

→ Therefore, as required by Footnote 5, the number of lots in this parcel map is limited to three. Therefore, as limited, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General Plan.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

→ The site is one of several underimproved properties in the vicinity. The project is providing an appropriate development that is consistent with the RA-1 Zone and the Very Low I Residential land use designation on the Encino – Tarzana Community Plan. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. Per the applicant's calculations, the average natural slope for the project site is 19% due it being a hillside area. Three of the four lots have a size that is greater than 43,560 square feet. However, the proposed Parcel C is inconsistent with Footnote 5 due to it having only 32,848 sq.ft. of lot area. Therefore, as required by Footnote 5, the number of lots in this parcel map is limited to three, making it consistent with the Encino-Tarzana Community Plan.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The surrounding neighborhood is zoned RA-1 and designated Very Low I Residential land use in the Encino - Tarzana Community Plan. The surrounding properties located north, south, east and west of the subject site are single family residences zoned RA. The proposed 43,562 square feet area for Parcel A, 43,568 square feet for Parcel B, 32,843 square feet for Parcel C and 43,565 square feet for Parcel D substantially exceed the number of square feet required by the RA zone. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot size of one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. The project site is a hillside. Per the applicant's calculations, the average natural slope for the project site is 19%. Three of the four lots have a size that is greater than 43,560 square feet. However, the proposed Parcel C is inconsistent with Footnote 5 due to it having only 32,848 sq.ft. of lot area. Therefore, as required by Footnote 5, the number of lots in this parcel map is limited to three and the density of the proposed project is appropriate for its sloped site and consistent with that of adjoining single family residential developments.

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.