

REVISED FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999, and is not located in a specific plan area. The existing Plan designates the subject site for Medium Residential land uses along the Sepulveda Boulevard frontage with a corresponding zone of R3 and the remainder of the site Low Density with corresponding zones of RE9, RS, R1 and RU. The site is currently zoned RA.

~~The proposed plan amendment would designate the entire site for Low Medium II Residential land uses. The proposed project, a 75-unit condominium (townhome style) development, is consistent with the proposed zone change to RD1.5-1 for the entire project site and the accompanying Plan amendment to Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 for the site. The project will provide needed housing and recreational space in the area. The buildings are all to be 3-stories with a maximum of 41-foot height with roof top decks; below the 45 foot limit established by Height District 1. The project provides 150 parking spaces and 19 guest spaces to comply with a long standing parking policy used by the Deputy Advisory Agency for new condominium development. The project site is not within a specific plan area.~~

The proposed plan amendment will designate the "L" shaped property fronting on Plummer Street as Low Medium II Residential and a portion of the Medium Residential will also be designated Low Medium II Residential to correspond to the RD1.5, RD2, RW2, and RZ2.5 Zones. The 21-unit detached residential condominiums will be developed on the portion of the site designated for Low Medium II Residential land use. Each of the 21-unit condominium buildings will be three-stories, 36-feet in height, with a pitched roofing, which is below the maximum allowed by the RD1.5-1 Zone.

The remainder of the site fronts on Sepulveda Boulevard and will retain its Medium Residential land use designation, which corresponds to the recommended (T)(Q)R3-1 Zone. This portion of the site will be developed with the 54-unit apartment building having a maximum height of 45 feet as allowed by right in the R3-1 Zone. The existing R3 portion has a width of approximately 167 feet and approximate depth of 275 feet.

The project will provide a total of 69 parking spaces for the 21-unit detached condominium project. The 54-unit apartment building will comply with the parking regulations for the R3-1 Zone. The project will provide needed housing and recreational space in the area.

Charter Section 555(a)

That the part or area involved has significant social, economic or physical identity.

The project site is a very underutilized parcel of land on the south side of Plummer Street, on a section of Plummer Street that is adjacent to an existing 75-unit senior citizen housing development east of the site. The location of this site is unique because it serves as a buffer between the more intensive uses along Sepulveda Boulevard to the east from the single family neighborhood to the west and south. Its substantial size, approximately 136,492 square feet of lot area (3.13 net acres), the development of a 54-unit apartment building over a portion of the site fronting Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with a 21-unit detached residential condominium creates a pattern that is sensitive to the surrounding single family neighborhoods to the west and south of the site while concentrating the majority of the density along the higher density area facing the Sepulveda Boulevard block. The total overall density for the project is 75-units and the project's mix of housing as for-sale and for-rent creates the significant social, economic and strong physical sense of identity for the area. ~~75-unit detached residential condominium project and the fact that the site has dual zoning establishes a strong physical identity.~~

2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

GOAL 1: A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a Vesting Tentative Tract Map for condominium purpose, advances a number of specific policies and objectives contained in the Community Plan. These include:

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, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Program: The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

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

Policies 1-5.1 Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.3 Ensure that new housing opportunities minimize displacement of the residents.

Program: The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

Policy 1-5.4 Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

Program: The Plan cannot require that condominium unit be built instead of rental units; however the Plan encourages such types of development by designating specific areas for Low Medium residential land use categories.

Policy 1-5.5 Provide for livable family housing at higher densities.

Program: The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the plan area's needs. The proposed project would revitalize the site and would be compatible with the existing neighborhood land use and character by creating a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with 21-unit detached residential condominiums to be fifteen separate 4 to 6 unit buildings all to be 3-stories with a maximum height of 41 feet 36 feet for the residential condominium portion of the site and 45 feet for the apartment building, with roof top decks. The project would provide a natural transition between the higher intense uses fronting Sepulveda Boulevard to the east from the single family neighborhood to the west and south.

The proposed site plan reduces massing and provides building separation from single-family residences with open spaces and landscaped setbacks while increasing the density to the east of the site facing Sepulveda Boulevard where the surrounding density is higher. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

The proposed project will provide additional housing opportunities for residents who desire for sale or rental units, while contributing to the revitalization of the area. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation over the condominium portion of the site and the existing Medium Residential land use designation that helps to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

Zone Change / General Plan / Legislative Action Findings

3. The requested zone change is in conformance with public necessity, convenience, general welfare and good zoning practice.

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q Conditions and Building Line are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

The proposed zone change from ~~R3-1 and RA-1~~ to (T)(Q) RD1.5-1 and a Zone Change from the existing R3-1 to (T)(Q)R3-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Land Use designation. Immediately north east of the subject site is an existing 3-story, 75-unit senior housing development with surface parking that was approved in the early 1980s by Zone Variance (ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers a mix of both desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is currently unavailable in the local community and rental units from the proposed apartment building. The granting of a General Plan Amendment as proposed with a zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities, and transit accessibility that helps to serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected and under served for a number of years, with a new townhome style housing product over the "L" shaped portion of the site currently unavailable at this time. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing to the north, and more intensive uses fronting Sepulveda Boulevard to the east. The project further follows good planning principles by scaling back the height to under 42 feet 36 feet for the condominium development, and 45-feet for the apartment building where the higher surrounding density exists and where the zoning code permits a maximum height of 45 feet.

In conjunction with its central location, the project site is well-served by public transit. The intersection of Sepulveda Boulevard and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon.

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are in line with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. The site plan design utilizes the odd shaped lot configuration by dividing the housing units as a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site fronting on Plummer Street to be developed as a lower density with 21-unit detached residential condominiums into 15 buildings to be 4 to 6 units each therefore decreasing the potential massing impact to the west and south where the lower residential density exists. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates two small open space parks like amenities connected with interior pedestrian pathways.

A review of the General Plan and its elements including, the Mission Hills – Panorama City – North Hills Community Plan, reveals that there is no conflict or inconsistency with any stated element or objectives if the proposed Zone Change and General Plan Amendment are approved.