

ZONING ADMINISTRATOR'S DETERMINATION FINDINGS

In order for an adjustment from the zoning regulations to be granted, all five of the legally mandated findings delineated in Section 13B.2.1 of Chapter 1A and Section 12.24-X of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

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

The subject property is comprised of four parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: a 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four (4) 3,917 square-foot garages with a shed, a 2,020 square-foot garage with ramp and an open shed, a total of 10 structures.

The proposed project involves the following: a Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern and western edges of the project site pursuant to LAMC Section 12.24.X.7; a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

As part of the project, there is tract map for the merger and re-subdivision of four parcels into 23 ground lots for the construction of 21, two-story single-family residences, a caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three model home lots.

The project will result in the removal of existing structures and a portion of an existing orchard and the construction of 21 single-family, two-story homes. These homes will range from 4,819 square feet to 5,136 square feet in floor area. Nineteen homes will contain an Accessory Dwelling Unit (ADU) ranging from 367 square feet to 503 square feet. The project also includes the preservation of two westernmost lots, to be donated in-fee to a public agency, and the construction of a 1,178 square-foot caretaker's residence. The project also includes eight-foot fencing along the northern, southern, and western edges as well as a 15-foot hedgerow along the northern property line. The project will preserve 308 trees and will plant 328 new trees, inclusive of 50 new native trees to be planted within the preservation lots.

The proposed fencing along Collier Street will appear to have a maximum height of 6 feet due to the natural slope of the site. The 8-foot fence proposed along Oakdale Avenue will be set back approximately 42 feet from the property line and screened by two rows of citrus trees and additional landscaping. 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 proposed 36-foot-wide Private Street at the center of the subject property. Furthermore, the Private Street will be secured, with gates located approximately 60 feet from the Oakdale Avenue and the northern property line will consist of the 8-foot fence and the 15-foot hedgerow to provide additional privacy to neighboring properties to the north. The hedgerow was included to protect abutting uses. It has been conditioned to be regularly maintained.

Therefore, the project will enhance the built environment by allowing the proposed fence and hedgerow through the approval of a Zoning Administrator Determination entitlement in order to provide privacy and security while being aesthetically compatible with the surrounding neighborhood for the proposed 21-single family homes.

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 eight-foot tall fence along the northern, southern and western edges of the project site will help protect the privacy of the existing residential uses in the immediate surrounding area.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [QJPF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

The proposed fence height of 8 feet in lieu of the 6 feet otherwise required, will provide privacy for adjacent residential development and the natural slope of the site. The proposed project is a single-family infill development, surrounded by single-family homes and a charter school.

The proposed project is compatible with the surrounding neighborhood as the majority of residential uses contain some type of fencing or hedgerow along their property lines. Furthermore, properties along the northern edge of the subject site all have rear yard fencing which abuts the subject site. The proposed hedgerow and fence will help revitalize the community and activate the streetscape by bringing privacy and security through the use of fences and hedgerow fencing. Long-term physical maintenance of the property will allow for the project to improve community aesthetics and safety. As such, the proposed project will be compatible with and will not degrade the surrounding neighborhood, or the public health, welfare and safety.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan does not address over-in-height walls or fences; however, the Los Angeles Municipal Code Section 12.24 X.7 permits the requested over-in-height fences, with approval by the Zoning Administrator.

The proposed project the construction of 21 single family homes and the preservation of two (2) lots. The proposed homes will be two-stories in height and nineteen homes will contain Accessory Dwelling Units which is consistent with the underlying RA-1 Zone. As part of the project, eight-foot-tall fences will be located along the north, south, and west property lines to provide additional privacy to the project site's surrounding neighbors. Additionally, a 15-foot hedgerow will be located along the northern property line to provide added privacy to project neighbors.

The General Plan includes the 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 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 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."

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."

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 Goals, Objectives, and Policies. The proposed project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences with landscaping. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

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."

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."

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 adds to the housing stock and creates

additional high quality housing opportunities. The proposed fence and hedgerow will provide privacy and security for the proposed homes, and will be consistent with the above stated Goal and Objective.

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. The street abutting the subject property 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, streetlights, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of the 19 existing street trees.

Furthermore, 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, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

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 response times and 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 of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles. The proposed project is within the Encino-Tarzana Community Plan, which 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, 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 single-family homes and a 180,834 square-foot preservation area. The proposed homes have been designed to be 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, and as such, the project will be similar in scale to 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. No new driveways will be created, and existing pedestrian environment will not be altered. The project will create a safer pedestrian environment with sidewalks, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the requested fence and hedgerow will provide privacy and security for the homes.

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, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent

to the northern property line, and a maximum eight-foot-tall fence, as described herein. The project community will complement surrounding residential uses and maintains the single-family residential scale of the neighborhood.

