

APCSV-2021-92331

**ATTACHMENT  
to Zone Change Request  
from RA to R1  
19300 Hatteras St, 5739 Tampa Ave.**

**JUSTIFICATION**

The project property is located within Encino- Tarzana Community Plan Area, South Valley Area Planning Commission. The General Plan currently designates the subject site for Low II Residential Land Use with corresponding permitted zones of R1, RS, and RD6. The subject property is presently zoned RA-1. We are requesting to change the existing zone to R1-1 which is consistent with the Low II Residential land use designation.

The design and improvements of the proposed subdivision are consistent with the Encino-Tarzana South Valley Community Plan and are not subject to any Specific Plan requirements.

The subject site surrounded with the follows: abutting properties to the North, East and West are zoned RA-1. Southerly properties are classified in the [Q]RZ5-1 zone. Properties to the North-East are in R1-1 zone.

The proposed preliminary parcel map describes as a subdivision of one parcel into three single family lots.

The subject property is a flat, rectangular shape site contains approximately 21,700 square foot (0.498 acres) lot on south-west corner of intersection of Hatters Street and Tampa Avenue. The site is currently developed with a two-story single family dwelling with the attached garage. The proposed project involves the demolition of all existing structures on the site and construction of a new two-story single-family house with the detached garage and ADU on each lot.

The proposed project is considered and infill development in a neighborhood that has residential uses and is consistent with the density and height district of the proposed R1-1 Zone. The project meets the intent of Encino-Tarzana Community Plan and will provide much needed new home ownership opportunities for the aforementioned Community Plan area. The adopted Plan zone allows for the proposed subdivision and zone change.

The project site located on south-west corner of intersection of Hatters Street and Tampa Avenue. Hatteras Street is a designated Collector Street per Mobility Plan 2035, and is dedicated to a right-of-way width of 60 feet. Hatteras Street improved with a curb and gutter at the project's street frontage. Tampa Avenue is a designated Boulevard II street

(Major Highway Class II) and is dedicated to a right-of-way width of 100 feet. Tampa Avenue improved with sidewalk, curb and gutter at the project side.

The property is located 13 km from Malibu Coast Fault and is within Liquefaction area. The site is not in a landslide area, a flood-prone area, or a High Wind Velocity Area. The site is not identified as having hazardous waste. The site is not located in the Historic Preservation Overlay Zone. The project is not in the Hillside Area.

The proposed project exemplifies the goals and objectives of the Community Plan, by helping to promote greater housing choice by providing a new single family homes development providing many modern amenities. The project offers new housing to meet the diverse economic needs of existing and future residents. The proposed project is physically suitable for the proposed density of the development

The proposed zone change from RA-1 R1-1 and building line removal are not effected by any applicable specific plans. The requested actions are in conformance with the Community Plan designation and is supported by the goals and objectives of the Community plan as well as providing needed housing. The proposed zone change is in keeping with public necessity, convenience, and general welfare and will be compatible with development trends in the area.

There is a necessity for housing in all income levels. The proposed project will create more new, modernized housing stock. Therefore, we respectfully request the approval of the proposed zone change from RA-1 to R1-1.

We believe that the proposed zone change request is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Community Plan and constitutes good zoning practice.