

DRAFT MOTION

As pertaining to Case AA-2019-6661, having held 2 public 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 will 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 **non-supporting** recommendation for this application as presented on August 12, 2020