exceed the permitted 42-inch height limit within the front yard setback of a proposed single-family dwelling,
133 S MAPLETON DR	ZA-2002-3386-ZAA	permit the construction, use and maintenance of walls, fences and gates 8 feet in height with lights up to 12 feet in height within the required front yard setback of property developed with a single-family dwelling
312 N FARING ROAD	ZA-2003-9109-ZAD	to permit the continued use and maintenance of over-in-height fence, hedges and gates, located within the front yard setback of a single-family residence, to exceed the height of 3 feet 6 inches other wise permitted by the Municipal Code,
271 Mapleton Drive	ZA 2000-1122(ZA D	Zoning Administrators Approval of the continued use and maintenance of an existing 8-foot height fence, wall, and gate within the required front and side yards of an existing, single-family dwelling in lieu of the permitted 3 1/2-foot high fences within the front yard and 6-foot high fences in the side yard setbacks

248 South Mapleton Drive	ZA 2002-9955(ZA A)	a Zoning Administrator's Approval of an adjustment from Section 12.21-C,l(g) of the Municipal Code to permit the construction, use and maintenance of an over-in-height fence in the required front yard of a single-family dwelling in lieu of the 3 feet 6 inches otherwise permitted by the Municipal Code
330 South Mapleton Drive	ZA 2016-4162(ZA A)	Zoning Administrators Approval to allow (1) a side yard setback of 9 feet 6 inches and a secondary front yard setback of 24 feet in lieu of the 12-foot side yard and 25-foot front yard setbacks respectively required by Code Sections 12.21-C,5(e) and (f); and (2) relief from Section 12.21-C,5(b) to allow an accessory building within 55 feet of the front lot line and within the front half of the lot; and (3) an accessory building to be located within 25 feet of one front lot line on a through lot as required by Section 12.21- C,5(k); all in conjunction with the conversion of an existing storage room underneath the existing deck into a two-story accessory living quarter and recreation room on a 51,325 square-foot lot located in the RE40-1 Zone
311 South Mapleton Drive	ZA 2010-3228(ZA A)	Zoning Administrators Approval of an adjustment from section 12.22-C120(ft)o allow the construction and maintenance of a hedge of varying height from 7 feet to 15 feet, a chain link fence of varying height from 6 feet to 7 feet 6 inch, a 8-foot 3-inch high driveway gate and 10-foot 9-inch high adjoining pilasters, a 6-foot 4-inch high pedestrian gate and 8-foot 6-inch high adjoining pilasters and a 6-foot 6-inch high pedestrian gate and 9-foot 6-inch adjoining pilasters in lieu of 3-foot 6-inch maximum permitted in the required front yard in the RE40-1 Zone, and an adjustment from Section 12.22-C120(f)to allow the construction and maintenance of a hedge of varying height from 8 feet to 15 feet in lieu of the 8-foot maximum permitted in the required side yard, and an adjustment from Section l2.22-C,20(f) to allow the construction and maintenance of a 5-foot high retaining wall and a 6-foot 6-inch high trash enclosure wall in lieu of 3-foot 6-inch maximum permitted in the required front yard, and an adjustment to allow the construction and maintenance of a 5-foot 6-inch high water fountain in the required front yard in lieu of the 3-foot 6-inch maximum as permitted by Section 12.21-C,l(g), and an adjustment to allow the construction and maintenance of a 7-foot 6-inch high pool enclosure fence and a 6-foot 3-inch high pool enclosure gate in the required rear yard in lieu of the 3-foot 6-inch maximum as permitted by Section 12.21-C,l (g)
222-232 South Mapleton Drive	ZA 2011-0237(ZA A)	a Zoning Administrator's Approval to permit the construction, use, and maintenance of new sections of chain link fence on an existing brick wall with new brick entry columns and steel and wood entrance gates, with maximum heights varying from 8 feet to 8 feet 9 inches in lieu of the maximum allowable fence height of 3 feet 6 inches, in the required front yard setback in the RE40-1 Zone

Section 12.28 X. Findings

1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations:

GUARDHOUSE:

Pursuant to LAMC Section 12.28, the Zoning Administrator's Adjustment permits relief from the front yard setback requirements for single family dwellings and accessory buildings. The proposed guardhouse, intended to enhance the security of the property, is strategically positioned 6 feet 10 inches east of the front property line. Placing the guardhouse further back would compromise its effectiveness, as it needs to be near the entrance for optimal visibility and rapid response and to effectively receive guests and packages.

The property is bordered by Sunset Boulevard to the south and Mapleton Drive to the east. The positioning of the guardhouse near the front entrance, while encroaching on the 25-foot front yard setback as mandated by LAMC Section 12.21 C.5(b), allows it to serve its purpose without disrupting the primary residence or other key features of the site. The side yards and other setback requirements remain unaffected and compliant.

