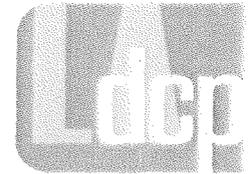




# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT



### South Valley Area Planning Commission

**Date:** December 10, 2015  
**Time:** After 4:30 p.m.  
**Place:** Marvin Braude Constituent Service Center  
6262 Van Nuys Boulevard, First Floor  
Van Nuys, CA 91401

**Public Hearing:** September 15, 2015  
**Appeal Status:** Zone Change is appealable only by the applicant to City Council if disapproved in whole or in part.  
**Expiration Date:** December 21, 2015  
**Multiple Approval:** No

**Case No.:** APCSV-2015-1978-ZC  
**CEQA No.:** ENV-2015-1975-MND  
**Incidental Cases:** VTT-73334  
**Related Cases:** N/A  
**Council No.:** 3  
**Plan Area:** Reseda - West Van Nuys  
**Specific Plan:** None  
**Certified NC:** Reseda  
**GPLU:** Low Residential  
**Current Zone:** RA-1  
**Proposed Zone:** R1-1  
**Applicant:** Carl Steinberg, Williams Homes  
**Representative:** Same

**PROJECT LOCATION:** 19141-19215 West Saticoy Street and 19140-19200 West Lull Street

**PROPOSED PROJECT:** The project involves the merger and re-subdivision of nine (9) lots into 16 lots and the construction, use and maintenance of 16 new single-family dwellings. Each of the lots would include a minimum of two (2) covered parking spaces. The project would include extending and improving Lull Street and the public alley between Lull and Saticoy Streets by approximately 450 feet.

**REQUESTED ACTIONS:**

- 1) Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from RA-1 to R1-1, and
- 2) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-1975-MND) and Mitigation Monitoring Program for the subject use.

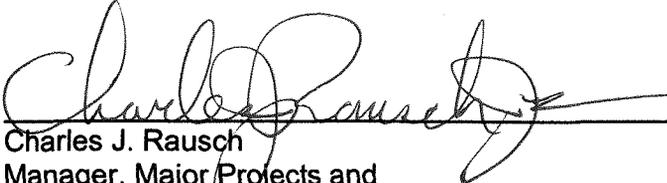
### RECOMMENDED ACTIONS:

- 1) **Deny** a Zone Change from RA-1 to R1-1;
- 2) **Approve** and **recommend** that the **City Council approve** a Zone Change from RA-1 to (T)RS-1;
- 3) **Adopt** the attached findings;
- 4) **Adopt** the Mitigated Negative Declaration No. ENV-2015-1975-MND;
- 5) **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-1975-MND;
- 6) **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are

implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and,

- 7) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

MICHAEL J. LOGRANDE  
Director of Planning



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Charles J. Rausch  
Manager, Major Projects and  
Project Planning Support Division



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Jae H. Kim  
Associate Zoning Administrator



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Jane Choi, AICP  
City Planner



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Oliver Netburn, City Planning Associate  
Hearing Officer  
Telephone: (213) 978-1382

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### Project Summary

The proposed project involves the merger and re-subdivision of nine (9) lots into 16 lots and the construction, use and maintenance of 16 new single-family dwellings. Each of the lots would include a minimum of two (2) covered parking spaces. The project would include extending and improving Lull Street and the public alley between Lull and Saticoy Streets by approximately 450 feet. The project also includes the removal of 15 trees (9 protected California Black Walnuts (*Juglans californica*) and six (6) other significant trees).

The applicant is requesting a Zone Change from RA-1 to R1-1 to allow a maximum of 16 single-family dwellings. However, staff is recommending a Zone Change to RS-1 that would limit the density to a maximum of 14 single-family dwellings. The RS-1 Zone, as recommended, would be more consistent with the existing development pattern within the Reseda Ranch community.

### Background

The subject property is an approximately 132,267 square-foot flat, rectangular parcel of land with a 437-foot long frontage along Saticoy Street, a 192-foot long frontage along Lull Street, a 150-foot long frontage along a public alley and a varying depth ranging between 297 and 317 feet. The property is vacant. The property includes 19 trees, including 10 California Black Walnuts (*Juglans californica*).

