

## FINDINGS & JUSTIFICATION

**Application Type:** Zone Change

**Project Description:** The property owner requests a Zone Change for the site from RA-1 to RD1.5-1, A development project is proposed.

**Actions Requested:**

Code Section from which Relief is requested: LAMC Section 12.07 (RA Zone)

Code Section which Authorizes Relief: LAMC Section 12.32

**Background and Justification for Request:**

Site: Approximate 50' by 436', 21,800 S.F./0.50 acre, flat, vacant (no structures) parcel of land located at 18367 W. Hatteras Street

Existing Zone: RA-1

Community Plan: Encino-Tarzana Community Plan

Low Medium II Residential Land Use Category corresponding to the requested RD1.5 Zone

Specific Plan: None

Request: The property owner requests a Zone Change for the site from RA-1 to RD1.5-1.

**Justification**

The Encino-Tarzana Community Plan designates the site, as well as the surrounding area, in the Low Medium II Land Use Category, corresponding to the requested RD1.5 Zone. The Community Plan does not designate or stipulate a Height District for this land use category but all of the other properties in the block and area of the site have been designated in the A1" Height district and therefore the Applicant requests that the site's existing A1" Height District designation be retained so as to be consistent with these other properties, as well as prior City Council Zone Change actions (see below).

Historically, the area of the site had been designated in the RA-1 Zone classification. However, through time, and through many City Council approved Zone Change actions, the Zoning in this area has been changed to conform to the zoning designations of the Community Plan. For the properties abutting and nearby to the site on both sides of Hatteras Street, these City Council approved Zone Changes have resulted in the RD1.5-1 Zone, the same as requested by the Applicant (the property owner).

The site has been included in many of these prior City Council Zone Change actions. Several times in the past the City Council has approved a RA-1 to RD1.5-1 Zone Change over the site. However, each time, because of inactivity of the property owner of the time to develop the property, the City Council approved RD1.5-1 Zone has expired. These prior City Council approved RA-1 to RD1.5-1 Zone Changes over the site include the following:

- CPC 26282, effective May 25, 1977, now expired
- CPC 86-429 (ZC), effective July 8, 1987, now expired
- CPC 1990-0138 (ZC), effective November 10, 1991, now expired

As a result, the Applicant (property owner) herewith requests that the requested RA-1 to RD1.5-1 Zone Change be approved over the site. As noted above, this requested Zone Change will be in conformance with the Encino-Tarzana Community Plan and the aforementioned prior City Council RA-1 to RD1.5-1 Zone

## FINDINGS & JUSTIFICATION

**Application Type:** Zone Change

**Project Description:** The property owner requests a Zone Change for the site from RA-1 to RD1.5-1, A development project is proposed.

**Actions Requested:**

Code Section from which Relief is requested: LAMC Section 12.07 (RA Zone)

Code Section which Authorizes Relief: LAMC Section 12.32

**Background and Justification for Request:**

Site: Approximate 50' by 436', 21,800 S.F./0.50 acre, flat, vacant (no structures) parcel of land located at 18367 W. Hatteras Street

Existing Zone: RA-1

Community Plan: Encino-Tarzana Community Plan

Low Medium II Residential Land Use Category corresponding to the requested RD1.5 Zone

Specific Plan: None

Request: The property owner requests a Zone Change for the site from RA-1 to RD1.5-1.

**Justification**

The Encino-Tarzana Community Plan designates the site, as well as the surrounding area, in the Low Medium II Land Use Category, corresponding to the requested RD1.5 Zone. The Community Plan does not designate or stipulate a Height District for this land use category but all of the other properties in the block and area of the site have been designated in the A1" Height district and therefore the Applicant requests that the site's existing A1" Height District designation be retained so as to be consistent with these other properties, as well as prior City Council Zone Change actions (see below).

Historically, the area of the site had been designated in the RA-1 Zone classification. However, through time, and through many City Council approved Zone Change actions, the Zoning in this area has been changed to conform to the zoning designations of the Community Plan. For the properties abutting and nearby to the site on both sides of Hatteras Street, these City Council approved Zone Changes have resulted in the RD1.5-1 Zone, the same as requested by the Applicant (the property owner).

The site has been included in many of these prior City Council Zone Change actions. Several times in the past the City Council has approved a RA-1 to RD1.5-1 Zone Change over the site. However, each time, because of inactivity of the property owner of the time to develop the property, the City Council approved RD1.5-1 Zone has expired. These prior City Council approved RA-1 to RD1.5-1 Zone Changes over the site include the following:

- CPC 26282, effective May 25, 1977, now expired
- CPC 86-429 (ZC), effective July 8, 1987, now expired
- CPC 1990-0138 (ZC), effective November 10, 1991, now expired

As a result, the Applicant (property owner) herewith requests that the requested RA-1 to RD1.5-1 Zone Change be approved over the site. As noted above, this requested Zone Change will be in conformance with the Encino-Tarzana Community Plan and the aforementioned prior City Council RA-1 to RD1.5-1 Zone

Change approvals for the site, as well as for the properties abutting and nearby to the site on both sides of Hatteras Street.

For all of the reasons noted above, the requested Zone Change will be in the best interest of, and appropriate for, the public necessity, convenience and general welfare and will constitute good zoning practice.