



APCSV-2014-3874-ZC

TT-72882

22650 Sherman Way

West Hills, CA 91307

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|--------------|----------------|-----------------------------|
| ENV No. | Existing Zone | District Map |
| APC | Community Plan | Council District |
| Census Tract | APN | Case Filed With [DSC Staff] |
| | | Date |

CASE NO. _____

APPLICATION TYPE Zone Change/VTT
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 22650 Sherman Way Zip Code 91307
 Legal Description: Lot 25 Block None Tract TR 23329
 Lot Dimensions Irr. Lot Area (sq. ft.) 38,283.4 Total Project Size (sq. ft.) 38,283.4

2. PROJECT DESCRIPTION

Describe what is to be done: Requesting a Zone Change from RS-1 to R-1 to permit reduced setback and lot size requirements. The zone change reequest will run concurrently with Vesting Tentative Tract map #72882 to divide one single-family home lot the RS-1 zone into six single-family lots zoned R-1.

Present Use: Low residential Proposed Use: Low residential

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

| | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Tier 1 LA Green Code |

Additions to the building:

| | | | |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|

No. of residential units: Existing 1 To be demolished 1 Adding 6 Total 6

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32 F1
*Please see attachment 1

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

Zone Change Findings

Attachment 1

22650 Sherman Way, Los Angeles CA 91307

Representative:

Elizabeth Peterson

Elizabeth Peterson Group, Inc.

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Los Angeles, CA 90013

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Applicant:

The Rosenblum Family Trust

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Calabasas, CA 90302

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ANDREW

The applicant is requesting a Zone Change from RS-1 to R-1 to allow for reduced yards and setbacks, concurrent to a Vesting Tentative Tract map #72882 to create 6 single-family homes on individual lots at 22650 Sherman Way.

1. Justification of your request in terms of public necessity, convenience, general welfare, and good zoning practice.

This zone change request is to run concurrently with a Vesting Tentative Tract map to create 6 single family homes with reduced setbacks on one existing single family lot. The zone change request is to allow the construction of 6 single family homes on the existing lot by reducing the setback requirements, allowing 6 homes in lieu of the one existing home which would not be viable with the existing RS-1 restrictions.

The zone change request is beneficial to the general welfare, convenience and public necessity. The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan establishes goals of increased single family houses in order to prepare for the anticipated future population growth. The zone change from RS-1 to R-1 to allow for more single family homes at the subject property will directly comply with and reach to achieve these goals. The existing lot size is significantly larger than surrounding properties and the zone change from RS-1 to R-1 while maintaining the General Plan designation of Low Residential will contribute to the general welfare by utilizing existing property in a more efficient manner.

The proposed Zone Change is compatible with the goals and policies established in the Community Plan. The Plan states that opportunities for residential uses in the Community Plan Area (CPA) should "support ongoing affordable home-ownership" and

“maintain the diversity of housing opportunities that exist”. The proposed split into 6 lots from the existing one will contribute to both of these goals. In addition the proposed Zone Change aligns with the following policies of the Community Plan:

1-1.6: Promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.

Program: “All zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects shall be consistent with Community plan land use designations.”

1-4.1: Promote greater individual choice in type, quality, price, and location of housing.

The zone change will maintain the Low Residential use as designated in the General Plan and will not allow the property to be developed into a high residential or commercial property. By concurrently requesting a zone change along with a vesting tentative tract map, the applicant will maintain the property as single family homes while allowing for a slightly denser property by minimally decreased setback and lot size regulations. The proposed zone substantially complies with the surrounding land uses and zones and will not adversely impact the surrounding community.

The change will not prove to be detrimental to the surrounding area as the General Plan use is being maintained. In addition, the use will comply with the surrounding land uses in terms of the existing developments in the surrounding area. The requested Zone Change is to allow for less restrictive regulations on setbacks and for a lower minimum lot size to allow for multiple single family homes to be constructed on the lot. Height limitations are the same in RS-1 as in the requested R-1 zone and thus the proposed zone change will maintain compatibility with the built environment and aesthetics of the surrounding area.

The parking requirement remains the same in both the current zone and the proposed zone. Reduced setbacks and smaller lot size will not be detrimental to the surrounding neighborhood and will instead contribute to a mixed neighborhood, a goal of the Community Plan, by providing single family homes that are more affordable and desirable for young families. The requested zone change will benefit the community and will be good zoning practice.

2. Continuation of legal description, if required.

The subject site is located at 22650 Sherman Way, Los Angeles, CA 91307. The existing lot is 38,283 square feet. The assessor parcel number is 2024017014. The tract is TR 23329, Lot 25. The concurrent application for a Vesting Tentative Tract Map will create

six lots out of the existing one lot and will thus create new APN numbers as well as lot numbers in the legal description.

- 3. Signatures of property owners within 500 feet of the boundaries of the area who concur with this application is suggested.**

Please see attached.