



## **GB121008-3 Supporting documents**

For Motion requesting Board letter opposing Early Start Variance for project at 3233 Fay Avenue

1. Letter from residents on Fay Avenue objecting to the project.
2. Letter from Andrew and Kathleen Kurkjian, objecting to the project.
3. Document providing Los Angeles zoning codes, so you can see the normal setbacks, height limits, etc., for R1, R2, etc. The code for the Small Lot Subdivision is NOT INCLUDED in this document.
4. Letter from the resident to the north of the project, who is having solar panels installed on his house. At the bottom are shadow projections -- he will be bringing more detailed projections to the meeting.

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**South Robertson  
Neighborhoods Council**

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December 2, 2008

South Robertson Neighborhood Council

Dear Council Members,

We are writing this letter in seeking your support not to approve a proposed subdivision of three (3) lots into seven (7) individual lots and the development of seven (7) single family homes. This development is known as the "Fay Avenue Art District Dwellings". The Developers have applied for a variance with the Los Angeles City Planning Department to be allowed variance as follows: to allow no open space and the Zoning Administrator's Adjustment to permit a 5-foot and a 9-foot front yard setback in lieu of the required 15-foot. A 5-foot and 0-foot side yard setback in lieu of the required 6-foot, a 5-foot rear setback in lieu of the required 15-foot, a 4 inch building separation in lieu of the required 10-foot, and a 0-foot passageway in lieu of the required 12-foot prior to recordation of the final map, as proposed by the developers case # VTT-70477-SL. This case is to be presented to the Los Angeles Planning Department on December 17, 2008.

The current lots to be developed are currently zoned RD2-1 which allows 2 units per lot, with the standard set back as mentioned above. The "RD" stands for Restricted Density and the proposed development ignores these restrictions. The zoning regulation were established to regulate and restrict the location and use of buildings; to regulate structures and land for residences and establishing limits on height; to regulate the number of stories, size of buildings and other structures to be erected or altered. The existing zoning regulates and determines the size of yards and other open spaces in a effort to regulate and limit the density of population; it is to conserve and stabilize the values of property; it is to ensure adequate open space for light and air; it is to lessen congestion on streets and to promote health and safety, and the general welfare of the population. The proposed development violates all these established zone regulations.

The acceptance of these proposed zoning variances and construction of the development would substantially degrade the existing the existing visual character of the neighborhood. The existing neighborhood primarily exists of single family residences, duplexes and a few apartment buildings built prior to the adoption of the existing zoning regulations. Additionally, the architecture, style, protrusion of the front yard setback and the narrow and tall buildings (three stories high, 35 feet tall) are not conducive of the existing aesthetics of the residential neighborhood.

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Although the developer may fall within the acceptable parking ordinance, the type of parking provided may lead to further street parking congestion. The 8 parking spaces provided for the four rear houses are tandem spaces. Tandem spaces are somewhat problematic mainly because the front car is blocked in by the rear and the constant moving of two vehicles becomes burdensome and then people tend to park on the street. The second parking spaces provided for the front 3 houses only measure 7-foot six-inches wide. This is way too narrow for most vehicles, again making it a burden to park.

Trash disposal is another matter of concern. The development provides no central trash bin container; it assumes that the resident would use the existing City of Los Angeles 3 container system (Black, Blue and Green). This means that during trash pickup days there could be 21 trash cans lined throughout the street, taking up parking for approximately 7-8 vehicles. Our street parking is already overcrowded the acceptance of this development would further add to our parking problems and esthetically would not be pretty

We are not opposed to the construction of 2 units per existing lots. But we strongly feel that adherence to the existing zone and zoning ordinance be upheld and that subdivision of the existing lots should not be allowed.

Prior to purchasing our properties we investigated zoning ordinances and made decisions to purchase based on these regulations. We feel that changing of the regulations would be unfair, inequitable and deterrent to our property values. Please put yourself in our shoes and imagine if this development were being built right in front or next to your house. We know that this council is not the deciding entity whether these variance would be allowed or not, but your support in this matter would influence the decision of the Los Angeles Planning Department. Thank you for your time and consideration of this matter and hope you feel the same.

Sincerely,

Concerned Neighbors of Fay and Cattaraugus Avenue

December 2, 2008

To the South Robertson Neighborhood Council:

We are Andrew and Kathleen Kurkjian. We reside on Fay Avenue in the Palms area. Because we are unable to attend this meeting, we have asked Richard Valverde, our neighbor on Fay Avenue, to read to you some of our concerns about the proposed project on our street. They are:

This project will be built on the north side of our property. We know that the proposed project is for seven three story buildings with a north and south side variance of only 4 inches.