The property is located within the Reseda Ranch portion of the Reseda - West Van Nuys Community Plan. The property includes a 22-foot Building Line along Saticoy Street. The property is not located within any Specific Plan, Overlay Zone or Supplemental Use District.

The properties to the north and east are zoned RA-1 and RS-1 and are developed with single-family dwellings. The properties to the south, across Saticoy Street, are zoned R1-1 and are developed with single-family dwellings. The properties to the west are zoned R3-1, C2-1VL and P-1VL are developed with a two-story multi-family building, commercial retail use and associated surface parking.

The proposed project includes 16, two-story, single-family dwellings. Each dwelling would provide a minimum of two (2) covered parking spaces. Additional surface parking spaces are shown on the plans, but are not required. The dwellings would range between approximately 2,750 square feet and 2,850 square feet with a maximum height of 27 feet.

On October 6, 2015, the Advisory Agency held a joint public hearing with the Hearing Officer in consideration of Vesting Tentative Tract Map No. 73334 for the subject site. On November 5, 2015, the Advisory Agency approved the subdivision of the nine (9) lots into 16 lots contingent upon approval of the requested Zone Change to R1-1. No appeal was filed.

As part of Vesting Tentative Tract Map No. 73334, the project will be required to dedicate and fully improve the half right-of-way of Saticoy and Lull Streets for the length of the property's frontages, and to dedicate and fully improve a public alley within the property. Improvement of the alley will connect two existing alleys, improving circulation and access to and from the site.

In addition, no vehicular access to the proposed parking areas is permitted from Lull Street and Saticoy Street. All vehicular access to the individual lots would be from the alley.

### General Plan Land Use Designation

The Reseda-West Van Nuys Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5. The subject property is currently zoned RA-1.

### Surrounding Properties

The surrounding land uses consist of Low Residential, Medium Residential and Neighborhood Office Commercial and RA-1, RS-1, R1-1, R3, C2, and P Zones. The properties to the north, east and west are developed with one-story single-family dwellings. The properties to the east are developed with a two-story multi-family building and one-story commercial retail uses.

### Street and Circulation

Saticoy Street, abutting the property to the south, is an Avenue II (Secondary Highway), dedicated to a variable width ranging between 83 and 86 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Lull Street, abutting the property to the north, is a Local Street, dedicated to a variable width ranging between 29 and 60 feet and improved with asphalt roadway and concrete curb and gutter on the north side of the roadway, and concrete curb, gutter and sidewalk on a portion of the south side of the roadway.

A public alley, terminating at the property from the east, is dedicated to a width of 20 feet and improved with asphalt roadway and concrete center gutter.

A public alley, abutting the property to the west, is dedicated to a width of 20 feet and improved with asphalt roadway.

### Site Related Cases and Permits

VTT-73334: On November 5, 2015, the Advisory Agency approved a subdivision for a maximum 16 single-family lots, subject to the approval of APCSV-2015-1978-ZC.

Case No. ZA 1985-63-ZV: On April 25, 1985, the Zoning Administrator denied a Zone Variance to allow the construction, use and maintenance of a two-story, 94-room senior citizen hotel in the RA-1 Zone and with the provision of 32 parking spaces in lieu of the required 53 spaces.

Ordinance No. 98,019: On May 16, 1951, the City Council adopted a Building Line Ordinance establishing a 22-foot Building Line along Saticoy Street.

### Surrounding Related Cases

Case No. APCSV-2004-6449-ZC: On July 26, 2007, the South Valley Area Planning Commission disapproved and recommended that the City Council deny a zone change from RA-1 to R1-1, located at 7719 North Wilbur Avenue, approximately 1/4-mile northeast of the subject property.

