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March 24, 2016

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CASE NO. ZA 2015-1545(ZV)(ZAA)
ZONE VARIANCE/ZONING
ADMINISTRATOR'S ADJUSTMENT
Related Case: AA-2015-1243-PMLA
5401 Vanalden Avenue
Encino-Tarzana Planning Area
Zone : RA-1
D. M. : 171-B-121
C. D. : 3
CEQA: ENV-2015-1242-MND
Legal Description: Pt. Lot 12, Tract 2605

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

a zone variance from LAMC Section 12.07-C,4 to permit Lot A to maintain a net lot area of 12,093 square feet in lieu of the minimum lot area of 17,500 square feet in the RA-1 Zone,

Pursuant to Los Angeles Municipal Code Section 12.28-A, I hereby APPROVE:

an adjustment from LAMC Section 12.07-C,4 to permit Lot B to maintain a lot area of 16,730 square feet in lieu of the minimum lot area of 17,500 square feet in conjunction with the two-lot subdivision of an existing 33,602 gross square-foot lot in the RA-1 Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.