

ATTACHMENT B

VESTING TENTATIVE TRACT MAP FINDINGS

OAKDALE ESTATES

5300 North Oakdale Avenue, Woodland Hills, California 91364

PROJECT OVERVIEW/ REQUEST

The Applicant, Oakdale Estates, LLC, is seeking a merger and subdivision of four existing parcels into 23 ground lots on a 612,868 square foot site, generally located at 5300 Oakdale Avenue at the northeast corner of Oakdale Avenue and Collier Street (the “Subject Property”). The Applicant proposes the creation of 21 lots, across 432,034 square feet of lot area on the western portion of the Subject Property, allowing for the construction of 21, two-story, single-family homes and the construction of a gated Private Street which will intersect with Oakdale Avenue and provide access to the 21 homes (the “Proposed Project”). The proposed two easternmost lots, with a total lot area of 180,834 square feet, will be preserved as public space and will be dedicated in fee to a public agency (the “Preservation Parcels”). Construction activities on the Preservation Parcels will be limited to the demolition of certain existing structures and the construction of a hammerhead turnaround where Corbin Avenue intersects with the northeast portion of the Subject Property. The Subject Property is within the RA-1 Zone with a corresponding General Plan land use designation of Very Low I Residential within the Encino-Tarzana Community Plan (the “Community Plan”).

REQUESTED ENTITLEMENTS

In order to achieve the proposed Project the Applicant requests:

- The approval of the **VESTING TENTATIVE TRACT MAP (“VTTM”) No. 083927** pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, for the merger and re-subdivision of the Subject Property into 23 ground lots, including a request for a maximum 20% reduction in front and side yards and;
- The approval of a **ZONING ADMINISTRATOR’S DETERMINATION**, pursuant to LAMC Section 12.24.X.7 to permit 8-foot tall fencing along the northern, southern, and western edges of the Subject Property.

JUSTIFICATIONS / FINDINGS- LAMC 17.15

The following information has been developed per Section 66474 of the Subdivision Map Act to support the request for Vesting Tentative Tract Map (“VTTM”) **VESTING TENTATIVE TRACT MAP (“VTTM”) No. 083927**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, for the merger and re-subdivision of the Project Site, including a subdivision for 23 ground lots. As such, pursuant to LAMC Section 17.15, the following mandatory findings are provided:

1. The proposed map is consistent with applicable General and Specific Plans.

The proposed Project includes the merger and resubdivision of the Subject Property into 23 ground lots to allow for the construction of 21 single family homes and the preservation of two lots for dedication to the Mountains Recreation Conservation Authority (“MRCA”). The proposed homes will generally be consistent with the underlying RA-1 zone, they will be two stories in height and all but one home will include Accessory Dwelling Units. As part of the instant request, the Applicant is seeking a 20% reduction in required front yards to allow for enhanced rear yard depths to provide additional privacy for abutting neighbors to the north and additional landscaping along Collier Street. Over height fences are also requested along the north, south and west property lines to provide additional privacy to project neighbors. As set forth below, the proposed Vesting Tentative Tract Map is consistent with the General Plan. There are no applicable Specific Plans.

The General Plan includes a Framework Element which is the organizing element of the General Plan guiding development in the City of Los Angeles through its purposes, policies, and programs, further implemented by each individual element of the General Plan, including the following elements which are applicable to the proposed Project, the Housing Element, Transportation Element and Land Use Element. As set forth below, the Project is consistent with the goals, objectives, and policies of each of the aforementioned elements and as such is consistent with the General Plan.

The Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December of 1996 and re-adopted in August 2001. The Framework Element is the organizing element that provides guidance on policy issues for the entire City of Los Angeles. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The proposed Project is consistent with the following applicable Goals, Objectives, and Policies set forth in the Framework Element.

Goal 3A of the General Plan Framework Element is, *“A physically balanced distribution of land uses that contributes towards and facilitates the City’s long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural sources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.”*

In support of that Goal is the following Objective:

- Objective 3.1 of that Goal is, *“Accommodate a diversity of uses that support the needs of the City’s existing and future residents, businesses, and visitors.”*

The proposed Project is consistent with this Goal and Objective. The proposed Project represents single-family residential in-fill development in a single-family residential neighborhood. The Project is consistent in nature with the underlying zoning and General Plan designation for the Subject Property, supporting the balanced distribution of land uses set forth for in the Community Plan and the conservation of existing single-family neighborhoods. Additionally, the Project will enhance open space opportunities through the preservation of 180,834 square feet of open space on-site. It is also of note that the Project is located within an identified High Quality Transit Area and as such will be locating new residential development within a half mile of high-quality transit. As such, the Project will support the goal of a physically balanced distribution of land uses that contribute to the conservation of existing residential neighborhoods, reduction of traffic congestion and improvement of air quality, and the enhancement of recreation and open space opportunities. In furtherance of the above stated objective and as described above, the Project which will add 21 single family homes will support the needs of future residents and thereby provide support to local businesses.

Goal 3B of the General Plan Framework Element is, *“Preservation of the City’s stable single-family residential neighborhoods.”*

- Objective 3.5 of that Goal is, “Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.”
 - Policy 3.5.1: “Accommodate the development of single-family dwelling units in areas designated as "Single- Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2.”