On January 16, 2008, the City Council granted an appeal of the South Valley Area Planning Commission's action and thereby adopted a Zone Change from RA-1 to (Q)RE-9. (Ordinance No. 179,540; effective March 10, 2008)

Case No. APCSV-2004-6449-ZC: On April 12, 2006, the City Council adopted a Zone Change from RA-1 to R1-1, located at 18924 West Keswick Street, approximately 1/4-mile northeast of the subject property. (Ordinance No. 177,477; effective June 4, 2006)

**Issues**

**Zoning Patterns within Reseda Ranch**

In 2007, the City Council adopted the naming of the community bound roughly by Roscoe Boulevard on the north, Saticoy Street from Aliso Creek to Tampa Avenue and Strathern Street from Tampa Avenue to Corbin on the south, Aliso Creek on the east and Tampa Avenue from Saticoy Street to Strathern Street and Corbin from Strathern Street to Roscoe Boulevard on the west as Reseda Ranch. The neighborhood is comprised of approximately 9,995 parcels formed with 426 different parcel or tract maps.

With the exception of a large pocket of properties just west of Tampa Avenue, the predominant land use designation in Reseda Ranch is Very Low I Residential, with corresponding zones of RE20 and RA. Within those remaining portions of Reseda Ranch which are designated Low Residential, which has corresponding zones of RE9, RS, R1, RU, RD6 and RD5, the predominant zoning is RS, with a few RE9 and R1 Zones.

Reseda Ranch is further distinguished from other surrounding neighborhoods, including south of Saticoy, in that it is identified under ZI No. 2438 (Equine Keeping in the City of Los Angeles) as a community with a long tradition of equine keeping, which contributes to its distinctive character and quality-of-life.

The instant request for a Zone Change to the R1 Zone, while consistent with the land use designation, would not be consistent with the general development pattern of the Reseda Ranch community.

**Reseda-West Van Nuys Community Plan**

In 1999, the City Council adopted the Reseda-West Van Nuys Community Plan. During the adoption process, various planning and land use issues were raised including the incompatibility between lower and higher density residential projects and the subdivision of large lots into smaller lots, resulting in a diminished supply of large lots and the corresponding open space.

The Community Plan attempts to address these issues through its policies, including the protections of existing single family residential neighborhoods from new, out-of-scale development.

**R1-1 development versus RS-1 development**

The following table shows the development standards applicable to both the R1 Zone and the RS Zone.

	Minimum Lot Size	Minimum Lot Width	Maximum Floor Area Ratio	Minimum Yards			Maximum Height	Maximum # of Units on subject site
				Front*	Side	Rear		
<b>R1 Zone</b>	5,000 sq. ft.	50 ft.	.45-.5:1	not to exceed 20 ft.	5 ft.	15 ft.	28-33 ft.	16
<b>RS Zone</b>	7,500 sq. ft.	60 ft.	.4-.45:1	not to exceed 25 ft.	5 ft.	20 ft.	28-33 ft.	14

\* - 20% of lot depth

The resulting development pattern and distinction of the R1 Zone from the RS Zone is that lots created in the R1 Zone would be smaller lots with larger homes as a proportion of the lot size, with smaller front and rear yard setbacks.

#### Mayor Eric Garcetti's Sustainable City pLAN

On April 8, 2015, Mayor Eric Garcetti released L.A.'s first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021.

The recommended RS Zone would increase the allowable number of units from 7 units to 14 units. While this increase would be less than the requested number of units by two (2), the recommendation would nonetheless result in a doubling of the housing units, supporting the Mayor's goal of 100,000 new housing units by 2021, while staying consistent with the sites current General Plan Land Use Designations..

#### Conclusion

Staff recommends that the South Valley Area Planning Commission deny the Zone Change from RA-1 to R1-1, as requested, and instead approve and recommend that the City Council approve a Zone Change from RA-1 to RS-1.

Staff also recommends the adoption of Mitigated Negative Declaration No. ENV-2015-1975-MND and the associated Mitigation Monitoring Program.

