

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The Project Site is located within the Northridge Community Plan, adopted by the City Council on February 24, 1998. The site is subject to the Northridge Community Plan Footnote Nos. 1, 2, 8, and 9, which clarify the site is subject to Height District 1, that streets are shown for reference, mobile home parks are consistent with the Plan, and that it is the intent of the Plan that entitlements grant one of the zone designations within the corresponding zones shown on the plan. The site has a land use designation of Low Medium II Residential with the following corresponding zones listed: RD2 and RD1.5. The site is currently zoned R2-1 and the applicant is requesting a zone change to RD1.5-1, which is consistent with the Low Medium II Residential land use designation. As such, the requested zone change to RD1.5-1 is consistent with the Community Plan's land use designation and the Community Plan's footnotes. In addition, the recommended (T) conditions will require public improvements.

2. General Plan Text.

The Northridge Community Plan text includes the following relevant land use 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 and 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.

1-1.1 Designate lands for single and multi-family residential development. Maintain single family residential to the maximum extent possible. Commercial development should not intrude into residential areas.

1-1.2 Protect existing single family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

1-1.3 New single and multi-family residential development should be designed in accordance with the Urban Design Chapter.

1-1.4 The City should promote neighborhood preservation, both in existing single family neighborhoods, as well as existing multiple-family areas.

Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

- 1-3.1 Maintain and preserve the character of existing neighborhoods and encourage participation in self-help preventive maintenance to promote neighborhood conservation, beautification and rehabilitation.
- 1-3.2 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, and environmental impacts when changes in residential densities are proposed.
- 1-3.3 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Objective 1-4 To preserve and enhance structures that have a distinctive and significant historical character.

- 1-4.1 Protect and encourage reuse of the area's historic resources.

The project is in conformance with these goals, objectives, and policies. Broadly speaking, the intent of these objectives and associated policies is to ensure that single-family neighborhoods are protected, that multi-family dwellings are attractively designed, that neighborhood character is preserved, and that historic character is preserved.

This project furthers these policies – the existing structure is identified as a historic resource in SurveyLA as it is a rare remaining example of an intact 1910s residence in the early community known as 'Zelzah', prior to the community's incorporation into the City of Los Angeles. The project was reviewed by the Department of City Planning Office of Historic Resources, and it was determined that the project would not negatively impact the existing structure, as the portions of the structure which will be demolished were not original to the structure (side yard porch cover, rear yard staircase, and rear yard laundry room). These portions of the building were constructed in the 1970s when the second story was converted to a secondary dwelling unit.

The existing structure is an excellent example of a Craftsman residential dwelling and the project has been designed to ensure the existing dwelling is not adversely impacted. Three additional dwelling units are to be built at the rear of the property and are designed to be architecturally consistent with the main house through the use of exterior materials and the design of the roofline, consistent with the Craftsman motif.

By sensitively designing the project to be visually compatible with the existing dwelling, the project preserves the historic character of the property and preserves the low density character of the surrounding area.

3. **Framework Element.**

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 provisions, objectives and policies relevant to the instant request:

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

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

The project is designated by the Northridge Community Plan for Low Medium II residential uses and is zoned R2-1. The request for an RD1.5 zone, in order to construct three additional dwelling units, is consistent with the land use designation and allows the site to provide additional dwelling units in a manner which preserves the historic character of the site and its surroundings.

4. **Housing Element.**

The Housing Element 2013-2021 was adopted on December 3, 2013 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

Goal 1: Housing Projection and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

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.

The proposed zone change for the subject property will facilitate the construction of additional housing in order to meet current and projected needs. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. **The Mobility Element**

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be negatively affected by the recommended action herein. Dedications are required for both Canby Avenue and the alley located along the rear property line and improvements are required for both Canby Avenue and Gresham Street, as well as the alley; thereby bringing these right-of-ways into conformance with the standards identified in the Mobility Plan. These dedications and improvements will improve the pedestrian and vehicular infrastructure for

right-of-ways along the project. Therefore, as conditioned, the zone change to RD1.5-1 is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

6. **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 in Finding No. 8, which are referenced as if fully incorporated herein.

Zone Change Findings

7. **Pursuant to LAMC Section 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, and general welfare or good zoning practice in that the RD1.5 zone is consistent with the Low Medium II Residential land use designation, as noted in Findings Nos. 1 and 2.

The subject property is a relatively flat, rectangular-shaped, 7,434 square-foot parcel of land (after dedications) with a 50-foot frontage along Canby Avenue and a 150-foot frontage along Gresham Street, and an alley located along the rear property line. The rear portion of the lot is underdeveloped with open space and a detached garage. The project proposes to demolish the garage and construct a new structure with three dwelling units and parking for all five units.

Public Necessity: The granting of the zone change will allow for the construction of housing which is much needed in 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 allowing for a zone which is consistent with the General Plan.

Convenience: The project is conveniently located one parcel away from Reseda Boulevard, which is a major thoroughfare in the San Fernando Valley. Reseda Boulevard, approximately 240 feet to the west, is served by the Metro 240 local bus (which connects Northridge to Studio City) and the Metro 744 Rapid Transit bus (which connects Northridge to Pacoima and provides access to the Orange line, two Metrolink stations, and various shopping centers and medical centers). Nordhoff Street, approximately one-third (1/3) mile north of the site, is served by the Metro 166/364 local bus (which connects Chatsworth to Pacoima, and provides access to the Metrolink, Amtrak, CSUN, an airport, shopping centers, and parks). As such, the site is within close proximity to bus lines, is walking distance to commercial areas, and is a convenient location for infill development.

General Welfare: The project has been conditioned with T conditions to require dedications and improvements along the public rights-of-way which are adjacent to the site. These improvements will improve the pedestrian realm for pedestrians near the Reseda Boulevard commercial corridor.

Good Zoning Practices: The zone is consistent with the land use designation and is therefore an appropriate zone for the site. Moreover, the project preserves the existing structure which is identified as a historic resource and constructs additional density on the site in a manner which is sensitively designed and preserves neighborhood character.

Lastly the zone will be consistent with adjacent parcels which are also zoned RD1.5 and creates a uniform land use pattern along the block.

8. **Pursuant to LAMC Section 12.32 G, Findings for “T” and “Q” Classifications.**

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions and the project specific Conditions of Approval imposed herein for the proposed project. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public’s needs, convenience and general welfare served by the required actions.

Environmental Findings

9. **Environmental Finding.** Pursuant to Section 21084 of the California Public Resources Code, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category I) and Section 15303 (Class 3, Category b), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
10. **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 Zone X, areas determined to be outside the flood zone. Currently, there are no flood zone compliance requirements for construction in these zones.