

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The Project Site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area, which was adopted on August 17, 1999; and subsequently updated on September 7, 2016, as part of the adoption of the Mobility Plan element of the General Plan. The site is subject to the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Footnotes Nos. 6, 8, and 9, which clarify that streets are shown for reference, mobile home parks are consistent with the Plan, and that it is the intent of the Plan that entitlements granted be one of the zone designations within the corresponding zones shown on the plan.

The site has a land use designation of Low Residential, as designated on the Plan Map, with the following corresponding zones listed: RE9, RS, R1, RU, RD6, and RD5. The site is currently zoned RA-1 and the applicant is requesting a zone change to RD5-1, in order to permit the three (3) single-family dwelling development, and the proposed zone is consistent with the Low Residential land use designation. There are no existing Qualified (Q) Conditions applied to the site, however a new Qualifying (Q) Condition will be applied to the site based on this action, and it will be tailored to the subject project to limit the maximum density to three (3) small lot single-family dwellings.

The project and proposed zone change to the RD5 Zone falls within the corresponding zone list and is therefore compatible with the Community Plan's land use designation and the Community Plan's footnotes. The project will comply with the footnotes. In addition, the recommended (T) conditions will require public improvements.

2. General Plan Text.

The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area text includes the following relevant objectives:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area.

Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.

Policies

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

1-1.4 Protect the quality of the residential environment through attention to the physical appearance of communities.

- 1-1.5 Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.
- 1-1.6 Promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.

Objective 1-3: Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.

Policies

- 1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.
- 1-3.2 Approval of proposals to change residential density in any neighborhood shall be based, in part, on consideration of factors such as neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of services and public facilities, and traffic impacts.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Low Residential land use designation. The subject site is located adjacent to similarly zoned single-family residences along the south and east side of Kelvin Avenue and single-family residence, townhomes, and condominiums along De Soto Avenue to the west of the project site. Buildings developed in the RD5-1 Zone located along De Soto, vary in size from 1,654 to 2,230 square feet. The proposed (T)(Q)RD5-1 Zone would permit the development of three (3) new single-family homes on subdivided Parcels A, B, and C, on lots which range in size from approximately 2,373 to 2,771 net square feet in size. In keeping with the property's Low Residential land use designation, the proposed zone change to the (T)(Q)RD5-1 Zone together with the approved Parcel Map (AA-2018-4978-PMLA-SL) for the purpose of creating three new small lots, would permit development that is compatible with the surrounding RD5-1 development pattern. In addition, it is not located within a specific plan or special land use district.

The project as conditioned is consistent with the above-mentioned objectives and policies, in that the area will be maintained as a single-family neighborhood, the scale is compatible with the character of the existing development, and the subdivision has been conditioned to improve the public right-of-way through the 'T' Conditions. As such, the proposed zone change is consistent with these provisions in the Community Plan text.

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 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

The project is designated by the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan for Low Residential uses and is zoned RA-1. The request for an RD5 zone, in order to construct three single-family dwellings, is consistent with the land use designation and allows the site to provide additional dwelling units in a manner which preserves the single-family character of the area, thereby increasing the supply of housing units in an appropriate manner.

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

Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.

The proposed project will facilitate the construction of additional single-family dwellings in order to meet the current and projected residential needs. Moreover, as the zone is a corresponding zone of the Land Use designation, the project and zone change are 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) goals are furthered by the recommended action herein. Kelvin Avenue, abutting the property to the east, a designated Local Street, is dedicated to a width of 60 feet and is improved with a roadway of approximately 35 feet and is improved with an existing curb, gutter, and sidewalk. The project has also been conditioned to improve Kelvin Avenue, adjacent to the project site, by removing the existing curb and constructing a new concrete curb, a two (2)-foot wide gutter, a five (5)-foot concrete sidewalk, and landscaping of the parkway or a full-width concrete sidewalk with tree wells, as part of the (T) Tentative Classification conditions.

