

ATTACHMENT C

ZONING ADMINISTRATOR DETERMINATION 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

The following findings are provided in support of the instant request for a maximum fence height of 8-feet within the RA-1 Zone. As such, pursuant to LAMC Section 12.24.X.7, the following findings are provided:

1. The proposed project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The proposed Project will enhance the built environment in the surrounding neighborhood and perform an essential function, the provision of housing, within the community, city, and region. The Applicant proposes the construction of 21 single-family homes on 23 ground lots, two of the lots, consisting of 180,834 square feet, are to be preserved and dedicated to the Mountains Restoration Conservation Authority (“MRCA”). Generally, the proposed Project will enhance the built environment by replacing underutilized former agricultural land and caretaker’s residence with 21 single-family homes and the above-described preservation area. The proposed Project is infill development, with ingress and egress to the proposed homes from a Private Street that will intersect with Oakdale Avenue at one discrete location, where there is currently a driveway.

The proposed Project will improve both Oakdale Avenue and Collier Street, providing required right-of-way improvements inclusive of curbs, gutters, parkways, and sidewalks where there are currently no functional sidewalks. The proposed homes have been designed to be compatible with surrounding homes with a variety of well-articulated facades including Spanish, Farmhouse, and Transitional Farmhouse styles. While the neighborhood will be attractively designed, it will be largely screened from view from adjacent properties and the public right-of-way by virtue of the proposed landscape buffer along Collier Street and the proposed landscape buffer along Oakdale Avenue, which will be approximately 42 feet in depth and will include two rows of citrus trees. Additionally, the instant request for 8-foot fences¹ in lieu of the 6-foot fences otherwise permitted will enhance the built environment.

The proposed 8-foot fences respond to the natural slope of the site, as such, adjacent to Collier Street, while the fence will have a maximum height of 8-feet, along the public-right-of-way the fence will appear to have a maximum height of 6-feet, as is permitted. Along Oakdale Avenue, where the 8-foot fence height would be perceptible from the public right-of-way it will be setback approximately 42 feet from the property line and screened by two rows of citrus trees and additional landscaping. Notably, there will also be visual relief along Oakdale Avenue as there will be an approximately 50-foot-wide driveway which will give way to the 36-foot-wide Private Street at the center of the property. The Private Street will be secured, with gates located approximately 60 feet from the Oakdale Avenue public right-of-way. Along the northern property line, the 8-foot fence is being provided to afford additional privacy to neighboring properties to the north.

The proposed Project, and specifically the 8-foot fences will enhance the built environment in the surrounding neighborhood. The proposed Project will also perform an essential function within the community, city, and region. The proposed Project provide 180,834 square feet of dedicated space to the MRCA. Additionally, the proposed Project proposes 21 single-family homes to be developed on an underutilized site that consists of one former caretaker’s residence. As such, the proposed Project will provide new single-

¹ The proposed fence is to be comprised of block wall and slumpstone accents, please see the associated landscape plans for additional detail. The fence is herein referred to as “fence” or “wall.”

family housing within the City and Region which is in need for housing of all types. The requested fence heights respond to the natural slope of the site and will provide for adequate privacy and security. Notably, along the public right-of-way along Collier Street and a portion of Oakdale Street, the fence will be approximately 6-feet in height as perceived from the public right-of-way.

As set forth above, the proposed Project will enhance the built environment and perform an essential function within the community, city, and region.

2. The project's location, size, height, operations and other significant features (provide specifics) 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. The proposed fence height of 8-feet in lieu of the 6-feet otherwise provided responds to the desire for privacy for adjacent residential development and the natural slope of the site. 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 proposed 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. The proposed Project proposes 8-foot tall fences along the southern, northern, and western boundaries of the site. As discussed above, along the southern boundary of the site, due to the slope of the site the fence will be 8-feet on the northern side of the fence but will be perceived as 6-feet from the southern side of the fence adjacent to the public right-of-way. Additionally, a robust landscape buffer will be provided between the proposed fence and sidewalk. The fence along Oakdale Avenue is proposed approximately 42 feet from the property line and will be buffered from view by landscaping including two rows of citrus trees. Along the northern property line, the 8-

foot fences will afford the extra requested privacy to adjacent existing single-family residential development.