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

### Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
  - a. That a 2-foot wide strip of land be dedicated along Saticoy Street adjoining the tract to complete a 45-foot wide half right-of-way in accordance with Secondary Highway Standards.
  - b. That a 30-foot wide public street right-of-way be dedicated along Lull Street adjoining the tract to complete a 60-foot and variable width right-of-way.
  - c. That 20-foot wide public alley right-of-way be dedicated within the tract property and as shown on the tentative map including a 10-foot by 10-foot property line alley corner cut at the intersection with the existing alley adjoining the tract all satisfactory to the Valley District Engineering Office.
  - d. That a public street easement for public turning area be dedicated along Lull Street adjoining the tract substantially as shown on the vesting tentative map stamp dated May 26, 2015 and on alignment satisfactory to the Valley District Engineering Office.
  - e. That any fee deficit under Work Order No. EXT00614 expediting this project be paid.
  - f. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
    - (1) Improve Lull Street being dedicated adjoining the subdivision by the construction of the followings:

- i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
  - ii. Suitable surfacing to join the existing pavements and to complete an 18 to 20-foot and variable width half roadway (38-foot total roadway).
  - iii. Any necessary removal and reconstruction of existing improvements.
  - iv. The necessary transitions to join the existing improvements.
- (2) Improve Saticoy Street by reconstruction of the existing roadway and to provide a new 12-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
  - (3) Improve both alleys (existing alley and the new proposed alley) adjoining the tract by construction of 20-foot wide alley roadways with 2-foot wide center longitudinal concrete gutters all satisfactory to the Valley District Engineering Office.
  - (4) Improve the public street easement turning area satisfactory to the Valley District Engineering Office.
  - (5) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

## FINDINGS

### General Plan/Character Findings

#### 1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the area Reseda-West Van Nuys Community Plan, amended by the City Council on November 17, 1999. The plan map designates the subject property as Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5. The requested Zone Change to the R1-1 Zone and the recommended Zone Change to the RS-1 Zone are both consistent with the current Low Residential land use designation.
- b. **Land Use Element.**

**Reseda-West Van Nuys Community Plan.** The Community Plan text includes the following relevant land use objectives and policies:

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

Policy 1-1.3: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses, especially the RA-1 zoned lots.

The requested Zone Change to the R1-1 Zone and the recommended Zone Change to RS-1 both double the allowable number housing units from what is currently permitted from 7 units to 16 units and 14 units, respectively. Nonetheless, the requested Zone Change to R1-1 does not protect the existing single-family neighborhood from new, out-of-scale development, nor does it protect the existing stable single-family and low density neighborhood from encroachment of a higher density residential uses.

The subject property is located within the Reseda Ranch community which is bounded roughly by Roscoe Boulevard on the north, Saticoy Street from Aliso Creek to Tampa Avenue and Strathern Street from Tampa Avenue to Corbin on the south, Aliso Creek on the east and Tampa Avenue from Saticoy Street to Strathern Street and Corbin from Strathern Street to Roscoe Boulevard on the west. The neighborhood is comprised of approximately 9,995 parcels formed with 426 different parcel or tract maps.

With the exception of a large pocket of properties just west of Tampa Avenue, the predominant land use designation in Reseda Ranch is Very Low I Residential, with corresponding zones of RE20 and RA. Within those remaining portions of Reseda Ranch which are designated Low Residential, which has corresponding zones of RE9, RS, R1, RU, RD6 and RD5, the predominant zoning is RS, with a few RE9 and R1 zones.

Reseda Ranch is further distinguished from other surrounding neighborhoods, including south of Saticoy, in that it is identified under ZI No. 2438 (Equine Keeping in the City of

Los Angeles) as a community with a long tradition of equine keeping, which contributes to its distinctive character and quality-of-life.

The requested R1 Zone would allow a minimum lot size per unit of 5,000 square feet with minimum lot widths of 50 feet. The front yard setback would not be required to exceed 20 feet and the minimum required rear yard would be 15 feet. The maximum permitted Floor Area Ratio (FAR) within the R1 Zone would be .5:1, or .45:1 if the lot is greater than 7,500 square feet. R1 Zone would yield 16 legal lots on the subject property for the development of 16 single-family dwellings.

