

## FINDINGS

### General Plan/Charter Findings (Charter Sec. 556, 558)

The proposed zone change is in substantial conformance with the purposes, intent, and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice. The City of Los Angeles' General Plan consists of the Framework Element, seven required Elements that are mandated by State law, including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems, and Plan for a Healthy Los Angeles. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for staff's recommended actions for the proposed project.

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

**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 allowing the maintenance of the existing 13-unit apartment building on the Medium Land Use designation and development of two new single-family dwellings on the Low Residential Land Use designation fronting Cantlay Street. The area of the R3 zoned portion of the property would allow for a maximum base density of 13-units, thus preserving the existing density. The multi-family residential building has 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.

Further, allowing for the apartment to be maintained within the zone boundary line, allows for the future development of the remaining R1-1 zoned vacant land to the rear of the site after

recording the concurrent subdivision, Case No. AA-2017-2617-PMLA. Woodley Avenue and Sherman Way are served by Metro Bus Nos. 162, 169, and 237/656, which are all within a ¼ mile of the site to the east and west. The project is within walking distance to the Neighborhood Commercial corners at Woodley Avenue and Sherman Way as well as at Haskell Avenue including a post office. 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 Sherman Way is predominately two- and three-story multi-family buildings and one- and two-story commercial buildings. The project has been condition to address buffer concerns for future single-family to the north by removing the existing subterranean ramp and providing a block wall and landscaping along the zone boundary line.

Therefore, as proposed and conditioned herein, the existing apartment building and density meets the objectives of the Community Plan, is permitted in the R3 Zone, and is consistent with the General Plan Land Use designation.

- 3. Charter Finding.** The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion at Finding No. 4, which are referenced as if fully incorporated herein.

### **Entitlement Findings**

- 4. Zone Change, L.A.M.C. Sec. 12.32-F:** *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 recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that the proposed (Q)R3-1 zone is consistent with the Community Plan Medium Residential Land Use designation, as noted in Finding No. 1 and 2.

The subject site consists of a long, flat, rectangular lot that fronts both Sherman Way and Cantlay Street. The lot is approximately 305 feet deep and a width of 82 feet along Sherman Way. The site is currently developed with a two-story over semi-subterranean parking, 12,208 square foot, 13-unit residential apartment, built in 1987, proposed to be maintained. The rear approximately 171-foot depth is undeveloped. The site is located within the Los Angeles State Enterprise Zone, Valley Revitalization Zone, Horizontal Surface Area for Airport Hazards, Urban and Built-up Land, Baseline Mansionization Ordinance, has a 15-foot building line along Sherman Way, and is 7.90 kilometers from the Northridge fault. The property is not in any specific plan or other overlay area and not within 500 feet of a school or public park.

**Public Necessity** – The project will maintain necessary housing to the City of Los Angeles. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by retaining the General Plan Land Use designation and by adding to a variety of housing choices. By maintaining the existing apartment building density, the parcel can further subdivide and provide two new single-family dwellings in the rear R1 zoned portion of the lot fronting Cantlay Street.

**Convenience** – The project is conveniently located within close proximity to bus lines along Sherman Way and within walking distance to commercial areas. There is adequate access to existing City services and infrastructure. The project will provide a clear entry point from the

street for both vehicles and pedestrians, which makes it accessible and convenient for those utilizing alternative modes of transportation.

The immediate area along Sherman Way is predominantly developed with multi-family buildings on both sides of the street, zoned [Q]R3-1 and [Q]RD1.5-1. Two parcels to the west of the site are C2-1VL zoned properties developed with one- and two-story commercial buildings. A United States Post Office center is located on the block just east of the site and there are commercial uses along both intersections to the east (Sherman Way and Haskell Avenue) and west (Sherman Way and Woodley Avenue). Van Nuys Airport is two blocks east and the 405 freeway is two blocks west of the subject site.

General Welfare – The concurrent subdivision will be plausible upon the effective date of this ordinance. However, all vehicle access to the two proposed single-family homes will be from Cantlay Street and will not impede traffic on Sherman Way. A new block wall will be constructed between the two land uses to provide privacy. The subdivision will also change the finished cul-de-sac easement on Cantlay Street to a dedication area, therefore benefitting the local community by improving circulation within the area.

Good Zoning Practice – The project will maintain the existing 13-unit apartment building while allowing underutilized vacant land to be parceled off for new single-family development. The immediate area along Sherman Way Boulevard is developed with two- and three-story multi-family buildings of similar heights. The project has also been conditions to be compatible with the single family neighborhood to the north, but providing a block wall between the zone boundaries. The proposed zone change would provide an appropriate development comparable to surrounding uses and preserve needed housing to the community. The proposed project will comply with all Los Angeles Municipal Code (LAMC) requirements for parking, yards, and open space under the density for the proposed (Q)R3-1 Zone.

The action, as recommended, has been made contingent upon compliance with the “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. Therefore, the zone change furthers the public convenience and will contribute to the general welfare of the neighborhood. The recommended zone change is consistent with good zoning practice by maintaining the density and land use activity in the existing neighborhood.

### CEQA Findings

- 5. Environmental.** Determine, based on the whole of the administrative record the Project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301, 15303, 15305, and 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2.