The proposed waiver of height restriction and side variance will impact our day-to-day living. It will block light from coming into our home, invade our privacy by having direct viewing access into our bedrooms and back yard and will allow no side of home clearance for any type of home repair involving a ladder to reach the upper part of our home. It will also raise the noise level into our home.

In addition, this project with its additional 14 parking spaces will add an additional parking issue to our already congested street. With auto repair shops at each end of our street, the residents have to compete with the employees of the repair shops and the cars they are repairing that they park on our street for a parking place. With one of the required parking spaces of the proposed project at only 7'4" wide, if the tenants have an SUV they will not be able to park their vehicle comfortably on the property and therefore will add additional cars to our already congested parking problem.

Another reason to oppose the proposed project is the architectural design of the project itself. The proposed style compromises the integrity of our neighborhood. As this neighborhood was built in the late 1920's the homes are built in the Spanish style traditions. A project of this type will not blend in with this neighborhood.

The proposed 5' set-back instead of the City's required 10' setback will also compromise the look of the block. All homes on the street have a uniform look with the required 10' setback. The 5' setback will make the proposed project stick out like a "sore thumb," as well as impose a limit on our view to the street.

An additional factor that everyone should consider is that if this project is approved as proposed, it will establish an important precedent for the area. Each person attending this meeting should ask him or herself if they would be willing to accept such a proposal for his or her neighborhood.

We hope that all participants in the South Robertson Neighborhood Council will consider the concerns that we have before making a decision about this proposed project.

Respectfully submitted,

Andrew and Kathleen Kurkjian

# GENERALIZED SUMMARY OF ZONING REGULATIONS

## CITY OF LOS ANGELES

Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
<b>Agricultural</b>										
<b>A1</b>	<b>Agricultural</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 25 ft. max. or *6	10% lot width; 25 ft. max. or *6	25% lot depth; 25 ft. max.	5 acres	2.5 acres	300 ft.	2 spaces per dwelling unit *6
<b>A2</b>	<b>Agricultural</b> A1 uses						2 acres	1 acre	150 ft.	
<b>RA</b>	<b>Suburban</b> Limited Agricultural Uses, One-Family Dwellings, Home Occupations						20% lot depth; 25 ft. max., but not less than prevailing *6	10 ft. or 10% lot width < 70 ft. + 1 ft. for 3 stories or more *6,*7	17,500 sq. ft. *1	

<b>One-Family Dwelling Units</b>										
<b>RE40</b>	<b>Residential Estate</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 25 ft. max., but not less than prevailing *6	10 ft. min., + 1 ft. each story over 2 <sup>nd</sup> *6	25% lot depth; 25 ft. max.	40,000 sq. ft. *1	40,000 sq. ft. *1	100 ft. *1	2 covered spaces per dwelling unit *6
<b>RE20</b>					10 ft. min., + 1 ft. each story over 2 <sup>nd</sup> *6,*7		20,000 sq. ft. *1	20,000 sq. ft. *1	80 ft. *1	
<b>RE15</b>					10% lot width; 10 ft. max; 5 ft. min. + 1 ft. each story over 2 <sup>nd</sup> *6,*7		15,000 sq. ft. *1	15,000 sq. ft. *1	80 ft. *1	
<b>RE11</b>					10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2 <sup>nd</sup> *6,*7		11,000 sq. ft. *1	11,000 sq. ft. *1	70 ft. *1	
<b>RE9</b>					9,000 sq. ft. *1		9,000 sq. ft. *1	65 ft. *1		
<b>RS</b>	<b>Suburban</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations					20 ft. minimum	7,500 sq. ft.	7,500 sq. ft.	60 ft.	
<b>R1</b>	<b>One-Family Dwelling</b> RS Uses, Home Occupations			20% lot depth; 20 ft. max., but not less than prevailing *6	10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2 <sup>nd</sup> *6,*7	15 ft. minimum	5,000 sq. ft.	5,000 sq. ft.	50 ft.	2 covered spaces per dwelling unit *6
<b>RU</b>	<b>One-Family Dwelling</b> Factory-built Homes, Mobile Homes, Parks		30 ft.	10 ft.	3 ft. *9	10 ft.	3,500 sq. ft.	3,500 sq. ft.	35 ft.	2 covered spaces per dwelling unit
<b>RZ2.5</b>	<b>Residential Zero Side Yard</b> Dwellings across not more than 5 lots *2, Parks, Playgrounds, One-Family Dwellings, Home Occupations	45 ft. or *8	10 ft. minimum	0 ft. *3; 3 ft. + 1 ft. for each story over 2 <sup>nd</sup>	0 ft. *3 or 15 ft.		2,500 sq. ft.	2,500 sq. ft.	30 ft. w/ driveway, 25 ft. w/o driveway; 20 ft. w/flag, curved or cul-de-sac	
<b>RZ3</b>							3,000 sq. ft.	3,000 sq. ft.		
<b>RZ4</b>							4,000 sq. ft.	4,000 sq. ft.		
<b>RW1</b>	<b>One-Family Residential Waterways</b> One-Family Dwellings, Home Occupations		30 ft.		10% lot width; 3 ft. minimum	15 ft. minimum	2,300 sq. ft.	2,300 sq. ft.	28 ft.	

