

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Encino - Tarzana Community Plan which was updated by the City Council on December 16, 1998. The Plan Map designates the front 17,991 square-foot portion of the property for Low Medium I Residential land uses, with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1, and the rear 2,313 square-foot portion of the property for Open Space land uses, with corresponding zones of OS and A1. The property is zoned RA-1 and OS-1XL.

The subject property is located at the along Etiwanda Avenue and is currently vacant. The properties to the north bounded by Etiwanda Avenue to the west, the Los Angeles Flood Control Channel (LAFCC) to the east and Oxnard Street to the north are generally designated for Low Medium I and Low Medium II Residential land uses and are generally zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1.

The properties to the east, across the LAFCC are designated for Low Medium I Residential land uses and are zoned R1-1.

The properties to the south, along and bounded by Etiwanda Avenue to the west, the LAFCC to the east and ending at an intersection with Collins Street are designated for Low Medium II Residential and Medium Residential land uses and are zoned (Q)RD1.5-1 and R3-1.

The properties to the west, across Etiwanda Avenue are designated for Low Medium II Residential land uses and are zoned (Q)RD1.5-1.

Surrounding properties with similar designations are observed along Etiwanda Avenue with the LAFCC acting as a physical boundary separating the development pattern of the neighborhood. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Low Medium II Residential land uses.

As such, the Zone Change to the (T)(Q)RD1.5-1 Zone for the subject property is consistent with the concurrent General Plan Amendment to Low Medium II Residential land uses and its corresponding zones.

Therefore, given that the existing land use designation and zoning are inconsistent with the development pattern of the area surrounding the project site, the proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential and the Zone Change from RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will result in a site that is consistent with surrounding parcels and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

- b. **Land Use Element.**

Encino - Tarzana Community Plan. The Community Plan text includes the following relevant land use Goal, Objectives and Policies:

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 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 to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.3: Protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers or transit stations and major bus routes where public services facilities, utilities and topography will accommodate this development.

Objective 1-4: To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.3: Ensure that new housing opportunities minimize displacement of the residents.

Policy 1-4.4: Provide for development of townhouses and other similar condominium type of housing units to increase home ownership options.

Chapter V - Urban Design: Design Policies

Multiple Residential – Site Planning: All multiple residential project, of five or more units shall be designed around a landscaped focal point or courtyard to serve as an amenity for residents. Toward that goal the following policies are proposed:

1. Providing a pedestrian entrance at the front of each project.
2. Requiring useable open space for outdoor activities, especially for children.

Design: The design of buildings shall be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. This policy can be accomplished through:

1. Requiring the use of articulations recesses surface perforations and porticoes to break up long, flat building facades.

2. Utilizing of complementary building facades.
3. Incorporating varying designs to provide definitions for each floor.
4. Integrating building fixtures, awnings, security gates, etc. into design of the building.
5. Screening all rooftop equipment and building appurtenances from adjacent properties.
6. Require decorative, masonry walls to enclose trash.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential land uses and the Zone Change from the from RA-1 and OS-1XL to (T)(Q)RD1.5-1 Zone would allow for an increase in the existing permitted density from one (1) dwelling unit (the RA Zone allows for one (1) dwelling unit per 17,500 of lot area) to nine (9) dwelling units. The proposed Low Medium II Residential land use designation and (T)(Q)RD1.5-1 Zone will result in a site that is consistent with surrounding parcels to the north, south and west which are zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1. Allowing the increased density for the subject property would enable the city to meet its housing needs while protecting existing single-family and low density residential neighborhoods from encroachment of higher density uses.

The subject property is located within 0.6 miles of the Orange Line Reseda Station which provides transit service from the West San Fernando Valley to North Hollywood (and the Metro Red Line Subway Station) along a dedicated bus route. The property is also located approximately 0.8 miles from the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Cedars-Sinai Tarzana Medical Center.

The project is designed with common open space landscaped areas and pedestrian entrances along Etiwanda Avenue. The building facades along Etiwanda have been designed such that these elevations are the front elevations for the project and thus the primary focal point. Furthermore, although the building design of each unit is similar to one another, the use of articulations breaks up the long flat surfaces where units are lined up side-by-side along the northerly and southerly elevations. The use of building fixtures such as awnings, landings and light fixtures distinguish the first floor of each building.

The project will result in increased home ownership through sale of fee-simple properties of Small Lot homes and will provide greater individual choice in housing type, quality, price and location. As the existing property is currently vacant there will be no displacement of existing residents.

Therefore, the project is consistent with the Encino - Tarzana Community Plan in that the project will implement the abovementioned goals, objectives and policies of the Plan.