The proposed Project is consistent with the above stated Goal, Objective, and Policy. The proposed Project will provide single-family infill development within an established single-family residential neighborhood. Preserving and enhancing the existing neighborhood. Furthermore, the Project is of a scale and character that maintains compatibility with the surrounding development. The Project includes 21 two-story single-family homes, 20 of which will have Accessory Dwelling Units. The homes have been designed consistent with the requirements of the RA-1 Zone on lots within a minimum of 17,500 square feet, and as such are fundamentally compatible with surrounding uses. Out of due regard to the scale of the surrounding homes, the Project is requesting 20% front yard reductions to allow for additional backyard depth where the homes abut existing residential development and to provide for additional landscape buffer along Collier Street. The homes have been designed with sophisticated and refined architecture that will compliment surrounding development. As such, the proposed Project is consistent with the above stated Goal, Objective and Policy which supports the development of in-fill single-family development that maintains the scale and character of surrounding residential uses.

The Housing Element

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, the Project is consistent with the following Goals, Objectives, and Policies.

Goal 2 of the Housing Element is “*A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.*”

- Objective 2.3 of that Goal is: “Preserve, conserve and improve the quality of housing.”

As discussed above, the proposed Project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. Additionally, the Project will add 21 single-family homes adding to the housing stock and creating additional high quality housing opportunities. As such, the Project is consistent with the above stated Goal and Objective.

Goal 3 of the Housing Element is “*A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*”

- Objective 3.1 of that Goal is: “Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.”
 - Policy 3.1.2: “Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context.”
 - Policy 3.1.7: “Promote complete neighborhoods by planning for housing that includes open space, and other amenities.”
- Objective 3.2 of that Goal is: “Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.”

In furtherance and support of the above stated Goal, Objectives, and Policies, the proposed Project includes 21 single-family homes and 180,834 square feet of preserved open space. The Project has been designed with a variety of architectural styles responding to the surrounding context which is characterized by a variety of architectural styles. The preserved open space will serve as an amenity for the surrounding neighborhood. Additionally, the houses have been designed to be environmentally sustainable and will include efficient appliances and will be equipped with solar panels and water preserving cisterns. As noted above, the Subject Property is also located within a High-Quality Transportation Area, within ½ mile of quality transit opportunities providing additional access to transit. The Project is also located within ½ mile of Ventura Boulevard which includes numerous amenities, businesses, and services, easily accessed by Project Residents. The improvement of Oakdale Avenue and Collier Street with concrete curbs, gutters, sidewalks and planted parkways will enhance pedestrian safety and access for the entire community. As such, the proposed Project is consistent with the above stated Goal, Objectives, and Policies.

The Transportation Element

The Mobility 2035 Plan (Transportation Element of the General Plan) sets forth street standards, “laying the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors, and the disabled), bicyclists, transit riders, and car

truck drivers, and more.” The Project will improve Collier Street and Oakdale Avenue abutting the Subject Property, consistent with the objectives of the Mobility 2035 Plan and will enhance the terminus of Corbin Avenue.

Relative to Oakdale Avenue, the Mobility 2035 Plan designates Oakdale Avenue as a Collector Street, with a required public right-of-way width of 66 feet, including a roadway width of 40 feet. Abutting the Subject Property the street is not fully improved and has limited and inadequate asphalt sidewalk, curb, and gutter. The Project will provide an 8-foot dedication along Oakdale Avenue and improve the street to provide for a 19-foot half roadway and a 14-foot border which will include concrete sidewalk, curb, gutter, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the existing street trees (Washingtonian Palms) along Oakdale Avenue that have become an iconic feature of the neighborhood. Additionally, it is of note that no new driveways will be added along Oakdale Avenue, contributing to a safe environment for pedestrians and bicyclists.

Relative to Collier Street, the Mobility 2035 Plan designates Collier Street as a Local Street, with a required public right-of-way width of 60 feet, inclusive of a 36-foot roadway. Adjacent to the Subject Property, Collier Street has a dedicated width of 30 feet with limited curb, gutter, and sidewalk. As such, the Project will dedicate 30 feet and improve Collier Street completing the 36-foot roadway and 60 foot right of way, providing a 12-foot border which will include sidewalk, curb, gutter, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street, further contributing to a safe pedestrian and bicyclist friendly environment.

Corbin Avenue terminates on the northern side of the Subject Property and is partially improved, the Project will provide a hammerhead turnaround where Corbin Avenue terminates into the Subject Property. These improvements will allow for emergency vehicle turnaround and access, enhancing the safety of the existing environment.

As set forth above, the Project will improve the adjacent rights-of-way consistent with the goals, objectives, and standards of the Mobility 2035 Plan, enhancing the pedestrian environment and providing for complete streets.

The Land Use Element/Community Plan

The Land Use Element of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles, as discussed further below, the proposed Project is consistent with the following relevant Goal, Objectives, and Policies of the Encino-Tarzana Community Plan.

Goal 1 of the Encino-Tarzana Community Plan is *“A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community.”*

- Objective 1-1 of that Goal is “To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.”

- Policy 1-1.2: “Protect single family residential neighborhoods from new, out-of-scale development.”
- Policy 1-1.4: “Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.”
- Objective 1-3 of that Goal is: “To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods.”
 - Policy 1-3.1: “Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.”

The proposed Project is consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan. The Project proposes in-fill single-family residential development within a single-family residential neighborhood. The Project includes 21 two-story single-family homes and a 180,834 square foot preservation area to be dedicated to the MRCA. The proposed homes have been designed consistent with the applicable Zoning standards set forth in the RA-1 Zone and are set on lots that each meet the minimum lot size of 17,500 square feet. Surrounding single-family development is also Zoned RA-1, as such, the Project will be of like scale to the surrounding development.

The proposed Project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue and as such the Project will create no new driveways and thereby will not alter the existing pedestrian environment, aside for the planned improvements which will create a sidewalk, curb, gutter, and landscaped parkway where there is currently none. Additionally, the Project requests 20% reduction in the required front yards to allow for the homes to be positioned closer to the private street and as such further from neighboring residences to the north and from Collier Street to the south. These reductions will allow for additional privacy for Project neighbors to the north and additional landscaping to buffer the Project from Collier Street to the south.