The site's designation as a Hillside Construction Regulation area introduces additional challenges in locating structures. The level portion of the lot near the front property line is one of the few viable locations for the guardhouse that avoids significant grading or disturbance to the site.

Despite the reduced front yard setback, the proposed guardhouse, with a height of 10 feet 6 inches, is designed to be unobtrusive, maintaining open space and light for the main residence and surrounding properties. The structure's modest size and careful placement ensure that it does not impede the availability of light and air.

The guardhouse contributes to the overall safety and security of the property, aligning with the broader public welfare goals of zoning regulations. By enhancing security measures, the property not only protects its residents but also helps in maintaining the safety of the neighborhood. The addition of the accessory unit/guardhouse is below the allowable RFA on-site.

The guardhouse's design, featuring smooth troweled stucco and a color finish coat, ensures that it blends seamlessly with the architectural style of the primary residence. This consistency preserves the aesthetic and residential character of the area, supporting property values and neighborhood cohesion.

The requested adjustment aligns with the intent of the zoning regulations as described in LAMC Section 12.28 by balancing the need for security with the maintenance of open space, light, and air. The strategic location of the guardhouse ensures minimal disruption to the site's layout while adhering to the safety and welfare objectives of the zoning code.

Given the unique characteristics of the site and neighborhood and the necessity for enhanced security, the proposed adjustment for a reduced front yard setback for the guardhouse is both practical and consistent with the intent of the zoning regulations. The placement of the guardhouse maximizes its functional benefits while maintaining compliance with the broader goals of the zoning code, ensuring

that the property remains safe, aesthetically pleasing, and in harmony with the surrounding neighborhood.

The general purpose and intent of the zoning regulations are to provide development which provides privacy and is compatible with neighboring uses and the environment in general, and creates openness for aesthetics, light and air for the inhabitants, and permit emergency access. Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics of a specific property. In the instant case, in consideration that the property has existing structures/topography that make it difficult for the proposed structures to conform to this code section; that the function of the use (a guardhouse) requires that it be located in the front entrance; and that the accessory structures are sufficiently separated from dwellings in the immediate vicinity; there will be no adverse environmental effects, and no impacts upon light, aesthetics or air for either the occupants of the property or any adjacent neighbors. Therefore, the Code's intent to achieve compatibility between respective sites and protect neighboring properties, and the applicant's desire to provide a more functional and livable environment, can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. Strict compliance with the Code would impose a substantial and unnecessary burden upon the applicant without serving any real beneficial purpose for either the community or the applicant.

FENCE:

The zoning regulations limit fence, wall, and hedge height on residentially-zoned properties to provide visual consistency in neighborhoods and to limit bulk and mass in the front of properties. Such regulations, however, are written on a City-wide basis and cannot take into account the unique characteristics that a specific parcel and surrounding area may have. As proposed, the applicant has taken steps to ensure the proper City authorization for the existing fence and gate. Legalizing the existing fence will not alter the appearance of mass and bulk. In this instance, the gate and fence provide privacy and security for occupants of the single-family dwelling. The design and materials enhance the visual character in a manner consistent with the surrounding properties. The fence and gates provide a buffer from the public right-of-way. The property is located in an area with large lots where several of the estate residences have existing over-in-height hedges, walls, and fences (see case precedences - Figure 1). Therefore, the project demonstrates that despite strict adherence making the project impractical or infeasible it still conforms to the intent of the zoning regulations. The project's location, size, height, operations and other features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety.

2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety

GUARDHOUSE:

This project involves the construction of a 156 square foot accessory guardhouse structure, located within the first half of the lot as part of an existing residence. The accessory structure will be a maximum of 10'-6" in height, and will respect the 5 foot front setback required per the Baseline Hillside Ordinance. The project will abide by all other aspects of the Baseline Hillside Ordinance and all applicable building codes. The proposed accessory structure will be completely compatible with the character of the surrounding area, and not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The lot's use is for an estate sized single family dwelling. The use of the lot will remain the same and will not negatively affect the surrounding area as any impacts from this use will have been realized and absorbed. Noise and light will not impact the surrounding properties and all lighting will be of low level intensity and directed onsite.

The proposed guardhouse at 110 N Mapleton Dr is designed to blend seamlessly with the existing property and neighborhood, featuring smooth troweled stucco that matches the primary residence. Positioned 6 feet 10 inches from the front property line, the guardhouse enhances security without imposing on adjacent properties. Its modest height of 10 feet 6 inches and strategic location ensure that it does not obstruct views, light, or air, preserving the neighborhood's aesthetic consistency and environmental quality.