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 project 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.

ADDITIONAL FINDING FOR ZONING ADMINISTRATOR'S DETERMINATION

4. **Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.**

The proposed fence and materials have been taken into consideration. Many of the surrounding residential uses are improved with over-in-height fences along their front property lines similar to the fence proposed on the subject site. The composition and design of the proposed stacked bond blocks fence, which is of a customary type that can be commonly found throughout the City. The proposed fence will be consistent with surrounding walls along Collier Street. The Zoning Administrator has considered the environmental effects and appropriateness of the materials, design and location, including any impacts on views enjoyed by occupants of adjoining properties, and security to the subject property. The fence and materials in conjunction with the project will not be detrimental to any of the adjoining properties. It will be compatible and consistent with surrounding development.

ZONE VARIANCE FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative.

5. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The Zoning Administrator found in this instance, strict application of the provisions of the Zoning Ordinance would result in practical difficulties inconsistent with the general purpose and intent of the zoning regulations. The intent of height limitations on hedgerows is to delineate property lines, bring privacy, promote in-scale plantings and ensure compatibility with surrounding uses. The proposed hedgerow will screen the proposed two-story homes, and their associated yards from view and will provide privacy for both future residents at the subject property and surrounding neighbors. According to the applicant, the proposed hedgerow heights are a result of discussions with the abutting neighbors and community. It ensures privacy with the abutting northern properties at the request of the abutting neighbors. Strict application of the Zoning Ordinance would result in a practical difficulty that allows a project to bring the privacy to the abutting properties to the north that would be inconsistent with the intent of separating and buffering the new development.

6. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject property is comprised of four parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four 3,917 square-foot garages with a shed, one 2,020 square-foot garage with ramp and one open shed for a total of 10 structures.

There are special circumstances applicable to the subject property that do not apply generally to other properties in the vicinity. The subject property, zoned RA, was previously utilized as an orange grove and is abutted by single family residential development to the north also within the RA zone. The subject request will permit a 15-foot hedgerow along the northern boundary of the subject property which will allow for the maintenance of the level of privacy to which the neighbors to the north have become accustomed. Specifically, the proposed hedgerow will screen the proposed two-story homes, and their associated yards from view and will provide privacy for both future residents at the subject property and surrounding neighbors. Additionally, the proposed maximum 15-foot-tall hedgerow will be provided at the request of the neighbors.

As set forth above, there are special circumstances applicable to the subject property that necessitate the granting of the requested Variance that are not generally applicable to other properties within the same zone and vicinity.

7. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The subject site abuts homes to the north that have shallow rear yards abutting the subject property, ranging in depth from 20 to 27 feet. Without the substantial design features proposed by the project herein, inclusive of the variance request to allow for the 15-foot hedgerow, the over height fence request, and the 20 percent decrease in front yard depth, there would be a hardship for adjacent properties, which, due to the special circumstances described above, would be deprived the level of privacy to which they are accustomed in their backyards. The variance is necessary to allow for the continued enjoyment of the level of privacy afforded to both the subject property and neighboring properties to the north by the former use of the subject property as a commercial orange grove, which due to the special circumstances described above, would be denied to both the subject property and neighboring properties absent the variance to permit the maximum 15-foot-tall hedgerow. As such, the variance is necessary for the preservation and enjoyment of a substantial

property right or use generally possessed by other properties in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

8. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the subject property is located. The subject property is zoned RA-1 and is surrounded by single-family residential uses and a school, zoned RA-1. With the requested variance, privacy for the single-family residential neighbors immediately to the north of the subject property will continue.

The proposed maximum 15-foot hedgerow will be planted along the northern property line of the subject property. It will serve to buffer the subject project from view of abutting neighbors and is also proposed at the request of the surrounding community. Currently, the neighbors to the north of the subject property abut the former orange grove. The northern property line is characterized by a variety of inconsistent fence types that are generally visually permeable. While the existing condition is acceptable given the current use of the site, the site is underutilized. The redevelopment of the subject property with 21 single family homes and 180,834 square-foot preservation area, inclusive of the requested variance, will bring privacy as well as a visually attractive, well-maintained wall and hedgerow along the property line. The proposed project and associated variance will not adversely affect or degrade public welfare. The proposed hedgerow conditioned to be maintained to a 15-foot height, which has been requested by the neighbors. The hedgerow is part of an overall project that has been designed to be sustainable, each home 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, inclusive of the Variance, will not adversely affect or otherwise degrade public welfare.

9. **The granting of the variance will not adversely affect any element of the General Plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan does not address over-in-height walls or fences; however, the Los

Angeles Municipal Code Section 12.27 permits the requested over-in-height fences, with approval by the Zoning Administrator.