The Project has been designed such that the homes will be primarily shielded from view from the Public right-of-way and adjacent homes through the provision of landscape buffers, inclusive of two rows of citrus trees to be provided along Oakdale Avenue, and a maximum eight foot tall fence (please see *Attachment C: Zoning Administrator Determination Findings*). Nevertheless, the architecture of the proposed homes have been designed with great attention to appearance assuring the compatibility of the Project with surrounding homes. The homes have a variety of architectural styles including Spanish, transitional farmhouse, and modern farmhouse. Each of the homes has been designed with a customized scheme of materials and colors to create a cohesive but distinctive community. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

As discussed above, consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan, the proposed Project maintains the scale of and will complement the surrounding single family residential neighborhood.

The Encino-Tarzana Community Plan has designated the Subject Property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The Subject Property is zoned RA-1 and has been designed to be generally consistent with the requirements of the Zone, as discussed further below, and as such is consistent with the Encino-Tarzana Community Plan.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 Zone. The minimum lot size in the RA-1 Zone is 17,500 feet, each of the proposed lots has a minimum lot area of 17,500 square feet. Each of the homes proposed Residential Floor Area is consistent with the limitations of the Zone, as demonstrated in the attached Project Plans, which permit a maximum Residential Floor Area of 25% of the lot area with a 20% increase granted through the provision of setbacks along the front lot line. Relative to height, the maximum allowable height is 36 feet, and the maximum height proposed is 31'10". In regard to setbacks, the proposed Project will provide setbacks consistent with the RA Zone which, relative to the proposed Project which provides lots with a depth ranging from approximately 171 to 219 feet, requires a minimum 25-foot front yard setback, 10-foot side yard setback, and 25-foot rear yard setback. The proposed Project is requesting 20% reductions in the required front yards through the Vesting Tentative Tract Map to allow for the proposed homes to be sited further from the adjacent residential homes to the north and the Collier Street right-of-way to the south. The proposed Project also requests a 20% side yard reduction for Lot 23 which consists of the existing structure, sited 8 feet from the eastern lot line, to remain on the preservation lot. The proposed Project is also requesting an increase in fence height from 6 to 8 feet, responding to the slope of the site and providing Project neighbors with additional privacy. As discussed above, consistent with the Goals, Objectives, and Policies of the Community Plan the proposed fences will be buffered by landscaping, enhancing the built environment. Consistent with the applicable parking requirements, the homes will each include garages to accommodate three vehicles.

As set forth above, the proposed map, which permits the construction of 21 single-family homes and the preservation of 180,834 square feet of preservation area is consistent with the General Plan, specifically the applicable Goals, Objectives, and Policies of the Framework Element, Housing Element, Transportation Element, and Land Use Element. There is no applicable Specific Plan.

2. The design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The design of and improvements associated with the merger of the existing ground lots and resubdivision into 23 ground lots and the development of the proposed Project are consistent with the applicable General Plan and Zoning policies set forth therein. The proposed Project is not located within a specific plan area.

The proposed Project will take an underutilized property and provide a well-designed residential development that increase the amount of housing supplied on the Subject Property within the Encino-Tarzana Community Plan Area and is consistent with a variety of elements of the General Plan, as set forth above in *Finding 1*. Moreover, the Project is thoughtfully designed given the adjacency of residential areas with large breaks in the massing and expansive open

spaces areas. The development's parking will be located within each individual home, with ancillary parking serving the proposed homes along the Private Street. As set forth in detail in ***Finding 1***, the proposed Project is consistent with the applicable Goals, Objectives, and Policies of the General Plan.

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

The proposed Subdivision will consist of an arrangement of uses, buildings, structures, open spaces and other improvements, which are proper in relation to the Project Site and surrounding uses, and which incorporate specific elements of good design, including those identified in the Community Plan Design Guidelines.

The design and layout of the map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC Section 17.05. The development of this tract is an infill of an otherwise single-family residential neighborhood. The Project includes a private east-west street that will serve the entire subdivision with 10 lots on the north side of the street and 11 lots on the south side of the street. The subdivision will have a gated entrance from the private street off Oakdale Avenue. A minimum of two (2) on-site parking spaces will be provided for each lot. Additionally, as described above in ***Finding 1***, the Project will improve Oakdale Avenue and Collier Street in furtherance of the Transportation Element of the General Plan, consistent with the goals and standards of the Mobility 2035 Plan.

As such, the design of the proposed subdivision is consistent with the General Plan. As discussed in detail in ***Finding 1*** above, the improvements proposed in conjunction with the proposed Subdivision are also consistent with the General Plan, inclusive of the Framework Element, Housing Element, Transportation Element, and Land Use Element. Specifically, relative to the Land Use Element, the Project has been designed consistent with the RA Zone.

As discussed above the design of the proposed map is consistent with the General Plan, furthermore, as set forth in ***Finding 1***, the proposed improvements are also consistent with the General Plan. There is no applicable Specific Plan.

3. The site is physically suitable for the type of development.

The Project Site is physically suitable for the proposed merger and re-subdivision and improvements for the development of the proposed 23 lot subdivision which will consist of 21 single-family homes and a two-lot preservation area. The Subject Property is relatively flat,

semi-rectangularly-shaped series of lots totaling 612,868 square-feet located at the northeast corner of Oakdale Avenue and Collier Street in Woodland Hills, within the Encino-Tarzana Community Plan area. The Subject Property was previously developed with a commercial orange grove, caretaker's residence, and associated outbuildings. The site, which is located within a single-family residential neighborhood, is physically suitable for redevelopment with 21 single-family homes and for the preservation of 180,834 square feet of lot area.

