

## **TRANSITIONAL HEIGHT – LAMC 12.24 X 22**

*City of Los Angeles – Department of City Planning*

**ZONE CODE SECTIONS: 12.21.1 A 10 for standards and 12.24 X 22 for Zoning Administrator review.**

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS** should also be followed.

1. **ADDITIONAL INFORMATION.** Provide the following information either on the form or on additional sheets.
  - a. Describe how the proposed building or structure will be compatible in scale with the existing adjoining and nearby structures and uses.
  - b. Height/Stories:
    - 1) The height in feet of the proposed project \_\_\_\_\_
    - 2) The average height in feet of adjoining structures \_\_\_\_\_
    - 3) Number of stories in the proposed project \_\_\_\_\_
    - 4) Number of stories in the surrounding structures \_\_\_\_\_
  - c. How many parking spaces are provided? \_\_\_\_\_
  - d. What is the square footage of the proposed structures in the new development?  
square feet.
  - e. The location of the following items shall be delineated on plans submitted with this application:
    - 1) Exterior walls of the proposed building or structure, and the adjoining residential uses.
    - 2) Setback distances of adjacent properties.
    - 3) Screening (fences, walls, landscaping) buffers between the proposed project and adjacent residential uses.
    - 4) Location on adjacent residential properties of recreational areas (tennis courts, pools, etc.)

- 5) Locations of trash and other storage area(s) of proposed building or structure.
- 6) Parking layout indicating striping, landscaping, and driveways.

f. Will the size of the proposed building or structure affect adjacent residential properties by:

	Yes	No
1) Obstructing views	_____	_____
2) Casting shadows	_____	_____
3) Reducing privacy	_____	_____

2. **FINDINGS.** Provide the following information either on the form or on additional sheets. In order to grant your request, the following findings/questions must be addressed. Please try to explain as best as possible, how your request conforms to the following requirements:

- a. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;
- b. That 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;
- c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan;
- d. That the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.