**Footnotes:**

- \*1 "H" Hillside areas may alter these requirements in the RA-H or RE-H zones. Subdivisions may be approved with smaller lots, provided larger lots are also included. (Section 17.05 H 1 of the Zoning Code.)
- \*2 Section 12.08.3 B 1 of the Zoning Code.
- \*3 Section 12.08.3 C 2 and 3 of the Zoning Code.
- \*6 Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.
- \*7 Side yard requirements for single family dwellings not in Hillside Areas or Coastal Zone may be governed by the "Big House" Ordinance, ord. 169,775, which has been codified in the yard requirements sections for the relevant zones.
- \*8 The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft., in accordance with Section 12.08.1 C 2 of the Zoning Code.
- \*9 Specific requirements for open space, rear yards, and projections into front yards are in Section 12.08.5 C of the Zoning Code.
- \*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		

### Multiple Residential

<b>R2</b>	<b>Two-Family Dwellings</b> R1 Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup>	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered							
<b>RD1.5</b>	<b>Restricted Density Multiple Dwelling</b> One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft. *6						5,000 sq. ft.	1,500 sq. ft.	2,000 sq. ft.	60 ft.	1 space per unit < 3 habitable rooms;		
<b>RD2</b>				10% lot width, 10 ft. max.; 5 ft. minimum, *6	6,000 sq. ft.											3,000 sq. ft.	8,000 sq. ft.
<b>RD3</b>											10 ft. minimum *6	25 ft.	10,000 sq. ft.	5,000 sq. ft.	12,000 sq. ft.		
<b>RD4</b>					20 ft.											10 ft. minimum *6	25 ft.
<b>RD5</b>											20 ft.	10 ft. minimum *6	25 ft.	10,000 sq. ft.	5,000 sq. ft.		
<b>RD6</b>				20 ft.	10 ft. minimum *6											25 ft.	10,000 sq. ft.
<b>RMP</b>	<b>Mobile Home Park</b> Home Occupations	45 ft. or *10	20% lot depth 25 ft. maximum			10 ft.	25% lot depth 25 ft. max.	20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling unit						
<b>RW2</b>	<b>Two-Family Residential Waterways</b> One-Family Dwellings, Two-Family Dwellings, Home Occupations			10 ft. minimum	10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> *4	15 ft.	2,300 sq. ft.					1,150 sq. ft.	28 ft.				
<b>R3</b>	<b>Multiple Dwelling</b> R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max.)			15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft.	15 ft.	5,000 sq. ft.					800 sq. ft.; 500 sq. ft. per guest room	50 ft.	same as RD zones			
<b>RAS3</b>	<b>Residential/Accessory</b> R3 Uses, Limited ground floor commercial	5 ft., or average of adjoining buildings	0 ft. for ground floor commercial; 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	5,000 sq. ft.	800 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones									
<b>R4</b>	<b>Multiple Dwelling</b> R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Determined by Height District *10	15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft.		15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max.			400 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones						
<b>RAS4</b>	<b>Residential/Accessory</b> R4 Uses, Limited ground floor commercial											5 ft., or average of adjoining buildings	0 ft. for ground floor commercial; 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.			
<b>R5</b>	<b>Multiple Dwelling</b> R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels				15 ft.; 10 ft. for key lots		10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max.				5,000 sq. ft.	200 sq. ft.				