As described above and as depicted in the plans and elevations submitted with the instant application, the Project consists of 23 residential lots with 21 single-family homes providing setbacks, off-street parking, and other pertinent improvements, compatible with existing and future development in the surrounding area.

The Subject Property is located within an equine keeping area and is 11.85 kilometers from the Malibu Coastal Fault Zone. The site is not identified as having hazardous wastes or any past remediation activities. It is not in Methane Hazardous Site nor in a High Wind Velocity Area. The site is also within Flood Zone Type C, which denotes areas Outside Flood Zone. Also, the site is relatively level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. Approval of the requested Vesting Tentative Tract Map will be contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Project is in a Special Grading Area (BOE Basic Grid Map A-1337) and will comply with all hillside grading requirements as established in the LAMC. Also, the Subject Property is located within a Very High Fire Hazard Severity Area and as a result must comply with the requirements established in the LAMC. As such, the Project Site is physically suitable for the Project.

4. The site is physically suitable for the proposed density of development.

The Community Plan encourages the development of new housing to meet the diverse economic and physical needs of the Community Plan area. The proposed Project is located on a site that is zoned RA-1 and permits a density of one unit per every 17,500 square feet of net lot area. As such, the Subject Property which consists of 612,868 square feet of Lot Area could accommodate a maximum of 35 single-family homes, consistent with the requirements of the RA-1 Zone. The proposed Project which includes 23 ground lots and 21 single-family homes proposes a density permitted by the Zone. Additionally, the Project will improve the surrounding public right-of-way consistent with the Mobility 2035 Plan Goals, Objectives, Policies, and standards. Furthermore, the proposed Project will locate 21 new single-family homes within a High Quality Transit Area and as such within walking distance to high quality transit. Not only is the site suitable for the proposed density, but the proposed Project will provide housing in close proximity to transit, and will further accommodate the added density through improvements to the adjacent rights-of-way, including the provision of sidewalks where there are currently none. As such, the site is physically suitable for the proposed density of development.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed design of the subdivision and proposed improvements will not cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat. The proposed Project is in-fill single-family residential development within a single-family residential neighborhood. The Project will preserve 180,834 square feet of existing open space and will not remove any protected trees on-site. Furthermore, as corroborated in the Biologists Statement submitted with the instant Application, the Subject Property does not act as a wildlife corridor or possess any areas of significant biological value. No hydrological features are present on the Subject Property and there are no sensitive habitats present. Due to the lack of biotic resources, no candidate, sensitive, or special status species identified in local plans, policies, or regulations by the California Department of Fish and Wildlife, the California Native Plant Society, or the U.S. Fish and Wildlife Service would be expected to occur on the Subject Property. There are also no riparian areas located on or adjacent to the Subject Property.

Additionally, no bodies of water exist on the Subject Property to provide habitat for fish. The Property is also not located in or adjacent to an existing or proposed Significant Ecological Area. Additionally, there is no adopted Habitat Conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that applies to the Subject Property. Based on the conditions on and surrounding the Property and the proposed work on the Subject Property, the Project will have no impact on biological resources with respect to candidate, sensitive, or special status species or their habitat, riparian habitat, wetlands, migratory fish or bird species, or adopted conservation plans.

As set forth above, the design of the subdivision and the proposed improvements are not likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the proposed Project's subdivision and proposed improvements will not cause serious public health problems. The proposed Project will be reviewed under the California Environmental Quality Act ("CEQA") and impacts, if any, mitigated. The proposed Project will create new infill housing while preserving 180,834 square feet of open space within a High-Quality Transit Area, in close proximity to high quality transit and Ventura Boulevard, a commercial thoroughfare replete with services, restaurants, and businesses. Further, the Project includes design features and will make improvements to enhance the pedestrian environment, significantly adding sidewalks where there are none, creating a safe pedestrian environment. The proposed Project is consistent with surrounding single-family residential development, and generally consistent with suburban development throughout the City. As set forth above, the design of the proposed Project and associated improvements are both generally consistent with the Zone and are consistent with the General Plan. As the proposed Project will enhance the existing environment, featuring health promoting design features, is consistent with development planned and envisioned for the site in the General Plan and specifically the Community Plan, and will be subject to CEQA, the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The design of the proposed subdivision and proposed improvements will not conflict with easements for access through or use of the Subject Property which consists of multiple lots all within the RA Zone. The Vesting Tentative Tract Map includes the merger of the existing ground lots and subdivision into 23 lots. As demonstrated on the associated Vesting Tentative Tract Map, the subdivision has been designed with respect to the existing water pipeline easement benefitting the City of Los Angeles. There are no easements for general access or use of the Subject Property by the public. As such, the design of the subdivision and the improvements associated with it will not conflict with easements, acquired by the public at large, for access through or use of the Subject Property.

JUSTIFICATIONS / FINDINGS- LAMC 17.03

As the Applicant requests that the Zoning Administrator approve a 20% reduction in the required front yards and a 20% reduction in required side yards, as part of the request for subdivision, the following mandatory findings have been made pursuant to LAMC Section 17.03 A and LAMC Section 12.28.C.4, in addition to the findings provided above.

1. Site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

Site characteristics and existing improvements necessitate the request to reduce required front and size yards by 20%, however, as discussed further below, the proposed Project conforms to the intent of the applicable zoning regulations.

