

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997. The project site is a slightly irregularly shaped site consisting of approximately 6.68 acres of lot area, and is located at the southeast corner of Terra Bella Street and Eldridge Avenue. The Community Plan designates the site with a land use designation of Low Residential, which lists the following corresponding zones: RE9, RS, R1, and RU. Presently the project site has a dual zone, which is primarily A2-1 and then RE9-1. As approved, the zone change to (T)RU-1 would establish a unified zone over the entire site and would be consistent with the existing land use designation. Additionally, the recommended zone change would permit the development of the site with single family lots that are consistent and compatible with the existing single family neighborhood.

2. General Plan Text. The Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan text includes the following relevant provision:

Objective 1-3: To provide for the preservation of existing and 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 1-1.2: Protect existing single family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Policy 1-1.4: The City should promote neighborhood preservation in existing residential neighborhoods.

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

Policy 1-3.1: Consider factors such as neighborhood character and identity, compatible of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

The Community Plan designates the project site with the Low Residential land use designation, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is located within the Lake View Terrace community and is located within an established low density neighborhood. The project site is located at the southeast corner of Eldridge Avenue and Terra Bella Street.

The requested RU Zone would permit the subdivision and creation of single family lots with a minimum lot area of 3,500 square feet. The reduced lot sizes would permit the development of the project site with a community park and does not propose to develop the site with the maximum permitted number of dwelling units. The City Planning Commission determined that the requested RU Zone would be consistent with the objectives and policies of preserving and enhancing the existing single family neighborhood.

3. **Framework Element.** The Framework Element for 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 provisions, objectives and policies relevant to the instant request:

Goal 3B: Preservation of the City's stable single-family residential neighborhoods.

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development

Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale

Objective 3.6: Allow for the intensification of selected single-family areas that directly abut high-density development as "transitions" between these uses.

The project site is an approximately 6.68 acre lot, with approximately 1.70 acres zoned as RE9-1 and the remaining portion of the site zoned A2-1. The RE9 Zone would permit a maximum of 8 single-family lots and the A2 Zone would permit a maximum of two single-family lots in conjunction with the subdivision of the site. The RU Zone is a single family zone which is intended to promote the creation of lots which are smaller in area, with smaller yard requirements. The requested RU Zone would permit the subdivision and creation of single-family lots which have a minimum lot area of 3,500 square feet and minimal yard requirements. The front and rear yard requirements are a minimum of 10 feet, while the side yards would be a minimum of three feet. Additional provisions would permit a side yard of zero feet on one side if the other side yard is increased by three feet.

The approved zone change to (T)RU-1, in conjunction with an approved tract map, would permit the development of up to 66 lots consisting of 65 single-family lots and one lot for a community park. The City Planning Commission determined that the proposed density and the use of a community park would meet the aforementioned goals and objectives and approved and recommended the zone change to (T)RU-1.

4. **Housing Element.** 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 contains the following goals and objectives:

Goal 2: Safe, Livable, and Sustainable Neighborhoods

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

In conjunction with an approved tract map to subdivide the project site, the approved zone change to (T)RU-1 would promote the development of an underdeveloped and underutilized site with up to 58 new single-family lots. The site has historically been used as a medical facility that has remained vacant in recent years. The approved RU Zone would create single-family lots, as well as allow for the development of a community park.

5. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. The project proposes to subdivide the site for the development of single-family dwellings. In conjunction with the proposed zone change and subdivision, the project would be required to comply with dedication, merger, and improvement requirements along Terra Bella Street and Eldridge Avenue, which would be consistent with the Mobility Element.
6. **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.

