

TT.NO. 83902-SL

Findings:

1. The proposed map is consistent with applicable General and Specific plan

The adapted Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon community plan designates the subject site as Low Medium I residential with corresponding zone of RD3-1. The property contains approximately 0.31 net acres (13,489.7 square feet.) Therefore, the proposed development of $1/3000=4.49$ lots is allowable under the current land use designation and existing RD3-1 zone and requesting additional 3-lot density bonus lots to provide for low income housing for two market rate and one low income/moderate income under density bonus.

2. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

Under Section 66418 and 66419 of the State Subdivision Map Act and LAMC Section 17.02 “design” means (a). street alignment grades and width; (b). drainage and sanitary facilities and utilities, including alignments and grades thereof; (c). location and size of all required easements and rights-of-way; (d). fire roads; (e). lot size and configuration; (f). traffic access; (g). grading; (h). land to be dedicated for park or recreation purposes and other specific physical requirements in the plan and configuration with, or implementation of the general plan or any applicable specific plan.

The development of seven single family lots on 0.31-acre site along with density bonus in RD3-1 zone as shown on the Vesting Tentative Map is proposed. The project proposes to subdivide the project site into seven (7) small lot homes, pursuant to LAMC Section 12.22 C,27,. Housing Incentives is maximum allowed for the zone RD3-1. The project consist of the common access easements from the public right- of -ways for vehicular access. The resulting small lot homes would be three stories and have a building height of up to 33 feet. Two parking spaces per lot would provide 14 parking spaces on the project site thus meeting the minimum parking requirements of two parking spaces per lot. Each lot would be accessed through a common access driveway off of Machrea St. with an open to sky entry width of 16.33 feet before widening to 26.83 feet for driveway backup space. The rectangular lot and proposed subdivision are consistent with the surrounding design for the neighborhood and therefore consistent to the adopted Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon community plan and general plan.

3. The site is physically suitable for the proposed type of development.

The project site is a level, regular shaped site located at terminus of the cul-de-sac on Machrea St. and comprised of one parcel consisting of 13,489 net square feet of lot area. The site is developed with one single family, nine (9) non-protected on-site trees, and no off-site trees. The proposed project would demolish the existing structure and remove nine (9) trees located on-site for the small lot subdivision resulting in seven (7) small lots and construction of seven (7) small lot homes in accordance with the small lot subdivision ordinance no. 185,462 and LAMC Section 12.22 C.27..Site is not located within a designated hillside area but located within special grading area (BOE). The site is not located within a high fire hazard severity zone, flood zone, floodways, floodplains, mud prone areas, coastal high-hazard and flood related erosion hazard

area, landslide and liquefaction zone. Development of this tract is an infill of an established single and multi-family residential neighborhood surrounding the subject site, therefore, the site will be physically suitable for the proposed type of development.

4. The site is physically suitable for the proposed density of development.

The proposed project is situated in a designated multi-family residential area wherein most of the parcels are fully utilized with single family and multi-family residences based on the RD3-1, R3-1 and R2-1 zones. The development of four (4) by right number of lots and three (3) density bonus lots of this tract is physically suitable for the proposed density of the development.

5. The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is currently developed with one single family. There are no protected trees nor shrubs on the project site or within the public right-of-way adjacent to the project site, however there is a protected tree on the adjacent neighbor property that said proposed development is not close to the tree, Neither the project site nor the surrounding area provides a natural habitat for fish or wild life. The project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

There will be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the city's sanitary sewer system. Where the sewage will be directed to the LA Hyperion Treatment Plant.

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.

The project site contains legally recorded lot identified by the Assessor Parcel Record. The site is surrounded by private and public properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. Easements are known to exist as shown on the map and the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.