Relative to the request for a 20% reduction in the side yard for proposed Lot 23, this request responds to the location of the existing structure to remain on Lot 23, which is a lot designated for preservation and donation to the MRCA. The existing building is sited 8 feet from the lot line adjoining Lot 10. As such, a 20 percent side yard reduction has been requested, reducing the required side yard from 10 feet to 8. This reduction in side yard allows for the maintenance of an approximately 42 foot buffer along Oakdale Avenue which will include two rows of citrus trees. Yard requirements are in place to assure that development retains an appropriate scale allowing for open space and building separation. The reduced side yard allows for additional open space along the public right of way. The reduced side yard will not be visible from the public street, but rather will only be visible from the Private Street bisecting the Subject Property, thereby conforming to the intent of the zoning regulations.

Relative to the request for a 20% reduction in required front yards, this request will permit 20-foot front yards in lieu of the otherwise required 25-foot front yards. The site is constrained both by its long rectangular shape and the preservation of 180, 834 square feet of open space on the east side of the Subject Property. As such, the proposed lots for residential development are narrow and deep. The RA-1 Zone requires the front yards to be 20% the depth of the lot with a maximum of 25 feet required. Due to the depth of the lots, the lots would require 25-foot front yards. Additionally, and notably, the yards are measured from the edge of the

sidewalk abutting the Private Street, however, the Private Street consists of easements from Lots 1-21 and as such the homes are setback approximately 50 feet from their front lot lines. The narrow and deep nature of the lots and the provision of the Private Street create unique site constraints that render the provision of 25-foot front yards undesirable and result in the instant request for 20% front yard reductions along the Private Street, and for three lots along Collier Street. As described below, this request upholds the intent of the zoning regulations to provide open space and to maintain the scale of development relative to adjacent properties.

This reduction allows for the homes on the north side of the Private Street to step five feet further from the abutting homes on Linett Street, allowing for additional privacy for the Linett Street neighbors. The reduction on the south side of the Subject Property allows for the homes to step five feet further from Collier Street, allowing for the provision of a landscape buffer between the fences to be provided along Collier Street and the sidewalk within the public right-of-way. Notably, these yard reductions are along the Private Street, which will be secured and accessed only by project residents and guests and imperceptible from the public right of way. The front yard requirements in the RA-1 Zone are based on the depth of the lot, requiring 20% of the depth of the lot for the front yard with a maximum of 25 feet. Due to the configuration of the proposed lots, which are narrow and deep, the maximum front yard of 25 feet is required for each site. However, it is not inherently inconsistent with the Zoning to provide a 20-foot front yard, as it would be permissible and consistent with the RA-1 Zone for a lot with a depth of 100 feet. Adjacent to the public right-of-way along Oakdale, there is approximately 52 feet from the property line to the homes on Lots 1 and 11, respectively. Along Collier Street aside from the Accessory Dwelling Units setback 20 feet from the south property line on three of the proposed lots, and subject to the request for a 20% reduction in required front yards as Lots 11-21 are through lots, all homes are setback a minimum of 56 feet, consistent with the RA-1 Zone requirements.

As previously mentioned, yard requirements assure uniform development of an appropriate scale and the provision of open space. The front yard reductions requested allow for uniform development within the secured community while maintaining appropriate scale relative to the surrounding uses and providing enhanced open space along the public rights-of-way as well as adjacent to neighboring properties on Linnet Street. Furthermore, as previously mentioned, the RA-1 Zone does not have a minimum front yard and the instant request for a 20% reduction responds to the configuration of the lots which are narrow and deep, with the reduction in required yards making way for additional landscape buffer along Collier Street and locating the homes on the northern side of the Subject Property farther from the abutting properties on Linnet Street.

As set forth above, the unique constraints of the site as well as the existing improvements necessitate the instant requests for a 20% side yard reduction and 20% front yard reductions. The Project will still conform to the intent of the zoning regulations, providing a uniform and landscaped view from the public right-of-way and assuring an appropriate scale of development relative to the homes abutting the Project to the north.

2. 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.

The proposed 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. The Community Plan encourages the development of new housing to meet the diverse economic and physical needs of the Community Plan area. The proposed Project is located on a site that is zoned RA-1 and permits a density of one unit per every 17,500 square feet of net lot area. As such, the Subject Property which consists of 612,868 square feet of Lot Area could accommodate a maximum of 35 single-family homes, consistent with the requirements of the RA-1 Zone. The proposed Project which consists of single-family infill development within a single-family neighborhood, includes 23 ground lots and 21 single-family homes proposes a density well below what would be permitted within the Zone. Additionally, the proposed Project will improve the surrounding public right-of-way consistent with the Mobility 2035 Plan Goals, Objectives, Policies, and standards. Specifically, and as described further below, the proposed Project has been designed with due regard to the surrounding development and is compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

With regard to *location*, the proposed Project is inherently compatible with surrounding uses and will not adversely affect or degrade adjacent properties or the surrounding neighborhood, or public health, welfare, and safety. The proposed Project is single-family infill development, surrounded by single-family homes and a charter school. The Project has been sited such that ingress and egress to the homes will be off a Private Street that intersects with Oakdale Avenue where there is currently an existing driveway. Additionally, the request for reduced yards is primarily internal to the site, with the request for reduced yards isolated to the front yards along the Private Street, one internal side yard, and three Accessory Dwelling Units adjacent to Collier Street. As such, the reduced yards are located such that there will be no negative impact on surrounding properties, but rather, the reduced yards allow for the homes to be located further from adjacent single-family development to the north and from Collier Street to the south, allowing for added privacy for Project neighbors to the north and additional landscape buffer to the south. It is of note that the three Accessory Dwelling Units to be located 20 feet from the property lines along Collier Street are single-story and will be shielded from view by both a robust landscape buffer and a solid block wall. As described above, neither the location of the proposed Project, nor the location of the yards subject to the instant request for reduction will have an adversely affect or degrade neighboring properties or neighborhood.