The recommended RS Zone would allow a minimum lot size per unit of 7,500 square feet with minimum lot widths of 60 feet. The front yard setback would not be required to exceed 25 feet and the minimum required rear yard would be 20 feet. The maximum permitted Floor Area Ratio (FAR) within the RS Zone would be .45:1, or .4:1 if the lot is greater than 9,000 square feet. The RS Zone would yield 14 legal lots on the subject property for the development of 14 single-family dwellings.

The resulting development pattern and distinction of the R1 Zone from the RS Zone would be larger homes as a proportion of their lots size, with small front and rear yard setbacks.

The request to the R1-1 Zone, while consistent with the land use designation, is not consistent with the general development pattern on the Reseda Ranch community and would result in out of scale development of a higher density residential use in an existing stable single-family and low density neighborhood.

Conversely, the RS Zone would result in a development pattern consistent with the existing development pattern within the Reseda Ranch community. As discussed above, the predominance of properties within the Reseda Ranch community are zoned RE20, RA, or RS. The RS Zone would ensure that the size of the lots, required setbacks and the size of homes as a proportion of their lots size is similar to the existing development.

- c. 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 goals, 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.

The subject property is located within the Reseda Ranch community which is bounded roughly by Roscoe Boulevard on the north, Saticoy Street from Aliso Creek to Tampa Avenue and Strathern Street from Tampa Avenue to Corbin on the south, Aliso Creek on the east and Tampa Avenue from Saticoy Street to Strathern Street and Corbin from Strathern Street to Roscoe Boulevard on the west. The neighborhood is comprised of approximately 9,995 parcels formed with 426 different parcel or tract maps.

With the exception of a large pocket of properties just west of Tampa Avenue, the predominant land use designation in Reseda Ranch is Very Low I Residential, with corresponding zones of RE20 and RA. Within those remaining portions of Reseda Ranch which are designated Low Residential, which has corresponding zones of RE9, RS, R1, RU, RD6 and RD5, the predominant zoning is RS, with a few RE9 and R1 zones. The subject site is within this area that is predominantly zoned RS.

Reseda Ranch is further distinguished from other surrounding neighborhoods, including south of Saticoy, in that it is identified under ZI No. 2438 (Equine Keeping in the City of Los Angeles) as a community with a long tradition of equine keeping, which contributes to its distinctive character and quality-of-life.

The requested R1 Zone would allow a minimum lot size per unit of 5,000 square feet with minimum lot widths of 50 feet. The front yard setback would not be required to exceed 20 feet and the minimum required rear yard setback would be 15 feet. The maximum permitted Floor Area Ratio (FAR) within the R1 Zone would be .5:1, or .45:1 if the lot is greater the 7,500 square feet. R1 Zone would yield 16 legal lots on the subject property for the development of 16 single-family dwellings.

The recommended RS Zone would require larger minimum lot size per unit of 7,500 square feet with larger minimum lot widths of 60 feet and a larger minimum rear yard setback of 20 feet. The maximum permitted Floor Area Ratio (FAR) within the RS Zone would be less than the R1 with an FAR of .45:1, or .4:1 if the lot is greater the 9,000 square feet. The RS Zone would yield less lots, 14, on the subject property for the development of less single-family dwellings, 14, than the R1 Zone.

The resulting development pattern and distinction of the R1 Zone from the RS Zone would be larger homes as a proportion of the lot size, with smaller rear yard setbacks.

The request for the R1-1 Zone, while consistent with the land use designation, is not consistent with the general development pattern within the area's portion the Reseda Ranch community, which has a predominant RS zoning pattern.

Conversely, the RS Zone would result in a development pattern consistent with the existing development pattern within the Reseda Ranch community. As discussed above, the predominance of properties within the Reseda Ranch community is zoned RE20, RA, or RS. The RS Zone would ensure that the size of the lots, required setbacks and the size of homes as a proportion of the lot size is comparable to the existing development

- 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 objectives and policies relevant to the instant request:

Goal 1: Housing Production and Preservation.

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.

Objective 1.4: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The Zone Change to either the RS or the R1 Zone would implement the Housing Element by increasing the housing supply while in line with the current land use designation. While the change to the RS Zone is more restrictive than the R1 Zone, the loss of large lots outweighs the benefit of such a modest increase in density.