**Loading Space** is required for the RAS3, R4, RAS4, and R5 zones in accordance with Section 12.21 C 6 of the Zoning Code.

**Open Space** is required for 6 or more residential units in accordance with Section 12.21 G of the Zoning Code.

**Passageway** of 10 feet is required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ zones, in accordance with Section 12.21 C2 of the Zoning Code.

**Footnotes:**

\*4 Section 12.09.5 C of the Zoning Code. For 3-5 lots the interior side yards may be eliminated, but 4 ft. is required on each side of the grouped lots.

\*6 Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.

\*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/Unit	Minimum Lot Width			
		Stories	Feet	Front	Side	Rear					
<b>Commercial</b>											
<b>CR</b>	<b>Limited Commercial</b> Banks, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 *10	75 ft. *10	10 ft. minimum	10% lot width; 10 ft. maximum; 5 ft. minimum for commercial lots adjacent to A or R zone or for residential uses	15 ft. minimum + 1 ft for each story over 3 <sup>rd</sup>	same as R4 for residential uses; otherwise none	50 ft. for residential uses; otherwise none			
<b>C1</b>	<b>Limited Commercial</b> Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Determined by Height District *10							same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max. for residential uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none
<b>C1.5</b>	<b>Limited Commercial</b> C1 Uses--Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses										
<b>C2</b>	<b>Commercial</b> C1.5 Uses, Retail w/Limited Mfg., Service Stations and Garages, Retail Contract Business, Churches, Schools, Auto Sales, R4 Uses	Determined by Height District *10	none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	same as R4 for residential uses; otherwise none	same as R4 for residential uses; otherwise none					
<b>C4</b>	<b>Commercial</b> C2 Uses with Limitations, R4 Uses										
<b>C5</b>	<b>Commercial</b> C2 Uses, Limited Floor Area for Mfg. of CM Zone Type, R4 Uses										
<b>CM</b>	<b>Commercial Manufacturing</b> Wholesale, Storage, Clinics, Limited Mfg., Limited C2 Uses, R3 Uses						none for commercial uses; same as R3 for residential uses	same as R3 for residential uses; otherwise none			

**Loading Space:** Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings in accordance with Section 12.21 C 6 of the Zoning Code.

**Parking.** See separate parking handout.

**Footnotes:**

\*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Uses	Maximum Height	Required Yards			Minimum Area Per Lot/Unit	Minimum Lot Width
			Front	Side	Rear		
<b>Manufacturing</b>							
<b>MR1</b>	<b>Restricted Industrial</b> CM Uses, Limited Commercial and Manufacturing Uses, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Determined by Height District *10	5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses *5		none for industrial or commercial uses; same as R4 zone for residential uses *5	
<b>M1</b>	<b>Limited Industrial</b> MR1 Uses, Limited Industrial and Mfg. Uses, No R Zone Uses, No Hospitals, Schools, Churches, Any Enclosed C2 Use, Wireless Telecommunication, Household Storage		none				
<b>MR2</b>	<b>Restricted Light Industrial</b> MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping		5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses *5	none for industrial or commercial uses; same as R4 zone for residential uses *5	none for industrial or commercial uses; same as R5 zone for residential uses; *5	
<b>M2</b>	<b>Light Industrial</b> M1 and MR2 uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, No R Zone Uses		none	same as R5 zone for residential uses *5			
<b>M3</b>	<b>Heavy Industrial</b> M2 Uses, Any Industrial I Uses, Nuisance Type Uses 500 ft. from any Other Zone, No R Zone Uses			none		none	

**Loading Space:** Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

**Parking.** See separate parking handout.

Zone	Use	Maximum Height	Required yards			Minimum Area per Lot/Unit	Minimum Lot Width
			Front	Side	Rear		
<b>Parking</b>							
<b>P</b>	<b>Automobile Parking—Surface and Underground</b> Surface Parking, Land in a P Zone may also be Classified in A or R Zone	Determined by Height District *10	10 ft. in combination with an A or R Zone; otherwise none	Area regulations of A and R zone apply for residential use		none, unless also in an A or R Zone	
<b>PB</b>	<b>Parking Building</b> P Zone Uses, Automobile Parking Within a Building		0 ft., 5 ft., or 10 ft., depending on zoning frontage and zoning across the street	5 ft. + 1 ft. each story above 2 <sup>nd</sup> if abutting or across street and frontage in A or R Zone	5 ft. + 1 ft. each story above 2 <sup>nd</sup> if abutting A or R Zone	none	

**Open Space/ Public Facilities/Submerged Lands**

<b>OS</b>	<b>Open Space</b> Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill Sites, Public Water Supply Reservoirs, Water Conservation Area	none	none			none	
<b>PF</b>	<b>Public Facilities</b> Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools	none	none			none	
<b>SL</b>	<b>Submerged Lands</b> Navigation, Shipping, Fishing, Recreation	none	none			none	

**Footnotes:**

\*5 Section 12.17.5 B 9 (a). Dwelling considered as accessory to industrial use only (watchman or caretaker including family).

