

FINDINGS

General Plan/Charter Findings

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

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of seven State-mandated elements, including, Land Use, Transportation, Circulation (Mobility Plan 2035), Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject site is located within the Reseda – West Van Nuys Community Plan as updated and adopted by City Council on November 17, 1999. The Community Plan designates the subject site for Low Residential with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The subject site is currently zoned RA-1-RIO, which is more restrictive than the range of zones associated with the Low Residential land use designation. The applicant's request to change the zone to R1-1-RIO is consistent with the Low Residential General Plan designation. Additionally, the subject site is not located within a geographic specific plan of overlay.

The project site has approximately 20,994 (gross) square feet of lot area, which would permit a maximum of one dwelling unit (one unit/per 17,500 square feet) pursuant to Chapter 1, LAMC Section 12.07 C.4. The applicant is requesting a Zone Change from RA-1-RIO to (T)R1-1-RIO, which would permit the requested density (i.e., one single-family dwelling unit on each parcel with a minimum area of 5,000 square feet per dwelling unit pursuant to Chapter 1, LAMC Section 12.08 C.4) if sufficient lot area is available after Code required dedications and improvements are made as conditioned herein and under incidental Case No. AA-2023-4401-PMLA-HCA.

The proposed project would be comprised of two 3,539 square foot single family residences, 24 feet 9 inches in height, on each proposed Parcel (Parcel A and Parcel B). Pursuant to Chapter 1 of LAMC Section 12.08 C, the R1 Zone would allow one unit per 5,000 square feet of lot area, or in this instance, two single family dwelling units if approved. As shown on "**Exhibit A**", the project involves an addition of 2,173 square feet to an existing approximately 1,366 square foot single-family residence on Parcel B and the construction, use, and maintenance of a new 3,539 square foot single family dwelling on Parcel A for a total of two approximately 3,539 square foot single family residences.

Pursuant to Chapter 1 of LAMC Section 12.21.1 A, a maximum height of 33 feet is allowed in the requested R1 Zone. As proposed, both single family dwellings propose a maximum height of 24 feet and 9 inches, as shown on "**Exhibit A**". As conditioned herein, the project will not exceed the proposed 24 feet 9 inches in height shown on "**Exhibit A**".

The applicant has met or exceeded setback and yard requirements. Pursuant to Chapter 1 of LAMC Section 12.08 C and shown on "**Exhibit A**", the proposed single family dwellings will provide the required setbacks as summarized below:

Setback	Minimum Required Setback	Parcel A	Parcel B
Front Yard (prevailing)	19.83 feet (Parcel A) 18.63 feet (Parcel B)	20 feet	20 feet
Rear Yard	15 feet	52 feet and 6 inches	85 feet and 6 inches
Side Yard (East)	6 feet	15 feet	15 feet
Side Yard (West)	6 feet	6 feet	6 feet

Pursuant to Chapter 1 of LAMC Section 12.21 A.4, one standard parking stall and one compact parking stall is required per dwelling unit. As shown on “**Exhibit A**”, the project proposes to provide the one standard and one compact parking stall per each dwelling lot for a total of four parking stalls. Vehicular access to the proposed project will be provided via two driveways, one driveway along Erwin Street to access Parcel B and one driveway along Delano Street to access Parcel A.

There are 12 trees on the subject site, including two protected California Black Walnut trees. A Protected Tree Report dated July 27, 2023 was prepared by Arsen Margossian, Bardez Landscape Services, Inc., and is attached to the subject case file. The Protected Tree Report identifies the removal of two California Black Walnut trees in fair health at the southernly portion of the subject site. In conformance with the Los Angeles Mobility Plan 2035, the applicant is required to provide a 30-foot wide strip of land to be dedicated along Delano Street adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street standards. Due to the location of the two protected California Black Walnuts on the southerly portion of the project site and within the 30-foot wide dedication, the two native, protected trees are proposed for removal. The report recommends the planting of eight 48-inch box protected tree species to replace the California Black Walnut trees at a 4:1 basis. The Protected Tree Report additionally identifies the removal of one non-protected tree due to the construction of the new driveway to achieve the proposed project. As conditioned herein, the proposed project will require approval of a Protected Tree Report by the Department of Urban Forestry for the removal of any street tree or protected tree, as well as minimum tree replacement such as a 24-inch box at a 1:1 ratio for significant, non-protected trees, and 48-inch box protected tree species at a 4:1 basis for protected trees.

At the time this case was filed, the procedures of Chapter 1 of the Municipal Code were in effect until January 22, 2023. Therefore, this application is being processed under Chapter 1. For applications filed after January 23, 2023, the processes for reviewing planning applications and requests are outlined under Article 13 (Administration) of Chapter 1A.

2. **Charter Section 556 Findings: That the Zone Change is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

Framework Element

The Framework Element 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 recommended Zone Change from RA-1-RIO to (T)R1-1-RIO conforms to the following objectives and policies of the Framework Element as follows:

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.