With regard to *size*, the proposed Project proposes 21 single-family homes that are consistent with the RA-1 Zone requirements related to Residential Floor Area. As such, no deviations to permit additional Floor Area on any of the proposed lots are included with the instant request. The homes will range in size from 4,819 square feet to 5,136 square feet plus an Accessory Dwelling Unit ranging in size from 367 square feet to 503 square feet. The homes will be placed on lots ranging in size from 17,515 square feet to 28,615 square feet, consistent with the requirements of the RA-1 Zone. As discussed above, the proposed Project proposes 21 homes and 23 lots on a site that could otherwise accommodate approximately 35 lots and as many single-family homes. The requested yard reductions do not allow for any additional density or floor area on the site, but, rather allow for the homes to be located closer to the Private Street, affording additional landscaping on Collier Street and added privacy for neighboring homes to

the north. The requested yard reduction also accounts for existing improvements to remain as part of the dedication of 180,834 square feet to the MRCA As demonstrated above, relative to size, the proposed Project is consistent with the requirements of the Zone and as such will be inherently compatible with and will not adversely affect or degrade surrounding neighbors, which consist of single-family homes in the RA-1 Zone and a school, and the neighborhood as a whole.

With regard to *height*, the proposed Project proposes 21 two-story single-family homes with maximum heights of 31-feet, 10-inches, consistent with the RA-1 Zone which permits a maximum height of 36 feet. Furthermore, the reduced yards requested allow the homes to locate further from neighboring properties and the public right-of-way. Additionally, a block wall and landscaping will further shield the proposed homes from view. As the proposed Project proposes building heights consistent with the RA-1 Zone and will utilize the yard reduction to site the buildings closer to the Private Street and farther from the adjacent homes to the north and Collier Street to the south, the height of the proposed Project will not adversely affect or degrade surrounding neighbors or the neighborhood as a whole.

With regard to *operations*, the proposed Project has been designed with due regard for the surrounding uses. As described above, 180,834 square feet of open space will be preserved on-site and dedicated to the MRCA . The Project will also provide two rows of citrus trees along Oakdale Avenue, maintaining a significant amount of open space on-site. Additionally, the site has been planned to preserve and enhance the pedestrian environment, with all ingress and egress for the 21 proposed homes off a Private Street that will intersect with Oakdale Avenue where there is currently an existing driveway. The Private Street will be secured and each home will have a minimum of three off-street parking spaces within attached garages and additional guest parking will be available on both sides of the proposed Private Street. Additionally, as described above, the homes will be buffered from the street with landscape buffers along both Oakdale Avenue and Collier Street, and the proposed Project will fully improve Collier Street and will improve Oakdale Avenue such that the existing street trees can be maintained while providing new sidewalk, curb, and gutter. The operations of the proposed Project are consistent with single-family development, furthermore, the proposed Project has been designed with ample parking, open space, and the homes sited with due regard for the surrounding uses and the public right-of-way. As such, the operations of the proposed Project will not adversely affect or degrade surrounding neighbors or the neighborhood as a whole.

Further, the proposed Project has no *significant features*, that would adversely affect or degrade surrounding neighbors or the neighborhood as a whole. As described above, the requested yard reduction will allow the homes to be sited further from the adjacent neighbors and public right of way. Additionally, the proposed Project is consistent with the RA-1 Zone and is therefore consistent with surrounding development which is comprised of single-family homes within the RA-1 Zone and a school. The proposed Project will enhance the built environment with street improvements and extensive landscaping and has been designed with respect to existing protected trees on-site, which will all remain protected in place. Furthermore, the proposed Project will offer 180,834 square feet of preserved open space to be dedicated to the MRCA, enhancing the surrounding neighborhood. The proposed Project has no significant features that will adversely affect or degrade surrounding neighbors or the neighborhood as a whole.

Lastly, the proposed Project will not adversely affect or degrade public health, welfare or safety. As described above, the pedestrian environment along Oakdale Avenue and Collier Street will be improved with sidewalk, curb, and gutter and no new driveways added. Additionally, the Corbin Avenue terminus will be improved with a hammerhead turnaround for vehicles, including emergency vehicles, enhancing safety in the immediate area. The proposed Project has also been designed to be sustainable, each home will be equipped with solar panels, water preserving cisterns, and designed to conform to applicable green building code provisions. Furthermore, the Applicant will pay all applicable impact fees and the proposed Project will be analyzed under CEQA which will impose mitigations on the proposed Project, if necessary, to assure no significant environmental impacts. Therefore, the proposed Project will not adversely affect or otherwise degrade public health, safety, and welfare.

As set forth above, the proposed Project will enhance and contribute to the built environment, utilizing the requested yard reductions to provide additional buffer between the proposed homes and adjacent development to the north and the public right-of-way to the south. The proposed Project seeks no deviations from the restrictions of the RA-1 Zone relative to location, size, height, or operations and has no significant features that would adversely affect or otherwise degrade the surrounding neighborhood. Additionally, the proposed Project will be analyzed under CEQA. The proposed Project will not adversely affect or otherwise degrade surrounding properties, the surrounding neighborhood, or public health, safety, and welfare.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The proposed Project includes the merger and resubdivision of the Subject Property into 23 ground lots to allow for the construction of 21 single family homes and the preservation of two lots for dedication to the Mountains Recreation Conservation Authority (“MRCA”). The proposed homes will generally be consistent with the underlying RA-1 zone, they will be two stories in height and all but one home will include Accessory Dwelling Units. As part of the instant request, the Applicant is seeking a 20% reduction in required front yards to allow for enhanced rear yard depths to provide additional privacy for abutting neighbors to the north and additional landscaping along Collier Street. Over height fences are also requested along the north, south and west property lines to provide additional privacy to project neighbors. As set forth below, the proposed Vesting Tentative Tract Map is consistent with the General Plan. There are no applicable Specific Plans.

