

Proposed projects 2048 & 2052 Curson Avenue
Hollywood Hills West Neighborhood Council PLUM Committee
June 23, 2016

2048 CURSON AVENUE - ZA-2016-1392-ZAD-ZAA

The applicant proposes to construct a single family dwelling containing three bedrooms and two and one-half baths. It will be two stories in height with a basement and garage at the lowest level, and a roof deck. The total Residential Floor Area (RFA), as defined by the Baseline Hillside Ordinance (BHO), will be 1663 square feet. The project will require a haul route to export approximately 2122 cubic yards of cut. The discretionary requests are:

- Zoning administrator determinations to permit:
 - A single family dwelling to a height of 39 feet, 9 inches within 20 feet of the front lot line on a lot fronting on a Substandard Hillside Limited Street, in lieu of the maximum height of 24 feet otherwise permitted pursuant to LAMC Sec. 12.21-C,10(d)(5).
 - Eight retaining walls varying from zero feet to 8 feet in height, pursuant to LAMC Sec. 12.24-X,26(a), in lieu of two walls to a maximum height of 10 feet otherwise permitted by LAMC Sec. 12.21-C,8(a).
 - Five walls, including retaining walls and a trash enclosure wall, varying in height from zero feet to 8 feet, in lieu of a maximum height of 3 ½ feet within a front yard setback and 6 feet within a side yard setback pursuant to LAMC Sec. 12.21-C,1(g).
- A zoning administrator adjustment to permit the construction of a single family dwelling to contain approximately 1663 square feet of Residential Floor Area, in lieu of the maximum 1537 square feet of Residential Floor Area, including a 20 percent bonus, otherwise permitted pursuant to LAMC Sec. 12.21-C,10(b)(1) and (3)(vii).

2052 CURSON AVENUE - ZA-2016-1395-ZV-ZAD-ZAA

The applicant proposes to construct a single family dwelling containing two bedrooms and two and one-half baths. It will be two stories in height with a basement and garage at the lowest level, and a roof deck. The total Residential Floor Area (RFA), as defined by the Baseline Hillside Ordinance (BHO), will be 1359 square feet. The project will require a haul route to export approximately 1339 cubic yards of cut. The discretionary requests are:

- A zone variance, pursuant to LAMC Sec. 12.27, to permit a single family dwelling to a height of 48 feet, 11.25 inches within 20 feet of the front lot line on a lot fronting on a Substandard Hillside Limited Street, in lieu of the maximum height of 24 feet otherwise permitted pursuant to LAMC Sec. 12.21-C,10(d)(5).
- Zoning administrator determinations to permit:

- Nine retaining walls varying from zero feet to 6 feet in height, pursuant to LAMC Sec. 12.24-X,26(a), in lieu of two walls to a maximum height of 10 feet otherwise permitted by LAMC Sec. 12.21-C,8(a).
 - Two walls, including a retaining wall and a trash enclosure wall, varying in height from 6 inches to 7 feet, 5 inches in lieu of a maximum height of 3 ½ feet within a front yard setback and 6 feet within a side yard setback pursuant to LAMC Sec. 12.21-C,1(g).
- A zoning administrator adjustment to permit the construction of a single family dwelling to contain approximately 1359 square feet of Residential Floor Area, in lieu of the maximum 1256 square feet of Residential Floor Area, including a 20 percent bonus, otherwise permitted pursuant to LAMC Sec. 12.21-C,10(b)(1) and (3)(vii).