- c. 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 instant 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.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

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.

Policy 3.1.5: 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.

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.

Objective 6.2: Maximize the use of the City's existing open space network and recreation facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

Policy 6.2.1: Establish, where feasible, the linear open space system represented in the Citywide Greenways Network map, to provide additional open space for active and passive recreational uses and to connect adjoining neighborhoods to one another and to regional open space resources (see Figure 6-1). This Citywide Greenways Network is

hierarchical and is composed of three levels: regional, community, and local/ neighborhood. While these levels are of equal importance, they vary in scale and the degree to which they impact the City at large. Additionally, while these levels overlap one another, they can still be differentiated and broken down as follows:

- a. The regional component of the network is composed of the beaches, the mountains, and the Los Angeles River system - the three most continuous natural features of the urban region and thus the primary elements of the network; river tributaries, arroyos and washes that take storm water to the ocean; rail lines and utility corridors, where feasible without compromising public safety or facility security, that may serve multiple purposes to become connectors to the beaches and the river and link adjacent districts to each other through the network; and all regional parks made accessible from the network. While considering open space improvements of the River and drainages, their primary purpose for flood control shall be considered.
- b. The community component is composed of parks and civic open spaces connected to the network, including elements such as community and neighborhood parks, connected by linear, non-motorized transportation linkages such as walking and hiking trails and local bike paths.
- c. The local/neighborhood components include pedestrian-supporting streets, open space associated with public facilities such as schools, small parks, and community gardens.

The eastern portion of the subject property is currently designated for Open Space land uses and is correspondingly zoned OS-1XL, and totals approximately of 2,313 square feet. Within the OS-zoned portion of the property is a Los Angeles County Flood Control Channel (LAFCC) which is historically known as the Cabrillo Creek, a tributary of the LA River that originates from and connects the Santa Monica Mountains to the river. The project has been designed and conditioned to maintain this area with natural landscaping, thereby supporting the City's long-term goal of restoring the LA River, its tributaries and their surrounding environments to a more natural, sustainable state to interconnect habitats, further species propagation and link recreational uses.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential land uses and the Zone Change from the RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will allow for the development of an vacant site containing one (1) of the only remaining vacant properties located along Etiwanda Avenue with new home ownership opportunities in the form of nine (9) Small Lot homes (19 units per acre), thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in Table 3-1 of the General Plan Framework

Element, which ranges from 18 to 29 units per net acre for Low Medium II Residential land uses.

The subject property is located within 0.6 miles of the Orange Line Reseda Station which provides transit service from the West San Fernando Valley to North Hollywood (and the Metro Red Line Subway Station) along a dedicated bus route. The property is also located approximately 0.8 miles from the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Cedars-Sinai Tarzana Medical Center.

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

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential and the Zone Change from the RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will enhance the surrounding neighborhood and allow for growth where there is sufficient public infrastructure and services that will benefit the quality of life for residents. The subject property is proximate to transit services, commercial uses for shopping and dining, as well as medical services.

The General Plan Amendment is concurrent with a proposed Zone Change to the (T)(Q)RD1.5-1 Zone which is consistent with the Low Medium II Residential land use designation.

Therefore, the General Plan Amendment and Zone Change are consistent with the Multi-Family Residential goals, objectives and policies of the General Plan Framework Element.

- 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.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Given that the existing land use designation and zoning are inconsistent with the development pattern of the area surrounding the project site, the proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential and the Zone Change from RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will result in a site that is consistent with surrounding parcels and will facilitate an increase in the supply of home ownership opportunities in order to meet current and projected needs, including single-family dwellings of a modest size, allowing for greater access to home ownership.

Furthermore, the General Plan Amendment and Zone Change, along with Case No. VTT-82210-SL, streamlines the land use entitlement, environmental review, and building permit process by enabling the construction of nine (9) Small Lot homes under one approval, as opposed to the project going through multiple individual entitlements that would otherwise be required with the site's existing RA-1 zoning.

Therefore, the General Plan Amendment and Zone Change are consistent with the Housing Element goals, objectives and policies of the General Plan.

- e. The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, each of the small lot homes shall reserve a minimum 15% of the roof area for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy.

- f. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Etiwanda Avenue, abutting the property to the west, is a designated Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk. As part of the (T) Tentative Classification conditions herein and the conditions required under Case No. VTT-82210-SL, a three-foot (3') dedication along both Etiwanda Avenue is required.

The project meets the following policy of Mobility Plan 2035:

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of one (1) automobile parking space per dwelling unit will be provided as electronic vehicle-ready.

Therefore, the General Plan Amendment and Zone Change are consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

- g. 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.

