

ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA) – LAMC 12.28

City of Los Angeles – Department of City Planning

- Fences, Walls, Gates, Hedges, Light Fixtures, and other appurtenances > 8' in the Yard or Setback Area (Various Zones; 12.21 C1 (g))**
- Adjustments from Density (lot area per unit), Height and FAR < 20% (Various Zones; 12.21.1)**
- Adjustments from Yard or Setback requirements (Various Zones and Sections)**
- Adjustments from Space/Passageway and Location (12.21 C2 & 5)**
- Adjustments from Residential Floor Area ≤ 10% (Various Zones)**
- Encroachments into Building Lines (12.32 R)**

The Zoning Administrator's Adjustment Findings/Justification is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS(CP-7810)*.

Public Noticing Requirements: Abutting Owners.

FINDINGS FOR APPROVAL OF ADJUSTMENTS:

In order to grant your request, the following findings/justification must be addressed. Explain how your request conforms to the following requirements:

1. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

2. That 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.

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

FINDINGS FOR APPROVAL OF BUILDING LINE ENCROACHMENTS:

Describe how the proposal meets the following objectives:

- to provide for the systematic execution of the General Plan
- to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained
- to preserve the commonly accepted characteristics of residential districts
- to protect and implement the Land Use Element of the General Plan
- to provide sufficient open spaces for public and private transportation
- to facilitate adequate street improvements; the prevent the spread of major fires and to facilitate the fighting of fires
- to promote the peace, health, safety, comfort convenience, interest and general welfare.
