

## FINDINGS

### A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, last updated and adopted by the City Council on June 9, 1999. The Community Plan designates the subject lot as Low Residential with the corresponding zone(s) of RE9, RS, R1, and RU. The 0.587 net acre (25,564 square feet after required dedication) property is zoned RA-1, and as such, the zoning does not correspond with the land use designation. Under the Mission Hills-Panorama City-North Hills Community Plan, the corresponding land use designation for the RA Zone is Very Low Residential, which is more restrictive than the Low Residential land use designation. The existing Low Residential Land Use is consistent with the proposed (T)(Q)R1-1 Zone. Footnote No. 4 on the Community Plan Map states that development in low density areas shall not preclude approval of RD6 density on large areas of over 12,000 square feet or larger. Therefore, the applicant's request is within the density potential of the Community Plan.
2. **General Plan Text.** The recommended Zone Change to (T)(Q)R1-1 conforms to the following objective and policies of the Citywide General Plan Framework Element as follows:

*Policy 4.1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.*

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

The provision of five (5) single-family homes allows for housing that serves the needs of families with children and larger families. The plans submitted by the applicant (see “**Exhibit A**”) shows a five-bedroom configuration, thereby encouraging the development of units appropriate for families with children and larger families.

The Citywide General Plan Framework Element includes text that addresses project design as follows:

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

Additionally, the Citywide Residential Design Guidelines recommendations include the following text:

*Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.*

*Utilize windows and doors as character-defining features to reflect an architectural style or theme...incorporate well designed trims and details.*

The proposed five (5) single-family dwellings address these design standard by including three unique design plans with complementary colors and materials, trim on recessed

windows and/or garage doors, and tile roofing, stucco walls, brick veneer, and/or siding. The three unique design plans include color schemes of gray, white, and charcoal; brown, swiss coffee, and gray; and white, silver, and black.

The Mission Hills – Panorama City – North Hills Community Plan, including Chapter V, Urban Design, incorporates the following residential design guidelines:

*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.*

*Utilizing complementary building materials on building facades.*

*Screening all roof top equipment and building appurtenances from adjacent properties.*

The proposed single-family dwellings address these design standards by including complementary colors such as gray, charcoal, black, brown, and white. The project is conditioned to fully screen from view any structures on the roof and the public right-of-way, such as air conditioning units and other utilities and equipment that abut properties with single-family dwellings. According to the November 20, 2016 Tree Report prepared by a certified arborist, a total of 17 trees are currently on the project site, and none of those trees are protected. Of the 17 trees, 14 are scheduled for removal. As shown in **Exhibit A**, the proposed project includes a landscape and irrigation plan that provides attractive landscaping at the front and rear of each lot. The applicant's landscape plans show 24 trees, including 13 24-inch box trees (Jacaranda, White Crepe Myrtle, California Sycamore, and Street Trees per Urban Forestry).

The proposed site is not located within any geographic Specific Plan area. Therefore, as conditioned, the recommended development meets the objectives of the General Plan Framework Element, the Community Plan, is permitted in the R1-1 Zone, and is consistent with the General Plan land use designation.

## **B. Entitlement Findings**

- 1. Zone Change, Section 12.32 of the LAMC: That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.**

The adopted Mission Hills-Panorama City-North Hills Community Plan designates the subject property for Low Residential Land Uses with the corresponding zones of RE9, RS, R1, and RU. The 0.587 net acres (25,564 square feet after required dedication) property is zoned RA-1, and as such, the zoning does not correspond with the land use designation. Under the Mission Hills-Panorama City-North Hills Community Plan, the corresponding land use designation for the RA Zone is Very Low Residential, which is more restrictive than the Low Residential land use designation. The existing Low Residential Land Use is consistent with the proposed (T)(Q)R1-1 Zone. Footnote No. 4 on the Community Plan Map states that development in low density areas shall not preclude approval of RD6 density on large areas of over 12,000 square feet or larger. Therefore, the applicant's request is within the density potential of and is consistent with the Community Plan.

