

To: The Council

Date: 04/29/2021

From: Mayor

Council District: 3

A Proposed General Plan Amendment and Zone Change on
Property Located at 5808 North Etiwanda Avenue
within the Encino-Tarzana Community Plan
(Case No. CPC-2019-4791-GPA-ZC)

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.



ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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**CITY OF LOS ANGELES
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ERIC GARCETTI
MAYOR

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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

December 1, 2020

The Honorable Eric Garcetti
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON THE PROPERTY
LOCATED AT 5808 NORTH ETIWANDA AVENUE WITHIN THE ENCINO-TARZANA
COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 15, 2020 action of the City Planning Commission approving a proposed General Plan Amendment to the Encino-Tarzana Community Plan by changing the land use designation for the property located at 5808 North Etiwanda Avenue from Low Medium I Residential and Open Space to Low Medium II Residential. The City Planning Commission also approved a concurrent Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1 for the construction, use and maintenance of nine (9) Small Lot homes.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

Your action is requested on the proposed General Plan Amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Vesting Zone Change will be transmitted to you following the City Council's action.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval; and

The Honorable Eric Garcetti
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3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

VPB:HB

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. General Plan Amendment Map

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VACANT
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December 1, 2020

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON THE PROPERTY
LOCATED AT 5808 NORTH ETIWANDA AVENUE WITHIN THE ENCINO-TARZANA
COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 15, 2020 action of the City Planning Commission approving a proposed General Plan Amendment to the Encino-Tarzana Community Plan by changing the land use designation for the property located at 5808 North Etiwanda Avenue from Low Medium I Residential and Open Space to Low Medium II Residential. The City Planning Commission also approved a concurrent Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1 for the construction, use and maintenance of nine (9) Small Lot homes.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Concur in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached Action of the City Planning Commission relative to its approval of the recommended Zone Change for the subject property, with the attached conditions of approval;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;

4. Adopt, by Resolution, the proposed General Plan Amendment to the Encino-Tarzana Community Plan as set forth in the attached exhibit;
5. Adopt the Ordinance for the change of zones to (T)(Q)RD1.5-1 subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
6. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Negative Declaration No. ENV-2019-4792-ND.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

VPB:HB

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. General Plan Amendment Map
5. Zone Change Ordinance Map