The project is designated Low Residential by the Reseda – West Van Nuys Community Plan and is zoned RA-1-RIO. The applicant's zone change request is consistent with the current General Plan land use designation. The existing RA Zone does not correspond to the Low Residential land use designation, but the requested R1-1 Zone does correspond to the land use designation. The proposed project would be comprised of two 3,539 square foot single family residences, 24 feet 9 inches in height. Pursuant to Chapter 1 of LAMC Section 12.08 C, the R1 Zone allows one unit per 5,000 square feet of lot area, or in this instance, a maximum density of two units if approved.

Furthermore, the Citywide General Plan Framework Element states:

Policy 4.3: Conserve scale and character of residential neighborhoods.

The surrounding area is a developed urban area of single-family residential uses. The properties to the north are zoned R1-1-RIO and (T)R1-1-RIO with an underlying zone of RA-1 and designated as Low Residential. The properties located to the east and south are zoned R1-1 and designated Low Residential. The properties located to the west of the subject site are zoned R1-1-RIO and (T)R1-1-RIO with an underlying zone of RA-1 and designated as Low Residential. One property located two properties west of the subject site is zoned RA-1 and designated as Low Residential. The area is developed solely of one and two-story single-family residential dwellings. All of the surrounding sites along Delano Street have been improved with a curb, gutter, and concrete sidewalk with the exception of the sites located directly east of the site. As proposed, the two 3,539 square foot single family residences, 24 feet 9 inches in height allows the site to provide additional dwelling units in a manner which ensures that the character and scale of the existing single-family residential neighborhood is maintained while allowing for infill development that is compatible with the surrounding area.

Housing Element

The 2013-2021 Housing Element of the General Plan is the City's blueprint for meeting housing and growth challenges. According to the Housing Element, there is a "crisis" of housing in the City. In Los Angeles, there is a need for more housing units, and a need for a broader array of housing types to meet evolving household types and sizes at different price points. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing results in an ample supply of housing...

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability...

The proposed project involves the addition to an existing single family dwelling unit and the construction, use, and maintenance of an additional single family dwelling unit in an existing single family residential neighborhood. The project provides benefits to the City's housing needs while carefully preserving the character and integrity of the existing neighborhood.

According to Chapter 1, Housing Element 2021-2029, nearly half of citywide population growth since 2010 has been in the Valley. By preserving housing and creating additional units, the project directly contributes to the City's housing inventory, addressing the growing demand for housing in a rapidly increasing populated area. The introduction of these units offers more choices for residents, accommodating different household sizes and living arrangements and helps meet the varied housing preferences and needs within the surrounding community.

Mobility Element 2035

Chapter 2 of the Mobility Plan 2035 incorporates the Complete Streets Design Guide with a specific street classification according to the Bureau of Engineering Standard Plan for Street Dimensions.

In conformance with the Los Angeles Mobility Plan 2035, the applicant is required to provide a 30-foot wide strip of land to be dedicated along Delano Street adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street standards. The applicant is also required to provide a 3-foot wide strip of land be dedicated to complete a 33-foot wide half right-of-way dedication in accordance with Collector Street standards of the LA Mobility Plan. In addition to dedications, the applicant is required to provide improvements to both Erwin and Delano Street with new five foot wide concrete sidewalks and landscaping of the parkway. The dedications and improvements described above are incorporated and conditioned herein. By requiring such dedications and improvements, the request will allow for the development of more complete streets in the area promoting safer circulation within the subject area and allow for pedestrian-friendly sidewalks.

The surrounding area is largely improved with sidewalks, landscaped parkways and complete widened streets. The dedications and improvements conditioned herein will further connect to the existing improvements, specifically with the adjacent lots to the west along Delano Street further promoting connectivity and safe, walkable neighborhoods.

General Plan/Community Plan

The Reseda – West Van Nuys Community Plan Map includes the following footnote No. 5:

Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations. Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

The project is designated Low Residential by the Reseda – West Van Nuys Community Plan and is zoned RA-1-RIO. The applicant's zone change request is consistent with the current General Plan land use designation. The existing RA Zone is more restrictive than the range of zones corresponding to the Low Residential land use designation, but the requested R1-1 Zone corresponds to the land use designation. The proposed project would be comprised of two 3,539 square foot single family residences, 24 feet 9 inches in height. Pursuant to Chapter 1 of LAMC Section 12.08 C, the R1 Zone allows one unit per 5,000 square feet of lot area, or in this instance, a maximum density of two units if approved.

The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

Policy 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Objective 1-2: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-2.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

As previously mentioned, the surrounding area is a developed urban area of one to two-story single-family residential uses. All of the surrounding sites along Delano Street have been improved with a curb, gutter, and concrete sidewalk with the exception of the sites located directly east of the site. As proposed, the two 3,539 square foot single family residences, 24 feet 9 inches in height, allows the site to provide additional dwelling units in a manner which ensures that the character and scale of the existing single-family residential neighborhood is maintained while allowing for infill development that is compatible with the surrounding area. With dedications and improvements conditioned herein, the proposed development will not only be enhancing the single family nature of the surrounding area but also ensuring Delano and Erwin Street are dedicated and improved in accordance with the standards of the Los Angeles Mobility Plan 2035 promoting safer circulation and connectivity of pedestrian-friendly sidewalks that will with the surrounding improvements.

