

APCSV-2021-92331

BUILDING LINE REMOVAL
19300 Hatteras St, 5739 Tampa Ave.

JUSTIFICATION

The proposed project describes as a subdivision of one parcel into three single family lots, Zone Change from RA to R1 and the removal of 25' building line along east property line.

The 25-foot Building Line along both sides of Tampa Avenue from Ventura Boulevard to Napa Street and from Nordhoff Street to Lassen Street was established by ordinance No. 105,340 (approved on April 1, 1955).

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 asphalt roadway, concrete curb, gutter and sidewalk at the project side.

The site is currently developed with a two-story house and will be demolished in order to construct three new single-family dwellings. As proposed, the new development is required to remove existing 25' building line from the east property line along Tampa Avenue (for the houses at parcel A and C) and will maintain the reduced setback of approximately 8 foot for lot A and 20 foot front setback for lot C.

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 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.

Therefore the requested building line removal is in conformity with public necessity, convenience, general welfare and good zoning practice in that its retention on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement.