ZONE VARIANCE

5401 VANALDEN AVENUE

TARZANA , CALIFORNIA

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the findings (i.e. criteria for approval) stated below. Find below the required detailed justification/explanation of how the proposed project conforms with the required finding.

1. Explain why the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

**The subject site goes street to street and is currently an RA1 lot with a minimum allowed lot size of 17,500 square feet. The Address of the site is 5401 Van Alden on the east and the lot backs up to Beckford Avenue on the west. The applicant is filing for a Parcel Map for the subject site. Keeping in the spirit of the RA1 lot size requirement the lot fronting Van Alden (lot B) will meet the zones requirements with a 17,968 square foot gross area lot size. Nevertheless the lot on the west (lot A) will have a gross area of 15,713.30 square feet providing a hardship of 1,786.70 square feet to comply with the zone. The goals and intent of the RA zone was to preserve ranch and or animal/livestock size lots to meet the needs and requirements of the community. Where there are areas that still retain livestock in a Single Family Home Community for example Chatworth, etc. The area south of Ventura Boulevard in Tarzana has evolved to a suburban single family home community that does not encourage and or has even provided objection to the keeping of livestock in neighboring yards. There are no existing city improvements such horse trails and or open land encouraging such activity. The strict application of the zone code would result in practical difficulties and unnecessary hardships as it would prevent the use and development of a 15,713.30 square foot lot to be improved with a single family. The general purpose and intent of the zoning regulations are not applicable to the surrounding community as described above. If enforced would result in practical difficulties making it impossible for the lot to be improved with anything more than farmland and or an oversized open vacant site and a lot out of scale with the abutting and surrounding community.**

2. Describe the special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

**The special circumstances to the subject property that do not apply generally to other properties in the same zone and vicinity is located on Beckford Avenue. Beckford Avenue has been improved with a two lane street, sidewalks and streetscape with the sole exception of the area located behind the subject site. The only obstacle preventing the corner of Beckford Avenue and Linnet Street from being improved is the requested zone variance for the subject site. This is a special and unique site that has one lane (on a corner) for both flowing traffic via a narrow area for traffic to travel from Beckford Avenue and Linnet Street. Both streets are improved with a standard two lane road into and out of the community, at the subject site it funnels into a single lane road at a blind corner where a turn is made providing both direction of traffic goes from a safe two lane road into a single lane at a blind corner. All other parcels have been improved with street and sidewalk dedications for safe two lane travel excluding this one lot.**

**Granting the Zone Variance will allow this site to be improved with a single family home and as a condition of the development the surrounding location Beckford Avenue will for the first time in its existence will be improved at the cost of the development into a safe two lane road with sidewalks for safe pedestrian travel and streetscape. Furthermore, the properties abutting and surrounding the subject site traveling north on both Beckford Avenue and Vanalden Avenue have been improved with single family homes with lots consistent with the applicants request. The subject site is the only lot that has not been split into two parcels on the entire block.**

3. Explain why the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

**The applicant request to grant the zone variance is necessary and is consistent with the property rights and use of other property in the same zone and vicinity. The neighboring properties abutting and adjacent to the subject site are RA1 lots that have been split into two parcels with a gross lot size area that does not meet the required 17,500 square feet of the RA1 zone as follows: 5426, 5438, 5450, 5462, 5414 Beckford Avenue 5411, 5431, 5439, 5451, 5436 5507 Vanalden Avenue. The above addresses are the existing parcels of the neighboring properties to the subject site. The only lot that is in nonconformance to the block and street improvements is the subject site. By granting the requested zone variance you will be proving the applicant with the same rights granted to the neighboring properties in the same zone.**

4. Explain why the granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.

**Granting of the Variance would be beneficial to the public welfare and in the same zones. The improvement of Beckford Avenue is a large public benefit of improving the community with a completed street and sidewalk where currently none exist. Furthermore, the property owner will be giving up approx. 2,000 square feet of private property for the benefit and use of the community via the road and sidewalk improvements that will be required at the time of development of the site. The street and sidewalk improvement will also be at the sole cost of the development. The 2,000 square feet that is currently private property will become available for public vehicle and pedestrian use. By granting the Zone Variance the site will be improved with a single family home that is consistent with the surrounding development in the community. Granting the Zone Variance will be a benefit to the city as the applicant will improve the road and sidewalks at no expense to the city of Los Angeles. Granting the Zone Variance will be a benefit to the Los Angeles County via property tax based on the new improvement. These benefit directly and indirectly improve the entire community.**

**It is apparent that the goal and intent of the City was to complete a two lane road and sidewalks on the corner of Beckford Avenue and Linnet Street. The subject site was not part of the lots splits that were completed in the abutting and adjacent properties on the north as described via the addresses in number 3 above.**

**This lot not being a part of that actions prevented the city from achieving their goal and intent of completing the improvements of the road and sidewalks. It is good and consistent planning practice to take into serious consideration the completion of communities via roads and sidewalks for safe and easy vehicle and public flow.**

**Granting the applicants request for a Zone Variance will have no adverse impact on the community and or it will not be injurious based upon the precedence as follows; when the lots as noted in number 3 above were given relief from the zone the community continued to grow and flourish. It provided a precedence that it was not nor will be materially detrimental to the public welfare and or injurious to the property improvements in the same zone and or vicinity.**

5. Explain why the granting the variance would not adversely affect any element of the General Plan.

**By granting the applicants requested zone variance you will not be adversely affecting any element of the General Plan but meeting many of the Goals and Objectives within in the Plan for the community as follows:**

**Existing residential land use patterns vary greatly according to local conditions in the neighborhoods and communities which comprise the Encino-Tarzana Community Plan. Topography, population characteristics, housing markets, age and degree of existing development have great influence on the type, location and density of development throughout the community. Much of the existing residential development in the area was established by physical controls such as topography, large amounts of then available land and infrastructure.**

**GOAL 1 A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.**

**Objective 1-1 To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.**

**1-1.2 Protect existing single family residential neighborhoods from new, out-of-scale development.**

**Program: Recent changes in the Zoning Code set height limits for new single family residential development.**

**1-1.3 Protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.**

**1-1.4 Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.**

**Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity in existing single and multi- family neighborhoods.**

**Policies:**

**1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.**

**Program: The Plan includes Design Guidelines which establish design standards for residential development to implement this policy.**

**1-4.3 Ensure that new housing opportunities minimize displacement of the residents.**

**1-5.4 Require that any proposed development be designed to enhance and be compatible with adjacent development.**