

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Northridge Community Plan Area, updated and adopted by the City Council on February 24, 1998. The Plan designates the subject property as Medium Residential (corresponding to the R3 zone). The proposed change to (T)(Q)R3-1 is consistent with the land use designation on the plan map, and is therefore in substantial conformance with the purposes, intent, and provisions of the General Plan, as reflected in the adopted Community Plan.
2. **Community Plan Text.** The recommended zone change to (T)(Q)R3-1 conforms to the following objectives and policy of the Northridge Community Plan:

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 lands for single and multi-family residential development. Maintain single family residential to the maximum extent possible. Commercial development should not intrude into residential areas.

Policy 1-1.4: The City should promote neighborhood preservation, both in existing single family neighborhoods, as well as existing multiple-family areas.

Objective 1-2: To locate new housing appropriately in a manner which reduces vehicular trips and which increases accessibility 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.

Policy 1-3.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, and impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

Policy 1-3.3: Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

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

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

The proposed project will further the above objectives and policies by addressing the Community Plan area's housing needs, and by matching the density that was envisioned for this area by the Community's Plan's Medium Residential land use designation. The adjacent property to the south and most properties to the north from the subject property are zoned R3-1 and developed with multi-family housing. The proposed (T)(Q)R3-1 zone and development of the 8-unit apartment building would be compatible with the existing neighborhood land use and character, which continues to transition from single-family to

multi-family housing. Adequate access to the site is available from Etiwanda Avenue. Therefore, as conditioned, the recommended development is consistent with the Community Plan policies and objectives mentioned above, is permitted in the R3-1 zone, and is consistent with the General Plan land use designation.

Entitlement Findings

3. **Zone Change, L.A.M.C. Sec. 12.32-F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

Public Necessity, Convenience, and General Welfare. The granting of the proposed Zone Change will result in a project that is in conformance with the public necessity and convenience by developing an under developed site with additional housing and replace a boarded up single-family dwelling with eight (8) new apartment dwelling units.

The proposed Zone Change will promote the convenience by allowing for the complimenting street dedications and street improvements to occur. The dedication and improvements at the project's street frontage will allow for better pedestrian circulation, as well as, improve the aesthetic character of the street. Granting the requested zone change would be consistent with the General Welfare, in that the request involves a zone and use that is consistent with the plan's underlying Land Use Designation of Medium Residential. The improvements resulting from the zone change will enhance the visibility and aesthetic character of the site.

Good Zoning Practices. The subject property is located within the Northridge Community Plan adopted by the City Council on February 24, 1998. The map designates the subject property for Medium Residential land uses with the corresponding zone of R3. The proposed zone change recommendation from the R1-1 Zone to the (T)(Q)R3-1 Zone is consistent with the current Medium Residential land use designation and the corresponding zone for that land use category. The site and the adjacent property to the north are the last properties zoned R1-1 and developed with single-family dwellings in a block with properties zoned R3-1 and developed with multi-family housing. The zone change will allow the project site to be developed with a density that is consistent with the land use designation and provide a more appropriate transition between the existing commercial and auto-repair uses along Parthenia Street to the south and the single-family residential developments to the east and west.

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

4. **Building Line Removal, L.A.M.C. Sec. 12.32R:** The recommended Building Line Removal is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The requested building line removal is in conformity with public necessity, convenience, general welfare, and good zoning practice in that its retention on the

subject property is no longer necessary for the purpose of reserving a portion of the property for future Collector Street dedication and improvement.

The Building Line along the east side of Etiwanda Avenue along the property was adopted by the City Council in March 1965 by Ordinance No. 129,661. It was originally a 20-foot Building Line but has since been reduced to 15 feet. The Bureau of Engineering (BOE) is requiring a 3-foot dedication along Etiwanda Avenue to complete the half right-of-way for a Collector Street which is 33 feet, since Etiwanda Avenue has a current width of 60 feet. BOE is also requiring the construction of a new 13-foot full-width concrete sidewalk along the property frontage, to upgrade all driveways to comply with ADA requirements, and close all unused driveways with standard height curb, gutter and sidewalk. Furthermore, the proposed (T)(Q)R3-1 zone has a required front yard of 15 feet. Thus, the 15-foot building line will no longer be needed on the subject property to ensure that dedication and improvements may occur at the subject site's frontage. Finally, there are nine properties in the same block that do not have building lines (six on the northern portion and three in the southern portion).

5. CEQA Findings

Environmental. The project is characterized as an infill development, is consistent with the General Plan Land Use Designation and zoning requirements, is located on a site with less than five acres and is surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, will not result in any significant effects relating to traffic, noise, air quality, or water quality, and will be adequately served by all required utilities and public services. As a result, the City determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, State CEQA Guidelines Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.