

FINDINGS

**19300 W Hatteras St
5739 N Tampa Ave**

1. THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

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. A Zone change from RA to R1 being requested and filed concurrently. Proposed R1 zone is consistent with the land use designation on the plan map and is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted community plan.

The site is not a subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is not located in the Historic Preservation Overlay Zone. The project is not in the Hillside Area.

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

The project meets the intent of the aforementioned Community Plan and will provide much needed new home ownership opportunities for the Encino-Tarzana Community Plan area. The adopted Plan zone allows for the proposed subdivision and zone change.

2. THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

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 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 design and layout of the parcel map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code.

3. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DEVELOPMENT.

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 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 physically suitable for the proposed type development.

25' Building Line

4. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The project site is a single corner lot located along southerly side of Hatteras Street and westerly side of Tampa Avenue. The lot has a width of 145.08 feet and a depth of 150.17 feet, for a total lot size of 21,700 square feet. The proposed subdivision for a three single family lots is allowable under the proposed R1 zone, which is a corresponding zone classification in the existing Low II Residential land use designation. As proposed, the density is consistent with the existing land use designation and the requested zone. The proposed project is physically suitable for the proposed density of the development.

5. 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 project site, as well as surrounding area, are presently developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to the cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project is not located on a hazardous waste/border zone properties area, flood hazard area, methane hazard site nor is it located on a site having oil wells. The project will not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

7. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains a legally recorded lot as identified by the Assessor Parcel Record and Assessor Parcel Map No. 2153-033-015. The site is surrounded by private properties that adjoin public streets designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park, or any officially recognized public recreation area. Therefore, the design of the proposed development would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.