Entitlement Findings

7. **Zone Change Findings.**

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

The project site is a 6.68 acre lot located within an established single-family neighborhood. The site was previously utilized as a medical facility, but is now an unoccupied building. In conjunction with the approved tract map, the approved zone change would allow the development of the underutilized site with a maximum of 65 single-family dwellings and a community park. The existing RE9 and A2 Zone would permit a maximum of ten dwelling units, combined, in conjunction with a subdivision. The net increase of 55 dwelling units will help to address the City's housing shortage, as well improving a site which has remained vacant. Additionally, the project would place additional housing within 0.3 miles of two schools and within two miles of three additional schools. This would provide families with convenient access to educational facilities. The City Planning Commission approved the zone change to (T)RU-1 for the development of 65 single-family lots and one lot for a community park. The City Planning Commission determined that the addition of the community park would provide and be consistent with the public necessity, convenience and general welfare.

Good Zoning Practice

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which designates the project site with a land use designation of Low Residential. The land use designation lists the following corresponding zones: RE9, RS, R1, and RU. The City Planning Commission determined that the RU Zone is consistent with the land use designation of the project

site and that it would permit the development of the site with 65 single-family lots and one lot which will be developed as a community park. The City Planning Commission approved and recommended the zone change to (T)RU-1 for the development of 65 single-family lots and one lot for a community park.

b. Pursuant to Section 12.32-G of the Municipal Code “T” Classification Findings.

The current action, as recommended, has been made contingent upon compliance with new “T” conditions of approval imposed herein for the proposed project. The “T” Conditions 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 actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

8. Zoning Administrator’s Determination Findings.

a. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

The project site is a 6.68 acre lot located within the BOE Special Grading Area and is subject to the LAMC Section 12.21-C,8. This section restricts the construction of retaining walls to one wall with a maximum height of 12 feet or two walls with a maximum height of 10 feet. The project proposes to construct ten retaining walls with a maximum height of 8 feet. The retaining walls would be located in varying sections of the 6.68 acre site. As the lot area of the site, prior to the recordation of the final map, is substantially larger than standard lots in the RU Zone, strict adherence to the zoning regulations would be impractical. After the recordation of the final map, each of the lots would be subject to the same retaining wall regulations. While each of the lots would not have more than two retaining walls at a height of 8 feet, the walls would not comply with the separation requirement of the Code, which requires that the two retaining walls be at least three feet apart. It would be impractical and infeasible to require that the lot lines of the single-family lots be drawn accordingly to accommodate the necessary locations of the retaining walls on the existing site. As conditioned, the retaining walls would nonetheless conform to the intent of the regulation.

b. In light of the project as a whole including any mitigation measures imposed, the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The project site is a 6.68 acre lot which is developed with an unoccupied medical facility. The site is located at the southeast corner of Eldridge Avenue and Terra Bella Street within the Lake View Terrace community. The surrounding neighborhood is developed with single family dwellings in the either the RE11, RS, or R1 Zone. The lots vary in lot size from 5,000 to approximately 12,400 square feet of lot area. In conjunction with the approved tract map and the approved zone change to (T)RU-1, the project would develop the site with a maximum of 65 single-family and one lot for a community park. As conditioned, the proposed project would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

c. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan with a land use designation of Low Residential, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is presently zoned RE9-1 and A2-1 and the approved zone change to (T)RU-1 would create a unified zone over the entire site. The approved zone change to (T)RU-1 would be consistent with the land use designation, as designated by the Community Plan. The approved zone change would permit the redevelopment of the existing site with a maximum of 65 dwelling units and a community park. The development would be consistent with the objectives and policies of the Community Plan, as discussed in Finding No. 2.

- d. Additional Findings for Fences or Walls in the A or R Zone. The environmental effects and appropriateness of materials, design, and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide.**

The materials and design of the proposed walls would be reflective of existing walls constructed for other similar single family dwellings in the surrounding neighborhood. The project, as conditioned, will not create visibility problems or reduce access to light and air. It will allow for added privacy and security, as well as public safety. The walls will not affect the views of other adjoining properties. As conditioned, the project is not anticipated to have any detrimental effects on views and would provide security and privacy for future residents.

Environmental Findings

- 9. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-2085-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis. The records upon which this decision is based are with the Environmental Review Section of the City Planning Department in Room 750, 200 North Spring Street.
- 10. 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 C, areas of minimal flooding.