The project adheres to imposed mitigation measures and will be conditioned to avoid any adverse effects on the surrounding area. The guardhouse's placement optimizes security operations and maintains visual harmony, contributing positively to the public health, welfare, and safety. As such, the project will not degrade adjacent properties or the surrounding neighborhood but will instead enhance security and maintain the residential character of the area.

FENCE:

The continued use and legalization of an over-in-height fence and gate in the front yard will not result in a loss of light, air, or privacy for neighboring properties as the fence is facing a public street neighboring properties and their privacy will not be affected. The fence allows for added security and safety for the applicant, all while retaining an aesthetic design that will contribute to the beautification of the streetscape and maintains the existing character of the neighborhood.

This is a typical request in this neighborhood and will not change the character of the surrounding neighborhood and properties. This proposed project will legalize an existing wall and gate that has been in place, likely since the single family dwelling and site's construction in 1990.

The property is located in Bel Air Beverly Crest Neighborhood, which has numerous properties that have over-in-height fences, walls, and hedges. More specifically, many homes in the near vicinity have over-in-height fences consisting of materials such as hedges, plaster, wood and steel and have heights that range from 6 feet to 34 feet. Some of the existing fences in the area have no legal land use permits, but they all contribute to the residential character of this neighborhood. The project provides a coherent development that is consistent with the spirit and intent of zoning. The existing fence was built to provide security and privacy and is consistent with the existing development patterns and the existing and proposed over-in-height fences along Mapleton Drive and in the surrounding neighborhood.

3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan

The General Plan of Los Angeles encompasses 11 elements, guiding policies to manage citywide regulations and address environmental concerns. The Land Use Element divides Los Angeles into 35 Community Plans, including the Bel Air - Beverly Crest Community Plan where 110 N Mapleton Dr is located. This property is designated for Minimum Residential land uses under a RE40-1-HCR zone.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

Goal 3A - A physically balanced distribution of land uses that contributes towards and facilitates the city's long-term fiscal and economic viability.

The proposed guardhouse and fence contributes to the safety and security of the neighborhood, thereby supporting the long-term viability and attractiveness of the residential area.

Objective 3.1 - Accommodate a diversity of uses that support the needs of the city's existing and future residents.

The guardhouse and fence supports the needs of residents by enhancing neighborhood security

Objective 3.3 - Accommodate projected population and employment growth within the designated centers while preserving the stability of existing residential neighborhoods.

The guardhouse and fence enhances safety without compromising the residential character of the neighborhood.

Goal 3B: Preservation of the City's stable single-family residential neighborhoods

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Goal 5A - A livable city for existing and future residents and one that is attractive to future investment.

Objective 5.1 - Translate the Framework Element's objectives and policies into effective regulatory and procedural measures.

Granting the reduced setback translates these objectives into a practical measure that benefits the community.

Goal 5B - A city where all neighborhoods have a distinctive character, and where residents have access to the recreation and open space and public services they need.

The guardhouse and fence contributes to the neighborhood's distinctive character and is in line with the existing design and development patterns.

Objective 5.5 - Enhance neighborhood character through appropriate development that respects existing scale, form, and compatibility.

The guardhouse and fence are designed to respect the existing neighborhood scale and form and is in line with the existing development patterns.

Goal 9A - Adequate infrastructure that supports the needs of the city's population and businesses.

Objective 9.3 - Ensure that the City's public facilities, services, and infrastructure adequately support current and future needs.

The proposed guardhouse and legalization of the existing fence aligns with several goals of the General Plan, including promoting residential stability, maintaining neighborhood character, and ensuring adequate open space and light. The project supports the goal of enhancing public safety and welfare through improved property security measures. The primary use of the property as a single-family residence remains unchanged and this development is characteristic of this neighborhood and meets the General Plan's goal of preserving and enhancing residential neighborhoods.

Overall, the project's design and operational aspects demonstrate substantial conformance with the purpose, intent, and provisions of the General Plan and applicable community plans, contributing positively to the residential fabric and character of the neighborhood.

4. Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property

The maximum 9'-0" gate and fence and the proposed guardhouse will result in no significant environmental impacts. The fence and gate are existing and were designed and constructed with materials that are consistent with the design and materials of the existing single family dwelling. The guardhouse will incorporate similar materials in its construction to be a cohesive and unobtrusive element of the property. The guardhouse and entry gate and fence, which are set back slightly from the property line and up the driveway along with the open design of the gate, allows motorists to have adequate visibility. The request will not impair any access to light and air or impede the views of any abutting property owners. As designed, the request provides for privacy and security without the need to create a solid "fortress" type effect. The request is not anticipated to have any impacts on solar access, ventilation, or privacy of adjoining properties.

