LA COUNTY PLANNING

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM VARIANCE STATEMENT OF FINDINGS

Pursuant to County Code Section 22.44.1150.D, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A.	That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

Exceptional Characteristics: ecological considerations, and architectural design. The property is very close to the Ridgeline, and most of it is covered by the H1 zone, but we are proposing the size, shape, topography (terrain features), and location (furthest possible from the Ridgeline and H1 zone).
Compared to our proposed development - the other 2 properties in the same vicinity are built directly on the Ridgeline.

B.	That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

We are requesting a variance from standard zoning regulations, specifically the 100 feet from H1 Habitat and the Ridgeline requirements. This deviation is necessary due to unique characteristics of the property. Our proposed location is the only feasible option, and it is situated at a sufficient distance from both the H1 Habitat and the Ridgeline, ensuring compliance with environmental considerations.

C.	That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

The requested variance is a reasonable measure that will not negatively impact the surrounding environment or the interests of others in the same zoning area. The proposed development, located between existing single residences of similar sizes, is designed to harmonize with the existing neighborhood context.

D. That the granting of the variance will not be materially detrimental to coastal resources.
We want to assure you that our variance request is in harmony with the preservation and well-being of coastal resources, addressing environmental and regulatory concerns specific to coastal areas.The requested variance does not unduly compromise the ecological integrity or public interest associated with coastal areas. Our proposal is designed to align with and uphold the preservation of these vital resources in a responsible and sustainable manner.