As described above, neither the location of the proposed Project, nor the location of the proposed 8-foot fences subject to the instant request will have an adverse effect on or degrade neighboring properties or the 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, as discussed above, the requested 8-foot fence heights will not be perceptible from Collier Street and will be minimally perceptible from Oakdale Avenue, due to the natural slope of the site. The increased fence height will also afford additional privacy for the single-family homes located to the north of the Subject Property. As the proposed Project proposes building heights consistent with the RA-1 Zone and the proposed fences will either appear to be six feet in height from the public right-of-way or will be setback over 42 feet from the property line adjacent to the public right-of-way 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 proposed 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 and additional guest parking will be available on both sides of the proposed Private Street. Additionally, as described above, the homes and proposed fence will be set back 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. Additionally, as noted above, the controlled access to the proposed Project will be sited approximately 60 feet from the public right-of-way with ample space for queuing. 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 increase in fence height will afford privacy to adjacent single-family residential neighbors and will be almost entirely imperceptible from the public right-of-way as it will be setback approximately 42 feet from Oakdale Avenue behind a robust landscape buffer and will measure 6-feet in height from the southern side of the fence along Collier Street. Additionally, the homes have been designed to be consistent with the RA-1 Zone and the proposed Project is therefore consistent with surrounding development, 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 and proposed fence height 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, aside from the increased fence height, 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 substantially conforms 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, as described herein. 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.

ADDITIONAL INFORMATION

The following has been prepared in response to the requests for additional information for the consideration of the Zoning Administrator set forth on City Planning Form CP-2075.1.

4. The environmental affects and appropriateness of materials, design and location of any proposed fence or wall.

The proposed fence will be a block wall with slump stone detailing, the materials have been selected for their residential nature and are inherently compatible with surrounding residential uses. Additionally, the wall will be buffered from the public rights-of-way with a robust planting program as described further below.

The wall has been designed and sited such that it will enhance the surrounding environment. As described in detail above, the proposed fence will be buffered with landscaping along both Collier Street and Oakdale Avenue. Specifically, the wall will be setback 42 feet from the property line along Oakdale Avenue, accommodating a significant landscape buffer inclusive of two rows of citrus trees. Additionally, along Collier Street an approximately 5-foot landscape buffer will be provided between the property line and proposed wall. Along the northern property line, the wall will provide privacy to neighboring properties and additional landscape buffer provided on the south side of the wall. As noted above, the pedestrian scale will be maintained along both Oakdale Avenue and Collier Street. Along Collier Street the south side of the wall will reach a height of approximately 6 feet above the adjacent grade, consistent with the requirements of the Zone. As mentioned above, along Oakdale Avenue, the wall will be setback 42 feet from the property line. The proposed Project will be analyzed under the California Environmental Quality Act and environmental affects, if any, mitigated. As such, the design, location, materials, and the environment have been considered and addressed as reflected by the proposal for the 8-foot wall.

5. The detrimental affects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

The wall is not anticipated to have detrimental effects on views which may be enjoyed by occupants of adjoining properties. The wall has been designed in consideration of and response to the slope of the site and the request of the residential neighbors to the north. The entire site is currently fenced off with a six-foot fence and although the site does have some slope, the area surrounding the Subject Property is generally flat. The proposed wall will abut public right-of-way along the western and southern sides of the Subject Property and as such will not impact views enjoyed by occupants of adjoining properties as there are none. Relative to the northern property line where there are adjacent residential properties, the 8-foot wall has been proposed in

response to those neighbors request for privacy and will replace existing fences comprised of a variety of materials. Currently, adjacent to the existing fences there are trees with heights far more than 8-feet. As such, the proposed 8-foot fence will not have a detrimental affect on the existing views but rather will provide added privacy and an upgraded property line fence. As such, the proposed wall will not have detrimental effects on the views which may be enjoyed by the occupants of adjoining properties.

6. The security to the subject property which the fence or wall would provide.

The proposed wall will provide security for the Subject Property. As previously described, the proposed Project will include 21 single-family homes accessed from the proposed Private Street. As such, the proposed walls are to be located in the proposed homes side yards and back yards, controlling and limiting access to the homes such that they can only be accessed from the Private Street. This is the expected level of security for single-family homes in the area, and notably, the proposed wall will replace an existing fence. The proposed height of the fence will add to the security of the Subject Property as due to the natural slope of the site, the 8-foot fence height is necessary for the wall to reach 6-feet in height on the Collier Street side of the wall and for a portion of the Oakdale Avenue side of the wall to reach 6-feet in height. As described above, the 8-foot wall will provide the standard and expected level of security to the proposed single-family homes. Furthermore, the request for an 8-foot wall will assure that the fence has a minimum height of 6-feet from the public right-of-way which is necessary to secure the Subject Property appropriately.

###