

ZAA

ZA - 2016 - 0655

FINDING FOR APPROVAL

1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations.

The subject property is a single-family residence located in a residential area. No improvements are proposed as part of the application. The applicant is requesting that a longstanding existing encroachment be rectified via Lot Line Adjustment. In order for the existing encroachments to be captured in the proposed side yard lot line reconfiguration, the subject property is rendered nonconforming by virtue of an 8.2' side yard setback versus the 10 feet required and a lot area of 16,336 square feet, 1,164 square feet less than 17,500 square feet required by the zoning code.

2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's locations, size, height, operations and other significant features will be compatible with and will not adversely affect further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety; and

Building permits were issued by the LADBS for the existing residences, respective building additions and pools. Said improvements were and are deemed compatible with adjacent land uses. There is no project proposed with this request. The subject request is sought to rectify a long standing encroachment and misrepresented lot line. The request is compatible with the adjacent properties because it does propose to change the existing surrounding neighborhood or public health, welfare and safety of said neighborhood's residents.

3 Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The applicant is requesting that a longstanding existing encroachment be rectified via Lot Line Adjustment. The lot line adjustment will allow for the most equitable side yard setbacks for each of the properties involved with respect to the placement of existing structures. Granting of the ZAA will allow for a slight deviation in the side yard setback and lot area of the applicant's property, but overall will allow for a more compliant circumstance than currently exists; portions of the adjacent owner's house currently sit 1'3" from the side yard lot line. Furthermore, the adjacent owner's landscaped slope currently lies within the applicant's property.

AA - 2016 - 0657