

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Arleta – Pacoima Community Plan area which was adopted by the City Council on November 6, 1996 and designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The site is presently zoned A2-1-CUGU. The proposed RS Zone is a corresponding zone for the Low Residential land use designation in accordance with the Arleta – Pacoima Community Plan. The requested nine-unit single-family lot subdivision is a use that is permitted in the proposed RS-1-CUGU. The requested Zone Change would allow for a project that will increase home ownership opportunities in the plan area while maintaining consistency with the prevailing neighborhood character. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
- b. The **Framework Element** of 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 Goals, Objectives and Policies relevant to the request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

The proposed Zone Change from A2-1-CUGU to RS-1-CUGU will allow for the development of an underutilized site, currently an unimproved vacant lot, with nine new single-family residential lots which will accommodate development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The proposed development is also in harmony with the prevailing scale and character of the stable residential neighborhood.

The proposed project is located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. The property is also located within close proximity to several schools and commercial uses across Glenoaks Boulevard, Van Nuys Boulevard, and Foothill Boulevard, which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. The Zone Change allows for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, thereby having the potential to reduce vehicular trips, vehicle miles traveled, and air pollution.

Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

- c. **Arleta – Pacoima Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

Objective 1: To coordinate the development of Arleta – Pacoima with other communities of the City of Los Angeles and the metropolitan area.

Objective 3: To encourage preservation of well-maintained, single family neighborhoods and rehabilitation of deteriorated housing.

Objective 4.a: To encourage the preservation and enhancement of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

Objective 7: To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvements of public transportation service.

The proposed Zone Change from A2-1-CUGU to RS-1-CUGU will allow for the future development of a vacant and unimproved site with new, for-sale single-family homes. When constructed, a maximum of nine new single-family dwelling units could be developed on the project site, each on their own single-family lot. The project in harmony with the pattern of development in the surrounding area and will encourage the preservation and enhancement of this distinctive and stable single-family neighborhood. The proposed Zone Change is in alignment with the site's land use designation as envisioned by the Community Plan. Additionally, once developed, the proposed Zone Change request will result in the ability for a single-family development that equates to a modest increase in residential density located closer to commercial centers and major bus routes, thereby locating new housing in a manner that may reduce vehicular trips and dependency.

Thus, the proposed Zone Change is consistent with the goals, objectives, and policies of the Arleta – Pacoima Community Plan.

- d. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

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.

Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Policy 2.2.5: Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.

The project site is located in an area which is developed with a distinct single-family pattern of development and character. Aside from the parcels zoned for public facilities and open space uses, the entire surrounding neighborhood is designated for single-family development and zoned RS-1-CUGU. The proposed development would also include the improvement of a cul-de-sac, similar to the ones existing on Gruen Street and Gager Street directly north of the site, to provide access to the new single-family homes. The proposed density and scale would be similar to surrounding homes and compatible with the existing character of the neighborhood. As proposed, the requested Zone Change

would result in the development of vacant and unimproved land with up to nine single-family lots. The development would facilitate new housing construction and provide more home ownership opportunities while preserving the existing character. The pattern of development will create a stable environment to slow down traffic and mitigate off-street parking impacts with the creation of the new cul-de-sac. New residents will have access to various commercial amenities and public services, including schools, parks, and recreation centers.

Furthermore, the multiple approvals requested under Case No. APCNV-2020-1838-ZC, along with Case No. VTT-74450 streamlines the land use entitlement, environmental review, and building permit process by enabling the development of nine single-family homes under one approval. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Borden Avenue is a designated Collector dedicated to a width of 60 feet and fully improved; Chivers Avenue is a designated Local Street – Standard dedicated to a width of 56 and fully improved; and Gain Street, a designated Local Street – Standard, is dedicated to a variable width of 30 to 40 feet and improved with asphalt roadway. Gain Street is only improved with concrete curb, gutter, and sidewalk on the northerly side fronting existing single-family residences. As part of the (T) Tentative Classification conditions incorporated herein, additional dedications and improvements on each of these streets adjoining the subdivision will be required. Consequently, the project will result in the reconstruction of the existing sidewalk and construction of a full width concrete sidewalk with tree wells or a five-foot concrete sidewalk with landscaping of the parkway.

