

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.**

The Project Site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon, adopted by the City Council on November 18, 1997. The site is subject to the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan clarifies that R1 zones are corresponding zones in the Low Residential areas which is consistent with the General Plan. The site has a General Plan Land Use Designation of Low Residential with a corresponding zone of R1-1-RFA. The site is currently zoned RA-1-RFA and the applicant is requesting a zone change to R1-1-RFA, which is consistent with the Low Residential land use designation. As such, the requested zone change to R1-1-RFA is consistent with the Community Plan's land use designation. In addition, the recommended (T) conditions will require public right-of-way dedications and improvements.

2. **General Plan Text.**

The Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan text includes the following relevant land use objectives, policies, and programs:

Goal 1 - A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-1 To provide for the preservation of existing and the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

1-1.1 Designate lands for single and multi-family residential development.

1-1.2 Protect existing single family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

1-1.3 Require that new single and multi-family residential development should be designed in accordance with the Urban Design Chapter.

1-1.4 The City should promote neighborhood preservation, both in existing single-family neighborhoods.

Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

1-3.1 Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic

levels, and environmental impacts when changes in residential densities are proposed.

1-3.2 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

1-3.3 Preserve existing views of hillside and mountainous areas.

Objective 1-5 To promote and insure the provision of adequate housing for all persons regardless of income, age or ethnic background.

1-5.1 Promote greater individual choice in type, quality, and location of housing.

The project is in conformance with these goals, objectives, and policies. Broadly speaking, the intent of these objectives and associated policies is to ensure that single-family neighborhoods are protected, and that neighborhood character is preserved.

The proposed project will further the above objectives and policies by addressing the Community Plan's area's needs and by matching the density that was envisioned for this area by the Community Plan's Low Residential land use designation.

The proposed building's designs blend in with the surrounding neighborhood. The intention is to conform to the community plan by increasing housing while at the same time maintaining the neighborhood's architectural design.

By sensitively designing the project to be visually compatible with the existing dwelling, the project preserves the general character of the existing property and preserves the low-density character of the surrounding area.

3. **Framework Element.**

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project Site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.2: Conserve scale and character of residential neighborhoods.

The project is designated by the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan for Low Residential uses and is zoned RA-1-RFA. The request for an R1-1-RFA Zone, in order to for the subdivide one (1) lot into three (3) lots that measure a total of 27,349.1 square feet in the R1-1-RFA Zone, located at 8152 West Ellenbogen Street and construct two single-family dwelling units, which is consistent with the land use designation and allows the site to provide additional dwelling units in a manner which promotes an equitable distribution of housing opportunities by

type and cost accessible to all residents of the City that conserves the scale and character of residential neighborhoods.

4. **Housing Element.**

The Housing Element 2013-2021 was adopted on December 3, 2013 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

Goal 1: Housing Projection and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

The proposed zone change for the subject property will facilitate the construction of additional housing in order to meet current and projected needs. The Zone change from the RA Zone to an R1 Zone will allow the subdivisions of 1 lot into 3. The subdivision, in turn, will allow the creation of 2 new single-family dwellings. This will produce more homeownership opportunities, which are in dire need due to a housing crisis. This creates a different type of unit for a larger family and addresses the needs of households in this area. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. **The Mobility Element.**

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be negatively affected by the recommended action herein. Dedications are required for Ellenbogen Street, McVine Avenue, and Nassau Avenue located along the north, east, and west property line; thereby bringing the right-of-way into conformance with the standards identified in the Mobility Plan. These dedications and improvements will improve the pedestrian and vehicular infrastructure for Ellenbogen streets right-of-way along the project. Therefore, as conditioned, the zone change to R1-1-RFA is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

6. **Charter Finding.**

The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion in Finding No. 8, which are referenced as if fully incorporated herein.

Zone Change Findings

7. **That Pursuant to LAMC Section 12.32. F - That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.**

The recommended zone change is in conformance with the public necessity, convenience, and general welfare or good zoning practice in that the R1-1-RFA Zone is consistent with the Low Residential land use designation.

The subject site is a rectangular-shaped parcel with an approximate East/West length of 318 feet and a frontage along Ellenbogen Street. Ellenbogen Street is designated a Local Street – Standard under the Los Angeles Mobility Plan 2035. Ellenbogen Street is currently improved with a curb. The subject property is located within the Verdugo Fault.

Public Necessity: The granting of the zone change will allow for the construction of housing which is much needed in the City of Los Angeles. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by allowing for a zone which is consistent with the General Plan.

Convenience: The project is conveniently located approximately one mile away from Foothill Boulevard, which is to the west of the subject property, and is a major thoroughfare in the San Fernando Valley. Also located on Foothill Boulevard, are a variety of restaurants, retail, and commercial sites. As such, the site is within close proximity to bus lines, and is a convenient location for additional residential housing.

General Welfare: The project has been conditioned with T conditions to require dedications and improvements along the public rights-of-way which are adjacent to the site. These improvements will improve the sidewalk abutting the subject property on Ellenbogen Street, McVine Avenue, and Nassau Avenue.

Good Zoning Practices: The zone is consistent with the land use designation and is therefore an appropriate zone for the site. In light of facing an unprecedented housing crisis, the requested zone change from RA-1-RFA to R1-1-RFA will permit two additional single-family dwellings, otherwise prohibited by the density limitations of the RA-1-RFA Zone; thus, adding additional dwelling units to the market supply in order to meet market demands. Lastly the zone will be consistent with adjacent parcels which are zoned RA-1 to the north and RA-1-RFA to the south, and the R1-1 and R1-1-RFA Zones abutting to the east, and west will create a harmonious and uniform land use pattern along the block.