3. **Charter Section 558 Findings: That the action is in substantial conformance with the purposes, intent and provisions of the General Plan.**

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed Zone Change to the General Plan and whether adoption of the proposed Zone Change will be in conformity with public necessity, convenience, general welfare and good zoning practice.

Entitlement Findings

The proposed Zone Change and T Conditions are consistent with Section 558 of the City Charter and Chapter 1 of LAMC Section 12.32 and will be in conformance with public necessity, convenience, general welfare, and good zoning practice as described below.

4. **Zone Change, Chapter 1 of 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.**

Public Necessity

The Zone Change from RA-1-RIO to (T)R1-1-RIO is conditioned to be in substantial conformance with the plans and materials submitted by the applicant (see “**Exhibit A**”) and reviewed and stamped by LADBS Plan Check on March 15, 2024. As proposed, the two 3,539 square foot single family residences, 24 feet 9 inches in height, allows the site to provide additional dwelling units in a manner which ensures that the character and scale of the existing single-family residential neighborhood is maintained while allowing for infill development that is compatible with the surrounding area. As previously mentioned, the Housing Element documents a housing “crisis” within the City. The requested Zone Change to (T)R1-1-RIO is consistent with the Community Plan land use designation of Low Residential. The subject site is currently zoned RA-1-RIO, which is more restrictive than the range of zones associated with the Low Residential land use designation. The project site has approximately 20,994 (gross) square feet of lot area, which would permit a maximum of one dwelling unit (one unit/per 17,500 square feet). 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 surrounding area is solely comprised of one to two-story single family residences. The closest public transit is found approximately 0.5 miles southeast of the subject site at the Metro 237 bus along White Oak Avenue and Delano Street. Further, the subject site is in close proximity to the Sepulveda Basin Recreation Area (less than 1 mile to the east) .

General Welfare

(T) Conditions are imposed herein to require dedications and improvements along the subject site’s public right-of-way. Dedications include a 30-foot wide strip of land to be dedicated along Delano Street adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street standards. The applicant is also required to provide a 3-foot wide strip of land be dedicated to complete a 33-foot wide half right-of-way dedication in accordance with Collector Street standards of the LA Mobility Plan. In addition to dedications, the applicant is required to provide improvements to both Erwin and Delano Street with new five foot wide concrete sidewalks and landscaping of the parkway. By requiring such dedications and improvements, the request will allow for the development of more complete streets in the area promoting safer circulation within the subject area and allow for pedestrian-friendly sidewalks.

Additional conditions have been imposed herein to maintain compatibility with the surrounding residential neighborhood and to promote climate resilience and sustainability such as landscaping, tree replacement, and solar-ready buildings.

Good Zoning Practices

The requested Zone Change to (T)R1-1-RIO 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-RIO to (T)R1-1-RIO will permit an additional single-family dwelling otherwise prohibited by the density limitations of the RA-1 Zone; thus, adding an additional dwelling unit to the market supply in order to meet market demands. Lastly the zone will be consistent with adjacent parcels which are zoned R1-1-RIO and (T)R1-1-RIO with an underlying zone of RA-1 to the north, south east and west.

The Zone Change is in harmony with Framework and Housing Element by providing additional dwelling units in a manner which ensures that the character and scale of the existing single-family residential neighborhood is maintained while allowing for infill development that is compatible with the surrounding area. The proposed project is in harmony with the LA Mobility Plan 2035 by requiring dedications and improvements, the request will allow for the development of more complete streets in the area promoting safer circulation within the subject area and allow for pedestrian-friendly sidewalks. Finally, the proposed project meets the objectives of the Reseda – West Van Nuys Community Plan by preserving an existing single family neighborhood with in-scale development. Therefore, the proposed zone change is conditioned as deemed necessary and will secure an existing and appropriate development in harmony with the objectives of the General Plan and is in conformance with public necessity, general welfare, convenience, and good zoning practice.

5. **T Condition Finding: *Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.***

The current action, as recommended, has been made contingent upon compliance with “T” conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure that any identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These T Conditions ensure future street dedication, street improvements, street lighting and fire safety and access. The installation of street trees in the public right-of-way will be reviewed and approved by the Bureau of Engineering and Bureau of Street Trees, Urban Forestry Division.

Additionally, the project will be further reviewed as appropriate by the Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation for any other necessary conditions relating to construction and/or infrastructure improvements. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site and provide for the public necessity, convenience, and general welfare.

CEQA Findings

6. **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-2023-4403-CE and has found to be exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, Section 15303, Class 3. Incidental Case No. AA-2023-4402-PMLA-HCA was found to be exempt from CEQA under Section 15332, Class 32. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401.