2. Charter Findings - City Charter Sections 555 and 558 (General Plan Amendment).

The subject property is located within the Encino - Tarzana Community Plan which designates subject property for Low Medium I Residential and Open Space land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, RW1, OS, and A1. The property is currently zoned RA-1 and OS-1XL and is vacant.

The proposed Plan Amendment complies with Charter Section 555 because the property involved and the surrounding properties contain a significant physical identity. The subject property is located along Etiwanda Avenue where the predominance of surrounding properties are designated for Medium Residential land uses.

The properties to the north bounded by Etiwanda Avenue to the west, the Los Angeles Flood Control Channel (LAFCC) to the east and Oxnard Street to the north are generally designated for Low Medium I and Low Medium II Residential land uses and are generally zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1.

The properties to the east, across the LAFCC are designated for Low Medium I Residential land uses and are zoned R1-1.

The properties to the south, along and bounded by Etiwanda Avenue to the west, the LAFCC to the east and ending at an intersection with Collins Street are designated for Low Medium II Residential and Medium Residential land uses and are zoned (Q)RD1.5-1 and R3-1.

The properties to the west, across Etiwanda Avenue are designated for Low Medium II Residential land uses and are zoned (Q)RD1.5-1.

Surrounding properties with similar designations are observed along Etiwanda Avenue with the LAFCC acting as a physical boundary separating the development pattern of the neighborhood. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Medium Residential land uses.

The proposed Plan Amendment will be in conformance with Charter Section 558 because it will satisfy public necessity, convenience, general welfare and good zoning practice. As discussed in Findings Section 1, above, the Plan Amendment is good zoning practice because it will ensure a consistent zoning designation with immediately surrounding land designated for Medium Residential land uses to the north, south and west. The General Plan Amendment will also allow for the development of new dwelling units which will satisfy the need for additional housing, consistent with the density and development pattern within the surrounding community, on a vacant lot which is proximate to commercial and medical services, as well as public facilities.

Therefore, the General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential is consistent with City Charter Sections.

3. **Zone Change Findings and “T” and “Q” Classification Findings**

Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended the zone change action and classifications are deemed consistent with public necessity, convenience, general welfare, and good zoning practice.

- a. **Public Necessity**: On April 8, 2015, Mayor Eric Garcetti released the City’s first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the Zone Change to the (T)(Q)RD1.5-1 Zone will increase the number of residential units that can be developed on the site with housing that is compatible with the existing surrounding residential development, thereby supporting the Mayor’s goal of 100,000 new housing units by 2021.
- b. **Convenience**: The project site is located in an area of the Tarzana community that is an established multi-family neighborhood. The proposed project would locate nine (9) new dwelling units within 1 mile of an LAUSD elementary school (Emelita Academy Charter), 1.4 miles of an LAUSD middle school (Gaspar de Portola Middle School) and 1.3 mile of an LAUSD high school (Reseda Senior High). The property is also located approximately 0.6 miles from the Orange Line Reseda Station and 0.8 miles the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Saint Joseph Medical Center. Granting the Zone Change to the (T)(Q)RD1.5-1 Zone would allow future residents access to shopping, dining and medical services within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
- c. **General Welfare**: Granting the Zone Change to the (T)(Q)RD1.5-1 Zone would allow the development of an vacant lot within an established and stable multi-family community with

similar and comparable uses. As discussed above, the area is served by neighborhood-serving uses such as schools, a retail store, restaurants and medical services. The Zone Change to the (T)(Q)RD1.5-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

- d. Good Zoning Practices: Given that the existing zoning of RA-1 is inconsistent with other properties within the immediate area surrounding the project site, the (T)(Q)RD1.5-1 Zone would allow for the development of fee-simple homes at a density consistent with the existing development pattern within the surrounding community. As such, the (T)(Q)RD1.5-1 Zone would ensure that the density of the development would be compatible with the existing and future development surrounding the project site.
- e. "T" and "Q" Classification Findings: Per Section 12.32-G,1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" 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 conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties, the LAFCC, and the overall pattern of the existing multi-family residential development in the community, to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1, and to prevent or mitigate the potential adverse environmental effect of adding additional dwelling units to the established neighborhood.

Environmental Findings

4. **Environmental Findings.** A Negative Declaration (ND) was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). The ND was adopted by the City's Advisory Agency on September 24, 2020 in connection with the City's action in Case No. VTT-82210-SL. The decision was not appealed. On the basis of the whole of the record before the lead agency including any comments received, and the action of the City Planning Commission, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2019-4792-ND and that no subsequent EIR, negative declaration, or addendum is required for approval of the project.
5. **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 Flood Zone C, areas outside the flood zone.