

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

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August 12, 2015

BY EMAIL

Marianne.King@lacity.org

Marianne King
Office of Zoning Administration
L.A. Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Hearing Date: August 28, 2015 – 10:30 a.m.

Project: 10551 Pinewood Avenue, Tujunga

Case Nos: ZA2014-2960(ZV)(ZAA) / CEQA No. ENV2014-2961-ND

Project Description: Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a Variance to permit a second dwelling unit, not permitted in the R1 Zone by Section 12.08 of the Code, and 2) Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit an existing rear yard of 5 feet in lieu of the 15-foot rear yard setback required by Section 12.08-C,3 both in conjunction with the conversion and expansion of an existing detached 774 square-foot garage into a 1,108 square-foot dwelling unit, all located on a 10,325 square-foot lot in the R1-1-RFA Zone.
2. Pursuant to Section 21082.1©(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

Applicant: Marcelino and Gail Hernandez

Dear Ms. King,

Following are comments from the Sunland-Tujunga Neighborhood Council's Land Use Committee regarding the above application.

This will advise that at a regularly held public meeting of the Sunland-Tujunga Neighborhood Council (STNC) Land Use Committee, the board voted to **submit comments** for consideration by the Zoning Administrator.

The STNC Land Use Committee met with the applicant, Mr. Hernandez on September 8, 2014.

1. Mr. Hernandez presented his proposal is to increase the size of the existing garage to 1,100 square feet and convert it into a single story 3 bedroom second dwelling unit to be used as a rental.
2. Because the lot does not have sufficient rear yard set back for a habitable structure a Zone Variance is required.
3. The committee understands that per the State of California, all Accessory Dwelling

Units are approved ministerially if they meet all nine (9) of the requirements and that this case has insufficient rear yard.

4. Committee comments included objection to the application as it would become a duplex on a Single Family Dwelling lot.
5. This is not the case of an applicant attempting to “legalize” a garage conversion.

Conclusion from LUC

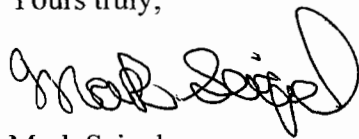
That STNC send a letter noting these concerns to the City in time for the public hearing. The STNC was notified that the project was placed on hold by the applicant due to moving out of the area but then later notified that the project was being pursued again.

LUC ACTION: 9-18-14

Please provide a copy of your determination and please assure that this letter is placed in all case files for the project, including the files for Appeals, if any.

Thank you and please contact me if you have any questions on this recommendation.

Yours truly,



Mark Seigel
President
Sunland-Tujunga Neighborhood Council

CC:

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Applicant/Owner: Marcelino and Gail Hernandez