

FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Sun Valley-La Tuna Canyon Community Plan and is designated for Low Residential land uses, with the corresponding RE9, RS, R1, RU, RD6, RD5 Zones. The proposed Zone Change to RS-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. **General Plan Text.** The City of Los Angeles General Plan Framework, an Element of the City of Los Angeles General Plan, includes the following relevant land use goals, objectives, policies and programs:

***GOAL 4A:** An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

***Policy 4.1.7:** Establish incentives for the development of housing units appropriate for families with children and larger families.*

***Policy 5.5.3:** Formulate and adopt building and site design standards and guidelines to raise the quality of design Citywide.*

Furthermore, the Sun Valley-La Tuna Canyon 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.*

***Policy 1-1.1:** Designate land for single and multi-family residential development.*

***Policy 1-5.1:** Promote greater individual choice in type, quality, 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 Low Residential land use designation. The site is located adjacent to other RS zoned single-family lots along Ampere Street with 7,500 square-foot lot sizes, and also RS zoned lots to the north, south, and along the entire Ethel Avenue block fronting the subject site. On the opposite side of Ethel Avenue to the east are existing R1 zoned single-family lots. The proposed RS (Suburban) zone and development of two (2) new single-family homes with one existing home to remain on Parcel C range in size from approximately 6,300 to 6,700 square feet with a varying height of 24 feet 8 inches to 27 feet 6 inches. The Advisory Agency approved the proposed Parcel Map No. AA-2015-3479-PMLA pursuant to Section 17.53 J of the Los Angeles Municipal Code (LAMC), for an adjustment to allow a maximum reduction of the lot area for Parcel A, B, and Parcel C. The granting of a 17% reduction to the lot areas was determined by the Advisory Agency to be a minor deviation that will not result in any adverse effects or further degrade adjacent properties, the surrounding neighborhood, or public health. The Sun Valley-La Tuna Canyon Community Plan designates the subject property as Low Residential Land Use with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The granting of the minor adjustment to the lot area for Parcel A, Parcel B, and Parcel C is consistent with the Community Plan objectives to promote neighborhood preservation, and to preserve and

enhance the character and integrity of existing single family neighborhoods. The existing RA- 1 (Suburban) zone creates an underutilization of land whereas a minor deviation to the lot area for Parcel A, Parcel B, and Parcel C allows for the creation of three new lot cuts within the proposed RS-1 (Suburban) Zone that is compatible to the surrounding RS pattern of development for the neighborhood and its respective block. The granting of the request will not adversely affect any elements of the General Plan. In addition, the site is not subject to any Plan footnotes that affect this project, and is not otherwise located within any other specific plan or special land use district.

Furthermore, pursuant to Citywide Residential Design Guidelines, the project utilizes different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The single-family dwelling proposed on Parcel A is designed with complementary colors (Hacienda La Habra stucco, barkwood asphalt shingled roofing) with white vinyl dual glazed exterior doors and windows. White trimmed balconies with sliding glass doors and window treatments are shown on the second floor. The roof fascia has a white painted trim and the fixed window shutters are painted white vinyl. The single- family dwelling proposed on Parcel B is designed with complementary colors (Mesa Verde La Habra stucco, Weathered Wood asphalt singled roofing) with white vinyl dual glazed exterior doors and windows. White trimmed sliding glass doors and balconies are shown on the second floor, and the roof is designed with a white painted trim.

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

B. Entitlement Findings

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

The (T)(Q)RS-1 zone is consistent with the existing Low Residential Community Plan Land Use designation in that this land use category allows for a corresponding zone of RE9, RS, R1, RU, RD6, and RD5. This is an infill project that will 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 home ownership in the vicinity. Properties in the immediate neighborhood primarily consist of single-family RS zoned lots to the north, south and west of the subject property with only this as the only remaining RA (Suburban) Zone property. A zone change from RA-1 to (T)(Q)RS-1 and the construction of a three (3) parcel single-family residential subdivision would be compatible with the use and size of existing adjacent developments. 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

Based on the independent judgement of the decision-maker (Deputy Advisory Agency), after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-3478-MND, adopted on August 25, 2016 by the Deputy Advisory Agency in connection with AA-2015-3479-PMLA and pursuant to CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated October 17, 2017, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project. Impacts were identified in the areas of biological resources, and with the implementation of mitigation measures, impacts are expected to be less than significant.