



Planning, Land Use and Mobility Committee
Case Report
Lot Split and Flag Lot

PLUM Meetings: July 16, 2020
August 6, 2020

Case No: AA-2019-6661

Site Location: 23349-23555 Collins Street, 91367, between Woodlake Avenue and Manton Avenue

Project: The applicant is proposing to combine two side by side lots, and sub-divide resulting RA-1 zoned parcel into two lots thereby creating a flag lot in the rear. The applicant is also proposing to construct single family dwellings on both lots.

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Submitted By: Henry Rice, WHWCNC PLUM Case Leader

PROJECT DESCRIPTION

The project is located on Collins Street between Woodlake Avenue on the east and Manton Avenue on the west in a very low density community of large RA zoned lots locally known as Walnut Acres. See **Figure 1, attached**, for map including surrounding properties.

The applicant proposes to consolidate a 30 foot wide by 298 foot deep substandard lot with a 90 foot wide by 298 foot deep lot to achieve a 120 foot wide by 298 foot deep lot with an area of approximately 35,760 sqft. in an RA-1 zoned area.

The applicant is also seeking to subdivide the resulting large lot into two smaller lots creating a flag lot in the rear, and to construct single family dwellings on both lots.

OVERVIEW AND ANALYSIS

A single story residence is currently under construction on the front portion of the property. See **Figure 2 attached**, for a view of the property before the construction. There is an existing small single story building on the rear portion of the property. There are a total of twenty trees, including two protected trees, on the combined lots. The applicant plans to retain all of the trees except six non-protected variety trees.

The project was evaluated including pertinent LAMC codes, the general character of the neighborhood, and information about past and present development activity in the community. The general character of the neighborhood is typically wide and deep lots, and semi-rural setting, which includes large backyards providing much privacy. The residential/agricultural zoning status makes the neighborhood appealing to animal keeping enthusiasts. Walnut Acres remains as a refuge of open space, open air and greenery, and a living link to the historic agrarian past of the San Fernando Valley. For the residents, protection and preservation of its character is a quality of life concern of the utmost importance.

There has been an upsurge of pressure from developers to split lots and insert large homes inconsistent with the applicable General and Specific Plans. If allowed to succeed, the increased density will dilute and ultimately destroy the character of the Walnut Acres community.

The Los Angeles zoning regulations applicable to RA zoned parcels are shown in **Figure 3, attached**.

The lot split proposed by the applicant (**See Figure 4, attached**) results in two lots each conforming to the LAMC minimum area requirement of 17,500 sqft. for RA-1 zoned lots. **However, the rear lot does not conform to the minimum lot width requirement of 70 feet per LAMC Article 2, Section 12.07.c.4 at the midpoint as defined by LAMC Article 2, Section 12.03 stated below.**

“LOT WIDTH – The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.”

Additionally, the Preliminary Parcel Map, dated 10/15/19, provided by the applicant does not include a provision for fire trucks to turn around at the rear end of the driveway to the proposed rear lot.

A number of negative attributes to lot splitting and flag lots have been identified. Among the most significant are:

1. They are in direct contradiction with the intended purpose of RA-1 zoned properties and the General Plan
2. They create privacy issues and potential conflicts with adjoining residents
3. They impinge on animal keeping privileges of adjacent property owners
4. They add undesired density and degrade the semi-rural atmosphere of RA-1 zoned communities
5. They promote development that adds extra stress to the infrastructure including streets and utilities designed for RA-1 zoned communities
6. They establish a negative trend for future development of the neighborhood
7. The added driveways contribute to increased traffic density in the area

Walnut Acres residents have in the past, and continue to categorically opposed lot splits and have successfully challenged their introduction into the community. Their efforts have had the following results:

1. There have been no lots splits approved since 2006. Most existing flag lots in the community pre-date the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations.
2. The former District 3 Councilman opposed lot splits in the community.
3. A South Valley Area Planning Commission determination basically stated that flag lots in the community are undesirable, have a negative impact on the community, and encourage a trend of increased density inconsistent with the applicable General Plan and Specific Plans

MOTION

As pertaining to Case AA-2019-6661, having held 2 public PLUM meetings for the application to permit combining two lots and then subdivision of the resulting parcel, at 23349-23355 Collins St. Woodland Hills, into two lots, creating a flag lot in the rear, in an RA-1 zone, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, review of the property records reveals that the 90 ft. wide lot at 23349 Collins St., and the 30 ft. wide lot at 23355 Collins St. are not legally tied together; and,

WHEREAS, the large lot resulting from the consolidation of the two existing lots would conform to all applicable code requirements for an RA-1 zone; and,

WHEREAS, based on the Preliminary Parcel Map provided by the applicant, dated 10/15/2019, the proposed lot split does not involve a parcel landlocked by topography; and,

WHEREAS, the Preliminary Parcel Map, dated 10/15/19, provided by the applicant includes a rear flag lot that does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by Los Angeles Municipal Code (LAMC) Article 2, Sections 12.03 and 12.07.c.4; and,

WHEREAS, the proposed lot split and subsequent development will impinge on the animal keeping privileges of adjoining property owners authorized by the RA-1 zoning regulations; and,

WHEREAS, the proposed lot split will result in a nonconforming flag lot increasing the density, in a very low density residential community as designated by the General Plan; and,

WHEREAS, the proposed lot split and nonconforming flag lot will potentially create privacy issues and conflicts with adjoining residents; and,

WHEREAS, flag lots change the character of the Walnut Acres community and has the potential to destroy the character and semi-rural atmosphere of the entire RA-1 zoned Walnut Acres community; and,

WHEREAS, the CD3 Council Office and the South Valley Area Planning Commission have opposed lot splits in the Walnut Acres neighborhood in the past, and there have been no new lot splits approved in Walnut Acres since 2006; and,

WHEREAS, most existing flag lots in the Walnut Acres community pre-date the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for the consolidation of two lots and then subdivision the resulting RA zoned parcel into two lots creating a flag lot, **not receive** the support of the Board of the Woodland Hills-Warner Center Neighborhood Council.

AND FURTHERMORE, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent recommendation *to not support* this application as presented on August 12, 2020

Motion: Henry Rice

Second: Karen Koe

Vote:	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
	7	0	0



Figure 1
Map of Properties Surrounding 23349-23355 Collins Street

23355 W. Collins St.
Parcel Map LA 2019-



● Subject site looking north from Collins St. sw. corner of property



● Interior view of subject site looking north from middle of the lot

Figure 2
Views of the Property Before Current Construction

**GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF LOS ANGELES**

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	Agricultural One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Unlimited (8)	45 or (6),(8)	20% lot depth; 25 ft. max. or (6)	10% lot width; 25 ft. max. or (6)	25% lot depth; 25 ft. max.	5 acres	2.5 acres	300 ft.	2 spaces per dwelling unit (6)
A2	Agricultural A1 uses						2 acres	1 acre	150 ft.	
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations,		45 or (6),(7),(8)	20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. or 10% lot width < 70 ft. + 1 ft. for 3 stories or more (6),(7)		17,500 sq. ft. (1)	17,500 sq. ft. (1)	70 ft. (1)	2 covered spaces per dwelling unit (6)



**Figure 3
LAMC Lot Dimension Limits for RA-1 Parcels**

