

**WLASNC Board FY 2021-2022**

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Planning Dept.

**Re: Resolution - Opposition to Zoning Adjustment for roof encroachment  
ZA-2021-10614-CE.**

To the City,

At the Feb. 23, 2022, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 4-3-2, to oppose the Zoning Adjust request for roof encroachment into the 45-degree plane (front and both sides), and authorize the Chair to submit Community Impact Statements in the future.

Facts and background:

1. The code was revised in 2017 to require setbacks (encroachment planes) on upper levels to accommodate pitched roofs at a taller height.
2. The house is under construction with a flat roof, per a permit issued by DBS in 2020. But construction was halted when an inspector noted that the front and both sides of the roof design violated the encroachment planes (roof is flat).
3. Zone is R1-1, which allows 28-ft. height for flat roof, and 33-ft. height for pitched roof.
4. Actual building height is shorter than the 28-ft. limit for flat roof.

Findings and justifications:

1. The designer, developer, Planning Dept. and DBS should have been aware of the new code and implemented it correctly.
2. Only the north neighbor (owner and tenant) submitted support letters for the request. The south neighbor did not.

Ex parte communications: J.Ross - Holly Grzywacz , HG Consulting, representative, about scheduling.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

*/s/ Jamie L. Keeton*

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Gaby Markley, Council District #11