The recommended RS Zone achieves the production of new ownership housing, meeting the needs of the city, while ensuring a range of different housing types (large-lot single-family) that address the particular needs of the city's households.

Furthermore, as the subject property has obtained approval Vesting Tract Map No. 73334, adopting the Zone Change to the RS Zone will streamline the building permit processes by enabling 14 new single-family homes to be developed at once, as opposed in through individual entitlement processes.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) will be implemented by the recommended action herein. Saticoy Street is an Avenue II (Secondary Highway) in the Mobility Element of the General Plan and dedicated to a width of 86 feet and improved with asphalt roadway and concrete curb, gutters and a sidewalk. The project will be required to dedicate a 2-foot wide strip of land be along Saticoy Street adjoining the property to complete a 45-foot wide half right-of-way. A condition to require the 2-foot dedication of land and necessary improvements to complete the right-of-way has been included in this approval.

Saticoy Street is not included in any of Mobility Plan 2035's "Enhanced" Networks (i.e. the Bicycle Enhanced Network, the Transit Enhanced Network, the Neighborhood Enhanced Network and the Vehicle Enhanced Network).

- f. The project will be consistent with the **Sewerage Facilities Element** of the General Plan. 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**

**2. Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**

- a. **Public Necessity:** On April 8, 2015, Mayor Eric Garcetti released L.A.'s first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the Zone Change to the RS-1 Zone will double the number of residential units that are currently permitted on the site, thereby supporting the Mayor's goal of 100,000 new housing units by 2021, while staying within the adopted General Plan Land Use Designation.
- b. **Convenience:** The Reseda Ranch community is an established single-family neighborhood. The proposed project would locate 14 new single-family dwellings within .5 miles of an LAUSD elementary school (Melvin Elementary School), 1.5 miles of an LAUSD middle school (Sutter Middle School) and .5 miles of an LAUSD high school (Cleveland High School). The project is also within a few hundred feet of a commercial shopping area which includes a grocery store, banks, restaurants, a gas station and other neighborhood-serving retail uses. Granting the Zone Change to the RS-1 Zone would allow the residences of the new development to shop and dine within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
- c. **General Welfare:** Granting the Zone Change to the RS-1 Zone would allow the development of a vacant lot within an established and stable single-family development. As discussed above, the area is served by neighborhood-serving uses such as schools, a grocery store, banks, restaurants, a gas station and other neighborhood-serving retail uses. The Zone Change to the RS-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 Practices:** The request to the R1-1 Zone, while consistent with the land use designation, is not consistent with the general development pattern on the Reseda Ranch community, which predominantly has RS zoned properties.

Conversely, the RS Zone would result in a development pattern consistent with the existing development pattern within the Reseda Ranch community. As discussed above, the predominance of properties within the Reseda Ranch community is zoned RE20, RA, or RS. The RS Zone would ensure that the size of the lots, required setbacks and the size of homes as a portion of their lot size are comparable to the existing development.

Furthermore, the larger sized lots will contribute to the distinctive character and quality-of-life of the Reseda Ranch community.

### **Environmental Findings**

3. **Environmental Finding.** A Mitigated Negative Declaration (ENV-2015-1975-MND) was prepared for the proposed project. 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 judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

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. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.

## PUBLIC HEARING AND COMMUNICATIONS

A public hearing was conducted jointly by the Deputy Advisory Agency and the Hearing Officer for Case Nos. VTT-73334 and APCSV-2015-1978-ZC, respectively, on October 6, 2015, at 9:30 p.m., at the Marvin Braude San Fernando Valley Constituent Services Center in Van Nuys.

### 1. Attendees

The hearing was attended by the applicant, Carl Steinberg, the applicant's representative, Eric Lieberman, members of the community and the Planning Deputy for Councilmember Bob Blumenfield (Council District 3), Andrew Pennington.

