

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Van Nuys – North Sherman Oaks Community Plan which was last updated and adopted by the City Council on September 9, 1998. The Community Plan designates the subject property for Medium Residential land use, with the corresponding zone of R3. The proposed zone change to (T)[Q]R3-1 is consistent with the land use designation in the Community Plan and is therefore in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text.** The Van Nuys–North Sherman Oaks 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.

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 specific lands to provide for adequate multi-family residential.

Policy 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

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.

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: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

Objective 1-5: To promote and ensure 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, price, and location of housing.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Medium Residential land use designation.

The project will provide new modern style multi-family units located on a busy boulevard. Magnolia Boulevard is served by Metro Bus No. 183 and the project site is located in between two major transportation corridors in the San Fernando Valley, Van Nuys Boulevard, which is approximately ¼ mile east of the site, and Sepulveda Boulevard, which is a little over ½ mile to the west. The project is within walking distance to the neighborhood commercial corners at Kester Avenue and Magnolia Boulevard as well as to the commercial businesses on Van Nuys Boulevard. As such, the project location can serve to help reduce vehicle trips to and from the site.

The project will be compatible with the existing neighborhood land use and character, which on Magnolia Boulevard is predominately two and three story multi-family buildings. The project has been revised to address privacy concerns raised by the single family home owners across the alley, north of the site, by stepping back the rear of the building five feet on the third floor level as conditioned by the South Valley Area Planning Commission, removing the third floor balconies facing north, and reducing the size of the windows. The third floor windows facing north have also been conditioned by the South Valley Area Planning Commission to be opaque/non-transparent, which further addresses the privacy concerns raised. Additionally, articulation and building design elements proposed for the front of the building, have been added to the rear façade as well.

The Plan also sets standards for Urban Design, coupled with the Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, consistent front setbacks with adjacent properties, and for a building design of quality and character. The submitted site plan and building plans are consistent with these design standards, and the building frontage has been designed with a pedestrian entrance and a fifteen-foot front yard setback. In addition, the parking will be subterranean and accessed from the rear of the site, resulting in a more attractive project as viewed from the street, with housing at grade instead of parking and allowing for a fully landscaped front yard setback. The building design includes complementary building materials on the façade, such as stone and a vertical wood elements, as well as building articulation that will enhance the appearance of the building and neighborhood.

Therefore, as proposed and conditioned herein, the development meets the objectives of the Community Plan, is permitted in the R3 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 or good zoning practice in that the proposed (T)[Q]R3-1 zone is consistent with the Community Plan Medium Residential Land Use designation and consistent with the "Q" condition which limits the building height to 35 feet. The project is conveniently located within close proximity to bus lines and within walking distance to commercial areas. As an infill project, there will be adequate access to existing City services and infrastructure. The project will provide new modern style two-bedroom apartments and will provided additional housing units for the area. The immediate area along Magnolia Boulevard is developed with two- and three-story multi-family buildings and is adjacent to a three-story condominium

building of the same height. The project has also been designed to be compatible with the single family neighborhood to the north.

The action, as recommended, has been made contingent upon compliance with the “(T)” and “[Q]” conditions imposed herein. 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.

CEQA Findings

4. Environmental

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32 – Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.