The proposed five (5) single-family homes is an infill development, and as such, will have adequate access to existing City services and infrastructure. The proposed Zone Change allows for the development of single-family dwellings that are located in close proximity to commercial and retail establishments as well as institutions such as schools and churches. The subject site is within 1,000 feet of the Interstate 405 Freeway, which allows for reduced vehicle trips and easy access to employment opportunities. The proposed project site is within a 5-6 minute walk to Metro Local and Limited Bus Lines (152, 237, 353) located on Roscoe Boulevard and Woodley Avenue.

The adjacent property to the north, east, and south are predominately zoned RA-1 for single-family use and are developed with single-family residences. Two religious institutions and associated parking are located directly north of the project site. West of the site are existing single family dwellings on lots zoned RS-1. The project site is located approximately 1,000 feet from the San Diego (I-405) Freeway to the east. The project site is proposed to be rezoned to the R1-1 Zone, which would provide a buffer to the existing institutional use to the north on the corner of Parthenia Street and Haskell Avenue. Additionally, the single-family dwelling on the abutting property to the north is owned and used by a religious institution as housing for the clergy. On February 15, 2018, under Case No. ZA-2018-897-CU, that institution filed an entitlement to request a Conditional Use to allow their building to operate as a religious institution.

Additionally, the proposed project site has been vacant, and has been described by community members as an eyesore. Attempts to develop the site in the past have not come to fruition. The proposed single-family dwellings are attractively designed with landscaping that meets Los Angeles Municipal Code requirements. Los Angeles Municipal Code Section 12.21 C.1(g) requires one tree at least 15 gallons in size and at least 6 feet in height at the time of planting per 500 square feet of unpaved area in the front yard of single-family dwellings. The applicant has met this requirement by providing at least 3 types of 24-inch box trees in the front yard, including Jacaranda, White Crepe Myrtle, and California Sycamore, along with three distinct and complementary designs and color schemes for the single-family homes. As such, the proposed project offers a unique five (5) lot development that is consistent with the design and landscaping of the surrounding neighborhood on a currently vacant lot that has been a source of blight for a number of years.

Therefore, the zone change furthers the public necessity and convenience and will contribute to the general welfare of the neighborhood. The recommended zone change is consistent with good zoning practice by providing a harmonious, infill density and land use activity in the existing neighborhood.

**2. Building Line Removal, Section 12.32 R.2 of the LAMC: The recommended building line removal is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that:**

City records show that on November 19, 1953, a building line was established by Ordinance No. 102,413 on both sides of Haskell Avenue between Victory Boulevard to the south and Rinaldi Street to the north under Case No. CPC-7316. The applicant is currently requesting removal of the 24-foot Building Line fronting on North Haskell Avenue abutting the subject site.

Since November 1953 when the 24-foot building line ordinance was established, Haskell Avenue has been designated Avenue II by the Mobility Plan 2035, with a designated right-of-way width of 86 feet and a designated roadway width of 56 feet. As stated in the Bureau of Engineering letter dated March 2, 2017 and as conditioned under Case No. TT-74704, concurrently filed with the subject request, improvement is required to the Haskell Avenue sidewalk easement abutting the subject property to bring Haskell Avenue to Avenue II standards. Furthermore, the proposed project observes an 8-foot side yard setback along North Haskell Avenue, which is as consistent with the proposed R1 Zone.

Removal of the building lines allows additional square footage upon which to construct much needed housing in the City and the Mission Hills – Panorama City – North Hills Community Plan area. Without removal of the building lines, the applicant would not have sufficient lot area to construct five (5) single-family homes as proposed. Removal of the 24-foot building line allows for five (5) lots that are similar in shape and size, and which allow for a consistent rhythm with the streetscape along Napa Street.

As such, removal of the building lines is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare and good zoning practice.

**C. CEQA Findings**

Based on the independent judgment 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-2016-4806-MND, adopted on March 22, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, 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 air quality, tree removal of non-protected trees, tree removal in the public right-of-way, and noise. With the implementation of mitigation measures, staff has determined that all impacts will be reduced to a less than significant level.