The General Plan includes a Framework Element which is the organizing element of the General Plan guiding development in the City of Los Angeles through its purposes, policies, and programs, further implemented by each individual element of the General Plan, including the following elements which are applicable to the proposed Project, the Housing Element, Transportation Element and Land Use Element. As set forth below, the Project is consistent with the goals, objectives, and policies of each of the aforementioned elements and as such is consistent with the General Plan.

The Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December of 1996 and re-adopted in August 2001. The Framework Element is the organizing element that provides guidance on policy issues for the entire City of Los Angeles. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The proposed Project is consistent with the following applicable Goals, Objectives, and Policies set forth in the Framework Element.

Goal 3A of the General Plan Framework Element is, *“A physically balanced distribution of land uses that contributes towards and facilitates the City’s long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural sources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.”*

In support of that Goal is the following Objective:

- Objective 3.1 of that Goal is, *“Accommodate a diversity of uses that support the needs of the City’s existing and future residents, businesses, and visitors.”*

The proposed Project is consistent with this Goal and Objective. The proposed Project represents single-family residential in-fill development in a single-family residential neighborhood. The Project is consistent in nature with the underlying zoning and General Plan designation for the Subject Property, supporting the balanced distribution of land uses set forth for in the Community Plan and the conservation of existing single-family neighborhoods. Additionally, the Project will enhance open space opportunities through the preservation of 180,834 square feet of open space on-site. It is also of note that the Project is located within an identified High Quality Transit Area and as such will be locating new residential development within a half mile of high-quality transit. As such, the Project will support the goal of a physically balanced distribution of land uses that contribute to the conservation of existing residential neighborhoods, reduction of traffic congestion and improvement of air quality, and the enhancement of recreation and open space opportunities. In furtherance of the above stated objective and as described above, the Project which will add 21 single family homes will support the needs of future residents and thereby provide support to local businesses.

Goal 3B of the General Plan Framework Element is, *“Preservation of the City’s stable single-family residential neighborhoods.”*

- Objective 3.5 of that Goal is, *“Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.”*
 - Policy 3.5.1: *“Accommodate the development of single-family dwelling units in areas designated as "Single- Family Residential" on the General Plan Framework*

Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2.”

The proposed Project is consistent with the above stated Goal, Objective, and Policy. The proposed Project will provide single-family infill development within an established single-family residential neighborhood. Preserving and enhancing the existing neighborhood. Furthermore, the Project is of a scale and character that maintains compatibility with the surrounding development. The Project includes 21 two-story single-family homes, 20 of which will have Accessory Dwelling Units. The homes have been designed consistent with the requirements of the RA-1 Zone on lots within a minimum of 17,500 square feet, and as such are fundamentally compatible with surrounding uses. Out of due regard to the scale of the surrounding homes, the Project is requesting 20% front yard reductions to allow for additional backyard depth where the homes abut existing residential development and to provide for additional landscape buffer along Collier Street. The homes have been designed with sophisticated and refined architecture that will compliment surrounding development. As such, the proposed Project is consistent with the above stated Goal, Objective and Policy which supports the development of in-fill single-family development that maintains the scale and character of surrounding residential uses.

The Housing Element

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, the Project is consistent with the following Goals, Objectives, and Policies.

Goal 2 of the Housing Element is “*A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.*”

- Objective 2.3 of that Goal is: “Preserve, conserve and improve the quality of housing.”

As discussed above, the proposed Project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. Additionally, the Project will add 21 single-family homes adding to the housing stock and creating additional high quality housing opportunities. As such, the Project is consistent with the above stated Goal and Objective.

Goal 3 of the Housing Element is “*A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*”

- Objective 3.1 of that Goal is: “Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.”
 - Policy 3.1.2: “Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context.”
 - Policy 3.1.7: “Promote complete neighborhoods by planning for housing that includes open space, and other amenities.”

- Objective 3.2 of that Goal is: “Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.”

In furtherance and support of the above stated Goal, Objectives, and Policies, the proposed Project includes 21 single-family homes and 180,834 square feet of preserved open space. The Project has been designed with a variety of architectural styles responding to the surrounding context which is characterized by a variety of architectural styles. The preserved open space will serve as an amenity for the surrounding neighborhood. Additionally, the houses have been designed to be environmentally sustainable and will include efficient appliances and will be equipped with solar panels and water preserving cisterns. As noted above, the Subject Property is also located within a High-Quality Transportation Area, within ½ mile of quality transit opportunities providing additional access to transit. The Project is also located within ½ mile of Ventura Boulevard which includes numerous amenities, businesses, and services, easily accessed by Project Residents. The improvement of Oakdale Avenue and Collier Street with concrete curbs, gutters, sidewalks and planted parkways will enhance pedestrian safety and access for the entire community. As such, the proposed Project is consistent with the above stated Goal, Objectives, and Policies.

The Transportation Element

The Mobility 2035 Plan (Transportation Element of the General Plan) sets forth street standards, “laying the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors, and the disabled), bicyclists, transit riders, and car truck drivers, and more.” The Project will improve Collier Street and Oakdale Avenue abutting the Subject Property, consistent with the objectives of the Mobility 2035 Plan and will enhance the terminus of Corbin Avenue.

Relative to Oakdale Avenue, the Mobility 2035 Plan designates Oakdale Avenue as a Collector Street, with a required public right-of-way width of 66 feet, including a roadway width of 40 feet. Abutting the Subject Property the street is not fully improved and has limited and inadequate asphalt sidewalk, curb, and gutter. The Project will provide an 8-foot dedication along Oakdale Avenue and improve the street to provide for a 19-foot half roadway and a 14-foot border which will include concrete sidewalk, curb, gutter, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the existing street trees (Washingtonian Palms) along Oakdale Avenue that have become an iconic feature of the neighborhood. Additionally, it is of note that no new driveways will be added along Oakdale Avenue, contributing to a safe environment for pedestrians and bicyclists.