These improvements will further the goals of the Mobility Plan 2035, in that Policy 2.3 states that projects should “recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment”. The project will improve the sidewalk and parkway, to ensure a more comfortable walking environment for pedestrians. As such, as conditioned, the project and zone change are consistent with the goals, objectives and policies of the Mobility Plan 2035.

6. Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the proposed project. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

7. Charter Findings – City Charter Section 556 and 558 (Zone Changes).

The proposed zone change complies with Section 556 and 558 in that the zone change promotes land use regulations which are consistent with the General Plan, as noted in Findings Nos. 1 - 6 above; and with public necessity, convenience, general welfare, and good zoning practice, as noted below in Finding No. 8.

Entitlement Findings – Zone Change

8. Pursuant to LAMC Section 12.32. C and G., the zone change is in conformance 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 RD5 zone is consistent with the Low Residential land use designation, as noted in Findings Nos. 1 and 2.

The subject property is a relatively flat, rectangular-shaped parcel of land with a 92-foot frontage along Kelvin Avenue. The existing vacant dwelling unit will be demolished and three (3) new single-family dwellings and a community driveway will be constructed.

i. Public Necessity: The granting of the proposed zone change will allow for the construction of new dwelling units, which are 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.

ii. Convenience: The site is located within a residential neighborhood bound by Valerio Street to the north, De Soto Avenue to the west, and Sherman Way to the south, and the Browns Canyon Wash (a Los Angeles County Flood Control). Both De Soto Avenue and Sherman Way are significant commercial thoroughfares in the San Fernando Valley and provide numerous neighborhood serving uses.

The project site is served by three bus stations – De Soto Avenue / Valerio Street, Sherman Way / De Soto Avenue, and De Soto Avenue / Saticoy Street; which are approximately 0.2 miles, 0.3 miles, and 0.4 miles away, respectively.

The bus stop at De Soto Avenue and Valerio Street is served by Metro Bus Line 244, which provides north and south bound connections in the west Valley, between the Chatsworth Metrolink Station and Woodland Hills, with additional stops at the Westfield Topanga Mall, the Westfield Promenade, the Warner Center Transit Hub, the Kaiser Hospital in Woodland Hills, Taft High School, and Chatsworth High School.

The bus stop at Sherman Way and De Soto Avenue is served by Metro Bus Line 162/163, which provides east and west bound connections in the San Fernando Valley, between West Hills and Sun Valley, with additional stops at the West Hills Medical Center, the Sun Valley Metrolink station, the Hollywood Burbank Airport, and the North Hollywood Red and Orange Line Stations.

The bus stop at De Soto Avenue and Saticoy Street is served by Santa Clarita Bus Line 796, which provides north and south bound connections between the San Fernando Valley and the Santa Clarita Valley, with additional stops at the Chatsworth Metrolink Station, the Newhall Metrolink Station, the Santa Clarita Metrolink Station, and the Santa Clarita Transit Hub.

In addition, the project is located approximately 1.6 miles from the Canoga Park Orange Line Station, which provides connections in the San Fernando Valley, from Chatsworth to North Hollywood, and approximately 4.1 miles from the Northridge Station, which is served by the Metrolink Ventura County Line, the Amtrak Coast Starlight Line, and the Amtrak Pacific Surfliner Line.

As such, the site is within close proximity to bus lines, is walking distance to commercial areas, and is a convenient location for infill development.

iii. General Welfare: As previously mentioned, the zone change will allow for the development of additional housing, which will benefit the general public as the City is facing a housing shortage. Additionally, the public right of way will be improved per the 'T' Tentative Classification conditions.

iv. Good Zoning Practices: Approval of the zone change is consistent with the type of development encouraged by the General Plan Framework Element and the Community Plan. The project will ensure that the character and scale of residential neighborhoods are maintained, while still allowing for infill development of an underutilized site, which is

consistent with the General Commercial General Plan Land Use designation as defined by the Framework Element, and is considered a good zoning practice.

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

Pursuant to LAMC Sections 12.32-G,1, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” 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.

Environmental Findings

- 10. Environmental Finding.** Pursuant to Section 21084 of the California Public Resources Code, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 and 15315, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- 11. 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. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be outside the flood zone.