\*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

**HEIGHT DISTRICT QUICK REFERENCE CHART**

Zone	Height District															
	1			1-L		1-VL		1-XL		2		3		4		
	Height	Hillside or Coastal Zone	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	
A	45 ft.	45 ft.	3:1	not to exceed 6 stories or 75 ft.	3:1	not to exceed 3 stories or 45 ft. ‡	3:1	not to exceed 2 stories or 30 ft. ‡	3:1	No Limit	6:1	No Limit	10:1	No Limit	13:1	
RA	36 ft. †															
RE40	45 ft.															
RE20	36 ft. †															
RE15																
RE11	33 ft. †															
RE9																
RS	30 ft.															
R1																
RU	45 ft.															
RZ	30 ft.															
RW1	45 ft.	45 ft.	3:1	not to exceed 6 stories or 75 ft.	3:1	not to exceed 3 stories or 45 ft. ‡	3:1	not to exceed 2 stories or 30 ft. ‡	3:1	75 ft. or 6 stories ‡	6:1	No Limit	10:1	75 ft. or 6 stories ‡	13:1	
R2																33 ft. †
RD																45 ft.
RMP																
RW2																No Limit
R3																
RAS3																No Limit
R4																
RAS4																
R5																
CR																
C	No Limit	1.5:1	not to exceed 3 stories or 45 ft. ‡	1.5:1	1.5:1	No Limit	1.5:1	No Limit	No Limit	75 ft. or 6 stories ‡	6:1	No Limit	10:1	75 ft. or 6 stories ‡	13:1	
CM																
MR																
M																
P	3:1	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	
PB	2 stories			2 stories			2 stories			6 stories			10 stories		13 stories	

- CNN** (Century City North) Height District - Sec. 12.21.2
- CCS** (Century City South) Height District - Sec. 12.21.2
- CRA** (Community Redevelopment Agency) Height District - Sec. 12.21.3
- EZ** (Enterprise Zone) Height District - Sec. 12.21.4
- CSA** (Centers Study Area) Height District - Sec. 12.21.5

† May exceed height limit to meet average height of 40% or more of dwellings on both sides of same street for the length of the block. (Sec. 12.21.1 3<sup>rd</sup> unnumbered paragraph)  
 ‡ A building designed and used entirely for residential purposes shall only be limited to the number of feet in height. (Sec. 12.21.1 5<sup>th</sup> unnumbered paragraph) and 12.21.1 A 1 Exception)

**NOTE:** Specific Plan, HPOZ or Tract conditions shall take precedence over the height restrictions and may increase or decrease the maximum height for a given property

**Transitional Height:** Portions of buildings in C or M zones within certain distances of RW1 or more restrictive zones shall not exceed the following Height limits, in accordance with Section 12.21.1 A 10 of the Zoning Code:

Distance (ft)	Height (ft)
0–49	25
50–99	33
100–199	61

**Zone Prefixes**  
(Section 12.32 of the Zoning Code)

<b>(T), [T], T</b>	Tentative Zone Classification	City Council requirements for public improvements as a result of a zone change—see Council File
<b>(Q), [Q], Q</b>	Qualified Classification	Restrictions on property as a result of a zone change, to ensure compatibility with surrounding property
<b>D</b>	Development Limitation	Restricts height, floor area ratio, percent of lot coverage, building setbacks

**Supplemental Use Districts**—to regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the Zoning Code)

<b>CA</b>	Commercial and Artcraft
<b>CDO</b>	Community Design Overlay
<b>FH</b>	Fence Height
<b>G</b>	Surface Mining
<b>K</b>	Equinekeeping
<b>MU</b>	Mixed Use
<b>O</b>	Oil Drilling
<b>POD</b>	Pedestrian Oriented District
<b>RPD</b>	Residential Planned Development
<b>S</b>	Animal Slaughtering
<b>SN</b>	Sign

