

**July 26, 2020**  
**RESPONSES TO QUESTIONS IN**  
**JULY 23<sup>th</sup> and 24<sup>th</sup> EMAILS**

***Please provide required setbacks for east and west side yards.***

RA Zone setbacks are stated in Section 12.07-C,2 LAMC. However, Section 12.21-C,3(b) is the applied side yard requirement, which reads,

For churches, clubs, educational institutions, elementary and high schools, libraries or museums, the combined widths of the two side yards on an interior lot shall be not less than 40% of the width of the lot, but need not exceed 50 feet, and on either an interior lot or a corner lot the side yard adjoining another lot in an “RA” or “R” Zone shall be not less than ten feet in width. (Underline added for emphasis)

**Response:** The combined side yard requirement is 46.32 feet with a minimum required side yard of 10 feet. The west side yard will be 7 feet, which is no less than the existing setback. The east side yard varies, but is no less than 11 feet – 11 inches, which is no less than the existing setback. (See attached)

***Confirm that you'd like the occupancy by LADBS updated due to addition to the building.***

**Response:** As stated in the submitted Project Analysis and Justifications:

Condition No. 11 MODIFIED: “That the occupancy of the involved counseling center shall not exceed that permitted by the Department of Building and Safety, ~~but in no event shall said occupancy exceed 160 patrons.~~”

**Justification:** In Case No. ZA 85-1216-CUZ, the Zoning Administrator imposed a maximum occupancy of 160 persons, based on available parking. The request is to amend Condition No. 11 to allow occupancy based on Department of Building and Safety occupancy for the building.

***What are the dimensions and type (pole, monument, etc) of the two existing signs? What type of signs are being proposed and what are the dimensions? Is the new sign directional or for identification purposes?***

**Response:** The Existing signs are as follows:

- Monument sign - double face 36” x 96”
- Wall sign - single face 24” by 96”

The propose sign is a wall sign single face 36” x 96”

The proposed sign complies with the definition of an “Identification Sign”, which is “ A wall sign that is limited to a company logo, generic type of business, or the name of a business or building.” I believe the standard practice is to identify it as a “Wall Sign. Any sign attached to, painted on or erected against the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall.” (Underline added)

**What was the previous land use classification that required 38 parking spaces? Confirm that you are requesting to be reclassified as an office and philanthropic institution. I'm confused with the calculation you provided because it would only require 14 parking spaces. Provide previous calculations required 38 parking spaces and confirm that the new parking requirement calculation is only based off of the addition and not the overall size of the new building.**

**Response:** Case No. ZA 85-1216-CUZ, page 8 it states, "An additional 14 parking spaces will be provided for the addition thereby resulting in a parking area accommodating a total of 38 vehicles exceeding a ratio of one parking space for every five occupants." (*Underline added for emphasis*)

There is no request to change the use classification. If you wish, it is appropriate to use "educational institution" cited Section 12.21-C,3(b).

As stated in the submitted Project Analysis and Justifications:

6. ~~That 38 on-site parking spaces shall be maintained on the site~~

**Justification:** Condition No. 6 should be updated as deemed necessary by the Zoning Administrator. In Case No. ZA 85-1216-CUZ, the Zoning Administrator imposed parking based on occupancy resulting in 38 required parking spaces. The current parking regulation is based on a ratio of one stall per 500 square feet. This applied to the Project requires two additional parking stalls. When applied to the building total square feet (i.e., 6,994.8), the ratio results in 14 parking spaces.

The Project intends to continue providing 38 parking spaces, as required in Case No. ZA 85-1216-CUZ, and will add one parking stall and eight (8) bicycle parking (2 long term and 6 short term). (*Underline added for emphasis*)

**Also, I don't see a proposed site plan with the proposed (2) parking spaces or fence. Will the parking lot be restriped? If so, please include in the new site plan. Is the new fence beyond the front yard setback?**

**Response:** You can see from a prior building permit that the area in blue does not have parking spaces. No restriping will occur. Rather it will be new construction shown on the building plans submitted to Department of Building and Safety. The two additional parking spaces are shown in the second diagram in the blue area. I do not believe a new site plan is warranted to merely show the two additional spaces especially since the use is significantly over parked. It would be another matter, if the additional parking spaces were required by code.