### 2. Testimony - Oral

- a. Eric Lieberman, the applicant's representative, presented the project which would create 16 lots with an average lot size 32% larger than the minimum permitted in the R1 Zone. He stated that the larger lot size allows for a transition from the more intensive development to the west and south and the less intensive development to the north and east. Furthermore, the Zone Change to the R1 Zone would not set precedence for those lots zoned RA and with a General Plan Land Use Designation of Very Low I Residential.
- b. Carl Steinberg, the applicant, discussed the project. The project was originally proposed as 42 units on smaller lots which was rejected by the Land Use Committee of the Reseda Neighborhood Council. The applicant reduced the project down to 28 townhomes which was again rejected by the Neighborhood Council. The applicant finally reduced the project down to 16 units with each including a second dwelling unit ("granny flats"). The "granny flats" were eventually removed from the project.

The project would preserve three (3) trees, as recommended by staff. The project has two different home types, one with an attached garage and the other with a detached garage.

- c. Two (2) members of the public spoke in support of the project, include from the Valley Industry and Commerce Association and the Building Industry Association.
- d. Nine (9) members of the public spoke in opposition of the project. The predominant discussion was a support of the proposed subdivision, but with a density consistent with the RS Zone.
- e. Andrew Pennington, the Planning Deputy for Councilmember Bob Blumenfield (Council District 3), stated that the Councilman has not taken a position on the Zone Change, however expressed concerns regarding the density of the project, as well as traffic, including the new alley and cut-through traffic from Saticoy Street to Vanalden Avenue. Additionally, he discussed concerns about parking. He did discuss support for some project on the subject property.

### 3. Testimony - Written

- a. At the hearing the following was submitted:
  - 7 support cards
  - 69 signatures on a petition in opposition

- b. On November 27, 2015, a letter from James Diamond stated opposition for the proposed Zone Change as the project is not consistent with the existing development of Reseda Ranch, it would not provide enough parking and would cause additional traffic.
- c. On November 20, 2015, a letter from Councilmember Bob Blumenfield stated opposition to the proposed Zone Change to the R1 Zone, but expressed support to the RS Zone. The letter provided the following additional conditions to be addressed:
  - Eliminating or minimizing the impacts this development could have on any animal-keeping rights of the adjacent RA zoned properties.
  - Removal of any storage or accessory space in the garages, if possible keeping them to one-story.
  - Increase tree coverage (3 native trees) along easternmost lots to provide further buffer between new development and existing properties.
  - Inclusion of guest or ancillary parking on each lot of at least one spot.
  - Protection and notifications for adjacent homeowners during construction such as:
    - Notification to neighbors within 500' of the grading and construction schedule, and further notifications if changes to it are made after it commences;
    - Site security plan that is done in coordination with LAPD and the Council Office; and,
    - Setup of a complaint/comment hotline that is prominently displayed on-site during construction, and a log book that documents any calls and their remedies that is available to both the LADBS and Council Office.
- d. On October 6, 2015, an email from Daryt J. Frank stated opposition to the proposed Zone Change to the R1 Zone, but expressed support for a Zone Change to the RE9 Zone.
- e. On October 5, 2015, an email from Chris and Linda Short stated opposition to the proposed Zone Change to the R1 Zone and the removal of trees.
- f. On October 5, 2015, an email from Nicole stated opposition to the proposed Zone Change to the R1 Zone, but expressed support for a Zone Change to the RE9 Zone.
- g. On October 5, 2015, an email from Sally and Wm Morgan stated opposition to the proposed Zone Change to the R1 Zone.
- h. On October 5, 2015, an email from Rob Scott stated opposition to the proposed Zone Change to the R1 Zone.
- i. On October 4, 2015, an email from Elmina S. Frank stated opposition to the proposed Zone Change to the R1 Zone, but expressed support for a Zone Change to allow 12 new units.
- j. On October 4, 2015, an email from Richard R. Betz stated support for the project as it will enhance housing, property values and add additional taxes.

- k. On September 15, 2015, an email from Carrie Jones stated opposition to the removal of trees.
- l. On September 9, 2015, an email from John Darnell stated opposition to the project as it does not fit the area, will cause traffic and lacks off-street parking.
- m. On September 3, 2015, a letter from the Reseda Neighborhood Council stated that the Neighborhood Council opposed the Zone Change to the R1 Zone.