

# FINDINGS

## A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Reseda – West Van Nuys Community Plan and is designated for Community Commercial land uses, with the corresponding CR, C2, C4, RAS3, RAS4, P, and PB zones. The proposed zone change to R3-2D-CDO is not consistent with the land use designation on the community plan map. However, Chapter II of the Community Plan includes a section titled Plan Consistency. This section, reproduced below, states that each community plan designation permits the designated zones as well as all zones that are more restrictive, as defined in Los Angeles Municipal Code Section 12.23.

### Plan Consistency

“Each plan land use category indicates the corresponding zones permitted by the Plan unless further restricted by the plan text, footnotes, adopted Specific Plans, or other specific limitations on discretionary approvals. The Plan recognizes that the residential densities, commercial intensities, and industrial intensities depicted on the Plan map are theoretical and will not occur due to plan and zone regulations, economic conditions, and design limitations.

For each plan category, the Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC). Any subsequent action that modifies the Plan or any monitoring review that results in changes to the Plan must make new Plan consistency findings at the time of that decision.

City actions on most discretionary projects require a finding that the action is consistent or in conformance with the General Plan. In addition to the required general finding, decision makers acting on certain projects in the Reseda-West Van Nuys-Community Plan Area shall refer to each of the applicable additional findings that the Plan identifies as programs in Chapter III of the Plan which are underlined for ease of reference. To further substantiate the consistency findings, decision makers may site other programs, policies, or objectives which would be furthered by the proposed project. In addition, Chapter V of the Plan requires a decision maker to make a finding of conformance with applicable design standards for discretionary projects.”

Therefore, the proposed zone change to R3-2D-CDO is 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 Reseda – West Van Nuys 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 development.

**Program:** The Plan Map identifies specific areas where multi-family residential development is permitted.

**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.

**Program:** The Plan includes an Urban Design Chapter which is supplemented by Design Guidelines and Standards for residential development.

**Objective 1-2:** To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

**Policy 1-2.1** Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

**Program:** The Plan includes Design Guidelines which establish design standards for residential development to implement this policy.

**Policy 1-2.2** 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 when changes in residential densities are proposed.

**Program:** The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

**Objective 1-3:** To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

**Policy 1-3.1** Promote greater individual choice in type, quality, price, and location of housing.

**Program:** The Plan promotes greater individual choice through its establishment of residential design standards and its allocation of lands for a variety of residential densities.

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 and infrastructure capabilities. The project would change the zone of an R2-2D-CDO zoned lot in the neighborhood and proposes the same zone as many of the adjacent residential parcels.

Therefore, the proposed R3-2D-CDO Zone and construction of five rental units would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to improve the surrounding public right-of-ways, which will serve to enhance the roadway, sidewalks, and street lighting, along the site and provide for better connectivity within the neighborhood. Other utilities and public services for the site, including

the availability of sewer and drainage facilities in North Amigo Avenue were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Adequate access to the site is available from the surrounding streets, and a common driveway will provide residents with direct access from North Amigo Avenue.

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. In addition, the site is subject to the provisions of the Reseda Central Business District Community Design Overlay, discussed below. The submitted site plan and building plans are consistent with these design standards, and the building frontage has been designed with pedestrian access and a fifteen-foot front yard setback. In addition, the building elevations have been designed with a consistent architectural theme and variations in height, depth, and building colors to achieve an articulated facade.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the R3-2D-CDO Zone, and is consistent with the general plan land use designation.

## **B. 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 (T)(Q)R3-2D-CDO zone is consistent with the existing Community Commercial Community Plan Land Use designation in that this land use category allows for the corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB or those zones that are more restrictive, per L.A.M.C. Section 12.23 B.7. The corresponding RAS3 (Residential Accessory Services) Zone permits one dwelling unit for each 800 square feet of buildable lot area and commercial uses outlined in Section 12.10.5 of the L.A.M.C. The requested R3 (Multiple Dwelling) Zone permits one dwelling unit for each 800 square feet of buildable lot area but no commercial uses are permitted. As such, the proposed residential density is consistent with the Community Plan Land Use designation.

The project is also convenient in location to several major streets, such as Reseda Boulevard and Sherman Way. The project is also located near several local and rapid bus lines. As an infill project, the proposed development will also have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for rental housing in the vicinity. Properties in the immediate neighborhood primarily consist of residential development on R3-2D- and R2-2D- zoned lots to the north, east, and south of the subject property and commercial uses on C2-zoned lots to the south and west of the subject site. A zone change from [Q]R2-2D-CDO to (T)(Q)R3-2D-CDO and the construction of five apartment residences would be compatible with the use and size of existing developments in the vicinity. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity in comparison to the vicinity.

The action, as recommended, has been made contingent upon compliance with the “(Q)” and “(T)” conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements 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.

**C. CEQA Findings**

- 4. Environmental** A Mitigated Negative Declaration ENV-2016-1521-MND was published on November 16, 2016.

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 and described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Valley Project Planning Division in Room 430, 6262 Van Nuys Blvd., Van Nuys.

Section 21081.6 of the California Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval". The Mitigation Monitoring Program with case no. ENV-2016-1521-MND is adopted in compliance with the Public Resources Code and includes the necessary mitigation measures identified herein