The proposed project is in conformance with the Mobility Element policies listed below:

- Policy 1.4: Design streets to Targeted Operating Speeds as defined in the Complete Streets Design Guide.
- Policy 2.3: 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.
- Policy 2.4: Provide a slow speed network of locally serving streets.
- Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project will result in the creation of a new cul-de-sac in addition to further dedications and improvements on existing streets. This street pattern will contribute to a roadway with “a winding path, greenery, and pedestrian activity” which call for slower travel speeds. These traffic calming measures will contribute to a slow speed network of these locally serving streets and ensure a safe and comfortable pedestrian environment. The project complies with subdivision design and public safety standards to ensure safe and convenient access for residents. The project is an infill development that will increase accessibility to existing neighborhood destinations such as parks, shopping centers, and employment centers. The proposed project is located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. Therefore, the Zone

Change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

- f. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. 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.

Zone Change and “T” Classification Findings

2. Pursuant to Section 12.32 of the Municipal Code, the zone change and classifications are necessary because:

- a. **Public Necessity:** On April 29, 2019, Mayor Eric Garcetti released LA's Green New Deal (Sustainable City pLAn), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth goals of ending street homelessness by 2028, increasing cumulative new housing construction to 100,000 by 2021 and ensuring that new housing is located near transit. The Zone Change would allow the vacant unimproved site to be developed with a total of nine new market rate for-sale homes at the site. The proposed project is located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard, which are both commercial centers and major thoroughfares, and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. By increasing housing supply and providing new housing within proximity to transit and commercial services and amenities, the project is consistent with public necessity.
- b. **Convenience:** The project site is located in an area of the Arleta/Pacoima community that is highly urbanized, with parks, schools, and transportation infrastructure. The proposed project would allow for the development of nine new dwelling units within 0.2 miles of Maclay Middle School, Sara Coughlin Elementary School, and Bert Corona Charter High School. Hansen Dam Recreation Center, which contains soccer fields, a wildlife preserve, hiking trails, a golf course, an aquatic center, and a riding school, is approximately 0.5 miles from the project site. The property is also located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard, which are major thoroughfares and commercial centers, and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. Various commercial amenities are located along Glenoaks Boulevard, Van Nuys Boulevard, and Foothill Boulevard, which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. Granting the Zone Change from A2-1-CUGU to the proposed RS-1-CUGU Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks and to send their children to nearby schools.
- c. **General Welfare:** Granting the Zone Change to the RS-1-CUGU Zone would provide an opportunity for the development of an unimproved vacant lot with up to nine new single-family residential lots that will expand home ownership opportunities in the Arleta/Pacoima communities of the city. As discussed above, the area is served by neighborhood-serving uses such as schools, gyms, parks, restaurants and other services and amenities. The proposed project will also result in zoning and development pattern similar to the existing

neighborhood character. The Zone Change to the RS-1-CUGU Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

- d. **Good Zoning Practice:** The proposed RS Zone is identified as a corresponding zone of the Low Residential land use designation whereas the existing A2 Zone is not. The proposed Zone Change would allow for the development of an underutilized and unimproved site to create nine new single-family homes. The development would be consistent with the density, zoning, and scale of surrounding properties. As such, the proposed RS-1-CUGU Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. **"T" Classification Findings:** Per Section 12.32-G,1 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The proposed RS-1-CUGU Zone inherently restricts density, scale, and use intensity that are allowed on the site, unless further discretionary actions are pursued. Compliance with the new "T" conditions of approval will ensure future development on the site will: be in a manner that protects the public safety; is compatible with the overall pattern of the existing single-family residential development in the community; is appropriate and in harmony with the General Plan as discussed in Findings Section 1; and prevents or alleviates the potential adverse environmental effect of adding additional dwelling units to the established neighborhood.

Environmental Findings

- 3. **CEQA.** Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2020-1839-MND, adopted on December 8, 2020 ("Mitigated Negative Declaration"); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
- 4. **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 of minimal flood hazard.