**Other Zoning Designations**

<b>ADP</b>	Alameda District Specific Plan
<b>CCS</b>	Century City South Studio Zone
<b>CSA</b>	Centers Study Area
<b>CW</b>	Central City West Specific Plan
<b>GM</b>	Glencoe/Maxella Specific Plan
<b>HPOZ</b>	Historic Preservation Overlay Zone
<b>LASED</b>	LA Sports & Entertainment S.P.
<b>OX</b>	Oxford Triangle Specific Plan
<b>PKM</b>	Park Mile Specific Plan
<b>PV</b>	Playa Vista Specific Plan
<b>WC</b>	Warner Center Specific Plan

**THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.**

Attached is another letter from the resident to the north of the project, who is having solar panels installed on his house. At the bottom are shadow projections he sent me -- he will be bringing more detailed projections to the meeting.

sw

Hi--

It was nice to meet you and your group tonight. I didn't get a chance to speak at the meeting about the proposed project on Fay avenue. But I do have a serious objection to the project. Mine is very different of those of the neighbors who spoke.

My house is directly north of the proposed project. I am currently in the process of having solar panels installed on my house. The only part of my property that gets sufficient sunlight through the year is the south facing side of my roof. The proposed 35' H x 30' W structure that would be built directly to the south of my building would block 80% to 100% of the sunlight to the roof over 70% of the year. I have spoken with the developers in an attempt to resolve this, but so far there has been no good faith effort on their part to compromise their plans.

I plan to continue with the installation of the solar panels and will invoke;

**California Solar Rights Act and California Solar Shade Control Act  
Sections 25980-25986 of the California Public Resources Code**

**The Energy Policy Initiatives Center (EPIC) has recently conducted a review of the Solar Rights Act and the Solar Shade Control Act in anticipation of increased demand for solar energy in the near future.**

**The Solar Shade Control Act grants certain protections to owners of solar collectors.**

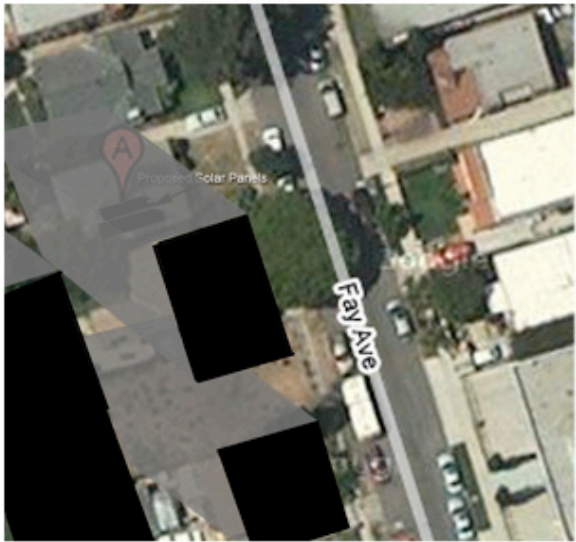
Thank You,  
Ali Lexa



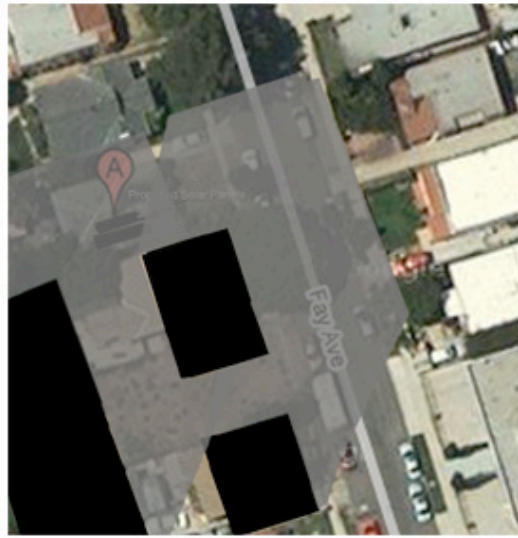
Existing Setup at 3231 Fay Ave.  
Recommended Solar Panel Placement  
is indicated by the 'A' in the circle.



Fall/Winter AM Shadowing



Fall/Winter Afternoon/Evening Shadowing



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Board mailing list  
[Board@soronc.org](mailto:Board@soronc.org)  
[http://soronc.org/mailman/listinfo/board\\_soronc.org](http://soronc.org/mailman/listinfo/board_soronc.org)