

Have A Plan LLC
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Agent/prepared by:
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Re: Findings - Wheeler Subdivision

Project Location:
13149 Wheeler Avenue,
Sylmar, CA 91342

FINDINGS STATEMENTS

1. The proposed map is consistent with applicable General and Specific plans.

Response: The proposed map adheres to RS-1 building zoning and specifications set but the City of Los Angeles Zoning codes. The existing lot is currently located in an RS-1 zoning. The Parcel, once subdivided, will maintain the RS-1 zoning

2. The design and improvement of the proposed subdivision are consistent with applicable General and Specific Plans

Response: The design of the individual single family residential structures will adhere to the guidelines set by the Sylmar Community Plan last updated in 2015. The design and architectural features will mimic the surrounding neighborhood to preserve the feel and appearance of the neighborhood.

3. The site is physically suitable for the proposed type of development.

Response: The site is very suitable for the proposed development. Currently, the City of Los Angeles faces a housing crisis where there is limited inventory in housing available to angeleno's. This site is very suited for a subdivision that will alleviate this crisis. The lot is 2.95 acres in size and eleven lots will be proposed to be created from the single lot. Within each lot, one single family unit and one ADU will be proposed for a total of twenty-two units that will greatly increase the number of units on the parcel which is currently one.

4. The site is physically suitable for the proposed density of development

Response: Currently, a large majority of the surrounding area is single family residences with lot sizes ranging from approximately 8000 sqft to over 10000 sqft. This fits the proposed lot development in density that will mimic the current surrounding area lot sizes

- 5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Response: The proposed site development has no lake or water features that house fish that would be impacted during the development. The lot is currently a single family residence. No noticeable wildlife habitats were observed, however, if required a wildlife study can be provided if required by the City of Los Angeles.

- 6. The Design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

Response: The proposed project is typical in nature. The project will consist of the development of single family residences which are typical to the area that the project is being proposed. The project will provide housing to families who are seeking to reside in the beautiful Sylmar community. The structures will adhere to the Sylmar Community plan and mimic the same architectural features and styles that are currently found in the surrounding neighborhood. No serious public health problems are anticipated.

- 7. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property withing the proposed subdivision.**

Response: The project in its entirety will take place on private property, and no easements will be impacted. In fact, a dedication will be made to the City of Los Angeles for a new Cul-de-sac at Montero Ave that will improve accessibility to the new lots, while increasing access from the public to the new subdivision.