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Justification for Appeal

Deputy Advisory Agency
Case AA-20JO-550~PMLA

November 14, 2014

The Tarzana Property Owners Association appeals the decision by the Deputy Advisory Agency on Case AA~201 0-550-PMLA based on Footnote 5 of the Encino-Tarzana Community Plan which requires a minimum lot size of one acre, 43,460 square feet, for single family residences in the Very Low 1 Residential designation where the average natural slope exceeds 15. The Preliminary Parcel Map Plan of the property, revised as of J~II-2013, and map stamp dated April 19, 2013, indicates that the average slope of the property is 19.73. It further indicates that there is a total of 17,223 square feet between 0 and 14.99, less than the required size for single family residences in the Very Low 1 Residential designation. Therefore, a maximum of three residential lots would be permitted on the property.

Both Footnote 5 of the Encino-Tarzana Community Plan and the Preliminary Parcel Map Plan of the property, revised as of 3-11-2013, and map stamp dated April 9, 2013, are noted on the front page of the Decision, dated October 30, 2014, yet the Decision approved a maximum, four-parcel, single family home development.

The Finding of Facts (Subdivision Map Act) on pages 19 and 20 notes the one acre requirement where the natural slope exceeds 15 three separate times. It states that "Per the applicant's calculations, the average natural slope for the project site is under 15%" Yet, to our knowledge, no data has been submitted to justify that claim and the determination cites the above noted Preliminary Parcel Map Plan as the "Approved Parcel Map",

We therefore call upon the South Valley Area Planning Commission to grant the appeal and limit the development to three single family residential parcels.

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