Relative to Collier Street, the Mobility 2035 Plan designates Collier Street as a Local Street, with a required public right-of-way width of 60 feet, inclusive of a 36-foot roadway. Adjacent to the Subject Property, Collier Street has a dedicated width of 30 feet with limited curb, gutter, and sidewalk. As such, the Project will dedicate 30 feet and improve Collier Street completing the 36-foot roadway and 60 foot right of way, providing a 12-foot border which will include sidewalk, curb, gutter, and landscaped parkway, consistent with the Mobility 2035 Plan

standards and objectives. Additionally, no new driveways will be added along Collier Street, further contributing to a safe pedestrian and bicyclist friendly environment.

Corbin Avenue terminates on the northern side of the Subject Property and is partially improved, the Project will provide a hammerhead turnaround where Corbin Avenue terminates into the Subject Property. These improvements will allow for emergency vehicle turnaround and access, enhancing the safety of the existing environment.

As set forth above, the Project will improve the adjacent rights-of-way consistent with the goals, objectives, and standards of the Mobility 2035 Plan, enhancing the pedestrian environment and providing for complete streets.

The Land Use Element/Community Plan

The Land Use Element of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles, as discussed further below, the proposed Project is consistent with the following relevant Goal, Objectives, and Policies of the Encino-Tarzana Community Plan.

Goal 1 of the Encino-Tarzana Community Plan is *“A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community.”*

- Objective 1-1 of that Goal is “To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.”
 - Policy 1-1.2: “Protect single family residential neighborhoods from new, out-of-scale development.”
 - Policy 1-1.4: “Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.”
- Objective 1-3 of that Goal is: “To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods.”
 - Policy 1-3.1: “Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.”

The proposed Project is consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan. The Project proposes in-fill single-family residential development within a single-family residential neighborhood. The Project includes 21 two-story single-family homes and a 180,834 square foot preservation area to be dedicated to the MRCA. The proposed homes have been designed consistent with the applicable Zoning standards set forth in the RA-1 Zone and are set on lots that each meet the minimum lot size of 17,500 square feet. Surrounding single-family development is also Zoned RA-1, as such, the Project will be of like scale to the surrounding development.

The proposed Project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue and as such the Project will create no new driveways and thereby will not alter the existing pedestrian environment, aside for the planned improvements which will create a sidewalk, curb, gutter, and landscaped parkway where there is currently none. Additionally, the Project requests 20% reduction in the required front yards to allow for the homes to be positioned closer to the private street and as such further from neighboring residences to the north and from Collier Street to the south. These reductions will allow for additional privacy for Project neighbors to the north and additional landscaping to buffer the Project from Collier Street to the south.

The Project has been designed such that the homes will be primarily shielded from view from the Public right-of-way and adjacent homes through the provision of landscape buffers, inclusive of two rows of citrus trees to be provided along Oakdale Avenue, and a maximum eight foot tall fence (please see *Attachment C: Zoning Administrator Determination Findings*). Nevertheless, the architecture of the proposed homes have been designed with great attention to appearance assuring the compatibility of the Project with surrounding homes. The homes have a variety of architectural styles including Spanish, transitional farmhouse, and modern farmhouse. Each of the homes has been designed with a customized scheme of materials and colors to create a cohesive but distinctive community. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

As discussed above, consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan, the proposed Project maintains the scale of and will complement the surrounding single family residential neighborhood.

The Encino-Tarzana Community Plan has designated the Subject Property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The Subject Property is zoned RA-1 and has been designed to be generally consistent with the requirements of the Zone, as discussed further below, and as such is consistent with the Encino-Tarzana Community Plan.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 Zone. The minimum lot size in the RA-1 Zone is 17,500 feet, each of the proposed lots has a minimum lot area of 17,500 square feet. Each of the homes proposed Residential Floor Area is consistent with the limitations of the Zone, as demonstrated in the attached Project Plans, which permit a maximum Residential Floor Area of 25% of the lot area with a 20% increase granted through the provision of setbacks along the front lot line. Relative to height, the maximum allowable height is 36 feet, and the maximum height proposed is 31'10". In regard to setbacks, the proposed Project will provide setbacks consistent with the RA Zone which, relative to the proposed Project which provides lots with a depth ranging from approximately 171 to 219 feet, requires a minimum 25-foot front yard setback, 10-foot side yard setback, and 25-foot rear yard setback. The proposed Project is requesting 20% reductions in the required front yards through the Vesting Tentative Tract Map to allow for the proposed homes to be sited further from the adjacent residential homes to the north and the Collier Street right-of-way to the south. The proposed Project also requests a 20% side yard reduction for Lot 23 which consists of the existing structure, sited 8 feet from the eastern lot line,

to remain on the preservation lot. The proposed Project is also requesting an increase in fence height from 6 to 8 feet, responding to the slope of the site and providing Project neighbors with additional privacy. As discussed above, consistent with the Goals, Objectives, and Policies of the Community Plan the proposed fences will be buffered by landscaping, enhancing the built environment. Consistent with the applicable parking requirements, the homes will each include garages to accommodate three vehicles.

As set forth above, the proposed map, which permits the construction of 21 single-family homes and the preservation of 180,834 square feet of preservation area is consistent with the General Plan, specifically the applicable Goals, Objectives, and Policies of the Framework Element, Housing Element, Transportation Element, and Land Use Element. There is no applicable Specific Plan.

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