



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

☐ Waived hearing

☐ Concurrent hearing

☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 5808 N. Etiwanda Ave.

Unit/Space Number N/A

Legal Description (Lot, Block, Tract) Lot 4 (FR), TR 4296, MB 54-17/18

Assessor Parcel Number 2157-012-025

Total Lot Area 20,177

2. PROJECT DESCRIPTION

Present Use Vacant

Proposed Use 9 small lots w/ single-family units

Project Name (if applicable) 5808 Etiwanda

Describe in detail the characteristics, scope and/or operation of the proposed project SEE ATTACHED

PROJECT DESCRIPTION

Additional information attached

☒ YES

☐ NO

Complete and check all that apply:

Existing Site Conditions

☒ Site is undeveloped or unimproved (i.e. vacant)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

CPC-2019-4792

ADM-2019-4793

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

5808 N. ETIWANDA AVENUE

PROJECT DESCRIPTION

The subject property is level, rectangular and vacant. It contains approximately 20,177 square feet and has two zones: RA-1 and OS-1XL. The westerly 17,992 square-foot portion is zoned RA. There is a County Flood Control easement (and small flood control channel) on the easterly portion of the subject property. A 3-foot dedication along Etiwanda Avenue would result in 19,898 net square feet of which 17,714 would be in the RA portion.

A General Plan Amendment is requested (per Sec. 11.5.6) from LOW MEDIUM I to LOT MEDIUM II, and a Zone Change (per Sec. 12.32Q) from RA-1 to (T)(Q) RD1.5-1. A Q Qualifying condition will limit the number of dwelling units to 9 small-lot homes. In addition, a Vesting Tentative Tract map (VTT 82210) is proposed to allow for 9 small lots. Since the easterly portion of the subject property is zoned OS due to an L.A. County Flood Control easement, a Zone Variance (per Sec. 12.27) is requested to use a portion of the OS zone — not the channel — as a rear yard for a portion of a Fire Department turn-around and guest parking [per Sec. 12.21C5(h)]. Also, a Zoning Administrator Adjustment (Sec. 12.28) is requested for a zero setback from the portion of the subject property which is zoned Open Space. The setback from the actual rear lot line will be approximately 25 feet which is greater than the 15-foot rear yard required per Sec. 12.09.1B3.

The proposed 9 small-lot units would be served by a central driveway with 4 units on the north side and 5 units on the south. Each unit will have a two-car garage, three stories (35-foot height), and approximately 2,200 square feet of floor space. Two guest parking spaces will be provided.