8. **Pursuant to LAMC Section 12.32 G, Findings for “T” and “Q” Classifications.**

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new “T” conditions and the project specific Conditions of Approval imposed herein for the proposed project. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public’s needs, convenience and general welfare served by the required actions.

Adjustment Findings (LAMC Section 12.28 C.4)

9. **That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is located on a rectangular shaped 27,349.1 square foot lot within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan. The site is currently developed with a 2,603 square-foot single-family dwelling that is expected to remain. The existing dwelling currently observes a 25-foot front yard setback along McVine Avenue. In order to maintain the existing dwelling and subdivide the property into three lots, the applicant has proposed a three-lot subdivision which complies with the lot width and lot area requirements of the R1 Zone.

Although the site's area can accommodate three R1 zoned single-family sized lots, after providing for a required 10-foot dedication along McVine Avenue, the existing single-family dwelling's front yard setback is reduced from 25 feet to 15 feet, thus necessitating the need for an Adjustment request as the R1 zone has a 20-foot front yard setback requirement.

The Code's intent is to promote uniform development. With respect to front yard setbacks, it is the intent to create uniform setbacks along the street frontage. Existing dwellings to the south along the eastern frontage observe variable setbacks ranging from 33 feet to 20 feet. However, these residences do not include required street dedication, which would effectively reduce the front yard setback of the structures ranging from 23 feet to 10 feet, respectively. Properties along the western frontage of McVine Avenue currently observe 15-foot front yard setbacks in the R1-1-RFA Zone. As such, the project's 15-foot front yard setback will be compatible with existing improvements and conforms to the intent of the setback requirements.

10. **That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The request to reduce the front setback requirement for the existing single-family dwelling would not further degrade the surrounding neighborhood. The existing home is to remain unchanged with no construction plans to modify it whatsoever. The reduced front yard is a result of the project's required street dedications, which will require the project to dedicate 10 feet along McVine Street and to improve the street with sidewalk, curb, and gutter. The height and size of the existing building will remain unchanged and thus would not be affected. Since no changes will be made to the existing building, in no way would the project adversely affect adjacent properties and the surrounding neighborhood. In fact, preserving the existing home precludes the need for the home's demolition and construction of a new home, minimizing any negative impacts on the adjacent neighborhood.

Therefore, the granting of the applicant's requests would result in a project that be compatible with the existing pattern of development within the surrounding area and would not adversely affect adjacent properties or the public's safety.

11. **That 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.**

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

Goal 4A: AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENT OF THE CITY.

Objective 4.4: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

Goal 1: A CITY WHERE HOUSING PRODUCTION AND PRESERVATION RESULT IN AN ADEQUATE SUPPLY OF OWNERSHIP AND RENTAL HOUSING THAT IS SAFE, HEALTHY, SANITARY, AND AFFORDABLE TO PEOPLE OF ALL INCOME LEVELS, RACES, AGES, AND SUITABLE FOR THEIR VARIOUS NEEDS.

Objective 1.2: Preserve quality rental and ownership housing for households of all income levels and special needs.

Objective 1.5: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

The subject property is in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Community Plan which designates this property as R1-1-RFA with Low Residential land use designation. The purpose, intent and provision of the General Plan, and the Community Plan both seek to ensure compatibility with surrounding uses, both in development and use. The use of the property as a single-family residence is consistent with the General Plan Land Use designation of Low Residential and corresponding R1-1-RFA zone. The original house was built in 1966 with a certificate of occupancy issued. The project is designed to be compatible with the overall community. The project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable Community Plan. The project is also complying with the RFA limits.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Community Plan discusses the objectives, goals, and the intent of the plan for the development of housing in the area. The project addresses the following goals and policies of the Community Plan.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located within the boundaries of the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan which designates the property for Low Residential land use corresponding to the RE9, RS, R1, and RU Zones, consistent with the range of zones associated with the site's land use designations. It is not located in any other, overlays, or interim control ordinances.

Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the addition of a new single-family dwellings. The project is consistent with the following components of the Community Plan:

Goal 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1: Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

Policy 1-3.3: Preserve existing views of hillside and mountainous areas.

Program: Retention of the low-density rural character of the community and height limitations, scenic highway designations, implementation of the Citywide Hillside Ordinance and the 15% Slope Density Ordinance will contribute to the preservation of these views.

Objective 1-6: To limit residential density and minimize grading in hillside areas.

Policy 1-6.2: Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.

Program: Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.

Program: Continue implementation of the Citywide Hillside Ordinance and the 15% Slope Density Ordinance.

The proposed project for an Adjustment to provide reduced setbacks will continue an existing use on the subject property that is consistent with the zoning and density as it was intended, in accordance with the LAMC provisions of the R1-1-RFA Zone. The proposed project aims to comply with the intent of the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon community plan and help preserve single-family use, and proposes single family dwellings on the newly proposed lots. The setback relief is proposed in order to comply with the dedication requirements by the Bureau of Engineering to meet the with street standards as required by the LA Mobility Plan across McVine Avenue, Nassau Avenue, and Ellenbogen Street.

As such, allowing the reduced setbacks will allow preservation of the integrity of the single-family homes in the area and keeping with the intent of the R1-1-RFA Zone and considers factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed. The reduced setbacks do not overly impact the neighboring properties, public right-of-way, and/or setbacks that abut neighboring lots, and are compatible abutting sites and immediate area and will still improve an impact on services and not overly impact traffic levels to the main street.

In light of the above, the project substantially conforms to the purpose, intent and provisions of the General Plan, the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan.

Environmental Findings

12. **CEQA.** Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, the Project has been granted a Categorical Exemption under ENV-2020-5034-CE and has found to be exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 15315(Class 15). There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
13. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.