

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, adopted by the City Council on June 9, 1999 and designates the subject property for Low Medium I Residential land uses corresponding to the R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU and RW1 Zones. The site is presently zoned RA-1. The proposed RD3 Zone is a corresponding zone for the Low Medium I Residential land use designation in accordance with the Community Plan. The requested seven single-family lot subdivision is a use that is permitted in the proposed (T)(Q)RD3-1. 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 RA-1 to (T)(Q)RD3-1 will allow for the development of an underutilized site, currently an unimproved lot, with seven 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 0.2-miles southeast of intersection of Sepulveda Boulevard and Plummer Street and is proximate to a variety of transportation services including Metro Local Lines 167 and 234. The property is also located within close proximity to several schools and commercial uses across Sepulveda 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. **Mission Hills – Panorama City - North Hills Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

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.

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

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

The proposed zone change from RA-1 to (T)(Q)RD3-1 allows for the future development of an under improved site with new, for-sale single-family homes. When constructed, a maximum of seven new single-family dwelling units could be developed on the project site, each on their own single-family lot. The project is 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 Mission Hills – Panorama City - North Hills 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 and detached multiple-family condominium pattern of development and character. Aside from the parcels zoned for public facilities and single-family to the east of the property, the surrounding neighborhood is designated for multiple-family development. Properties to the north, northeast and east are zoned (Q)RD3-1. The property to the south is RA-1. The properties to the east are zoned (T)RS-1 and [Q]PF-1XL. The proposed density and scale of the small lot is similar to surrounding homes and compatible with the existing character of the neighborhood within the detached condominium development. The small lot subdivision also provides a buffer or transition between the single-family and multiple-family developments in the existing neighborhood. As proposed, the requested zone change would result in the development of an under improved land with up to seven 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 through driveway along the north property line. New residents will have access to various commercial amenities along Sepulveda Boulevard and public services, including schools, parks, and recreation centers.

Furthermore, the multiple approvals requested under Case No. APCNV-2018-2850-ZC, along with Case No. VTT-82084-SL streamlines the land use entitlement, environmental review, and building permit process by enabling the development of seven 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. Burnet Avenue is a designated Collector dedicated to a width of 57 feet and partial improved; and Columbus Avenue is a designated Local Street – Standard dedicated to a variable width of approximately 60 and partly improved. Burnet Avenue is only improved with concrete curb, gutter, and sidewalk on the easterly side fronting existing detached condominium residences and Columbus Avenue is developed with curb, gutter and sidewalk to the north and west of the project's street frontage. 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 along Burnet Avenue and a new driveway apron along Columbus Avenue.

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 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 0.2-miles southeast corner of Sepulveda Boulevard and Plummer Street and is proximate to a variety of transportation services including Metro Local Lines 167 and 234. 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 under improved site to be developed with a total of seven new market rate for-sale homes at the site. The proposed project is located approximately 0.2-miles southeast proximate to a variety of transportation services including Metro Local Lines 167 and 234. 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 North Hills community that is highly urbanized, with parks, schools, and transportation infrastructure. The proposed project would allow for the development of seven new dwelling units across the street from Francisco Sepulveda Middle Kinesiology and Sports Medicine Magnet, Francisco Sepulveda Middle School, Carlos Santana Arts Academy (Dual Language Spanish), and Carlos Santana Arts Academy. North Hills Community Park and Sepulveda Recreation Center and pool are approximately 0.5 miles south of the project site. The property is also located approximately 0.25-miles north of Sepulveda Boulevard and Nordhoff Street, which are major thoroughfares and commercial centers, and is proximate to a variety of transportation services including Metro Local Lines 167 and 234. Various commercial amenities are located along Sepulveda Boulevard which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. Granting the zone change from RA-1 to the proposed (T)(Q)RD3-1 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 (T)(Q)RD3-1 Zone would provide an opportunity for the development of an under improved lot with up to seven new single-family residential lots that will expand home ownership opportunities in the North Hills 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 (T)(Q)RD3-1 Zone will increase the city’s housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. **Good Zoning Practice:** The proposed RD3 Zone is identified as a corresponding zone of the Low Medium II Residential land use designation whereas the existing RA Zone is not. The proposed zone change would allow for the development of an underutilized site to

create seven new single-family homes, corresponding with the existing planned Low Medium II Land Use Designation. The development would be consistent with the density, zoning, and scale of surrounding properties. As such, the proposed (T)(Q)RD3-1 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 (T)(Q)RD3-1 Zone 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.

Additional Findings

3. **Environmental Findings.** Based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources apply.
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. 186,952, have been reviewed and it has been determined that this project is located outside the flood zone, areas of minimal flood hazard.