The proposed project includes the merger and re-subdivision of the subject property into 23 ground lots to allow for the construction of 21 single family homes and the preservation of two lots. The proposed homes will be two-stories in height and nineteen homes will contain Accessory Dwelling Units which is consistent with the underlying RA-1 Zone.

Granting the zone variance to allow a 15-foot hedgerow to be located along the northern property line will be consistent with the General Plan as it will provide added privacy to project neighbors and be compatible with surrounding uses.

The General Plan includes the 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 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 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."

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."

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 Goals, Objectives, and Policies. The overall project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences with landscaping. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

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.”

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.”

The 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. The proposed hedgerow will provide privacy and security for the proposed homes. As such, the project is consistent with the above stated Goal and Objective.

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. The street abutting the subject property 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, streetlights, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of 19 existing street tree.

Furthermore, 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, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

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 response times and 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 of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles. The proposed project is within the Encino-Tarzana Community Plan, which 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, 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 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. 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 safer pedestrian environment with sidewalk, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the requested fence and hedgerow will provide privacy and security for the homes.

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, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described

herein. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. 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. As such, the 15-foot hedgerow as part of the project and the overall project substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS

10. **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.**

The site characteristics of the subject property make the strict adherence to the requirements of LAMC 12.07.C.2, which would require 12-foot side yards for the proposed two-story homes. The project, which proposes 10-foot side yards, conforms to the intent of the Zoning regulations. The Applicant proposes 21 two-story, single-family homes and the preservation of 180,834 square feet for conservation by the Mountains Recreation Conservation Authority ("MRCA"), or similar public agency, on the subject property, which, could accommodate a maximum of 29 single family homes on 17,500 square foot lots. The proposed single-family homes are bounded by the preservation area to the east and Oakdale Avenue to the west. Additionally, along Oakdale Avenue the Project proposes a 42-foot-deep landscape buffer between Oakdale Avenue and the proposed wall along the Oakdale frontage. The landscape buffer will include two rows of citrus trees adjacent to the public right of way.

The 20 percent reduction in the required side yard setback, from 12 feet to 10 feet, allows for the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site can provide such density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove.

Additionally, the RA Zone permits 10-foot side yards for homes that are 18 feet or less in height, requiring the addition of one foot to the side yard for each 10-foot increment above 18 feet. As such, 10-foot side yards are permitted and contemplated by the Zoning regulations. The purpose and intent of the Zoning regulations related to yards is to assure the provision of open space and a compatible scale of development relative to adjacent properties. The project, inclusive of the side yard reductions is consistent with these purposes.

As described above, the reduction in the side yards allow for the provision of open space along the Oakdale frontage and the preservation of Lots 22 and 23 by a different entity (Mountains Recreation and Conservation Authority ("MRCA")). Additionally, the requested reduced side yards do not abut existing development, and are all internal to the site. The site is designed to be consistent with neighboring uses, having homes with a minimum 17,500 square-foot lots, and meeting the floor area and height requirements of the zone. Furthermore, the unique shape of the site and the prior use of the property as a commercial orange grove, as well as the desire of the applicant to create and dedicate the preservation parcels to the MRCA makes the strict application of the zoning regulations infeasible relative to the width of the proposed side yards, nevertheless, the project conforms to the intent of the zoning regulations.

11. **In light of the project as a whole, including any mitigation measures imposed, 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 project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes as well as the CHIME Institute's Schwarzenegger Community School located at 19722 Collier Street.

The purpose and intent of the zoning regulations related to yards is to assure the provision of open space and a compatible scale of development relative to adjacent properties. The 20 percent reduction in the side yard width, from 12 feet to 10 feet, allows for the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site is able to provide the proposed density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove. The reduction in side yards are for the development to accommodate for the density and would not impact uses abutting the subject project site. Homes within the project site would have reduced side yard setbacks from each other (Lots 1 through 21) and not to uses abutting the project site. Thus, the request herein will not have an adverse impact on the public health, welfare, or safety or the community.

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

As stated in the previous findings for related to General Plan conformance, the overall

project is in substantial conformance with the purpose, intent, and provisions of the General Plan and the Encino-Tarzana Community Plan. The proposed project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

Additionally, out of due regard to the scale of the surrounding homes, the project's 20 percent side yard reductions allow the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site is able to provide the proposed density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove.

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."

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."

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. The project adds 21 single-family homes, adding to the housing stock and creating additional high quality housing opportunities.

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. The street abutting the subject property 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, streetlights, and landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of 19 existing street tree.

Furthermore, 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, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

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 response times and 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 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. 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 safer pedestrian environment with sidewalk, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the applicant is requesting a 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 the additional privacy for the surrounding 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, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described

herein. 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. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ADDITIONAL MANDATORY FINDINGS

13. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is outside a flood zone.