

## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

The project site is located within the Chatsworth – Porter Ranch Community Plan, which designates the site for Low Medium I Residential land use. The land use designation lists the R2, RD3, RD4, RZ3, RZ4, RU, and RW1 Zones as the corresponding zones. The Project Site is zoned (T)(Q)RD4-1 and RA-1, which is partially consistent with the land use designation; while the RD4 zone is one of the corresponding zones the RA-1 zone (from which the applicant has requested a zone change) is not. The project site has approximately 41,024 square feet of gross lot area, which would permit a maximum of 10 dwelling units per the Zone Change request under incidental case APCNV-2019-4411-ZC from the (T)(Q)RD4-1 and RA-1 zones to the (T)(Q)RD4-1 zone. The (T)(Q)RD4-1 zone is also consistent with the Low Medium I Residential General Plan Land Use designation of the Chatsworth – Porter Ranch Community Plan.

The site is presently zoned (T)(Q)RD4-1 and RA-1 as a result of a Zone Change request in 1977 that sought to develop a larger 11.18 acre site per Ordinance 149,979. Subsequent to this action, a final map (TR 33085) for condominium purposes was recorded in August 1978, which did not include the subject site. The zone change was then effectuated on the remainder, but not on the subject site. The requested Zone Change would remove the site's outdated project-specific limitations, allowing for a newly proposed nine-unit small lot subdivision. The project will increase home ownership opportunities in the plan area. Therefore, the project 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

- a. The **Framework Element** of 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 polices 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 Goals, Objectives and Policies relevant to the request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The proposed Zone Change from (T)(Q)RD4-1 and RA-1 to (T)(Q)RD4-1 will allow for the redevelopment of an underutilized site with a new nine-unit, for-sale residential development, thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The site is located approximately .22 miles from the intersection of Roscoe Boulevard and Winnetka Avenue, within close proximity to commercial uses including grocery stores, retail shopping, dining and other services. The Zone Change will allow for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, potentially reducing vehicular trips, vehicle miles traveled, and air pollution. Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

- b. **Chatsworth – Porter Ranch Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

Objective 3: To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Policy 1: The Chatsworth-Porter Ranch Community Plan has been designed to accommodate the anticipated growth in population and employment of the Community to the year 2010. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for.

The proposed Zone Change from (T)(Q)RD4-1/RA-1 to (T)(Q)RD4-1 will allow for the redevelopment of an underutilized site with a new nine-unit, for-sale residential development. The project would replace an existing single-family dwelling and provide a

net increase of eight residential units at the site. The project will increase the availability of housing within the City and provide greater individual choice in housing type, quality, price and location. The small lot project will be similar in typology to detached townhouses and other similar condominium type housing units to increase home ownership options.

- c. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs..

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

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.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The project site is located in an area that is developed with both single- and multi-family structures. Along Chase Street and Winnetka Avenue, properties are designated and zoned for multi-family and single-family residential development. Further south of the project site, just past the alley southerly of Community Street, properties are zoned C2-1VL and are developed with commercial uses. The proposed small lot homes, at two stories in height, would be of a similar building typology to the condominiums to the west and south of the site. As proposed, the project would develop the site with nine small lot homes. The small lot development would allow for the development of an underutilized site with multifamily density that would be compatible with the surrounding development and introduce a new opportunity for fee-simple homeownership in a transitional area buffering the surrounding single-family neighborhood from multi-family and commercial developments to the west.

Furthermore, the multiple approvals requested under Case No. APCNV-2019-4411-ZC, Case No. VTT-82646-SL and ADM-2019-4414-SLD streamline the land use entitlement, environmental review, and building permit process by enabling the construction of nine small lot homes under one approval. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Chase Street, a designated Collector Street, is currently dedicated to a half right-of-way width of 30 feet and is improved

with curb and gutter; the Project will be conditioned to dedicate land to complete the 33' half public right-of-way and construct an 8.5' concrete sidewalk.

The proposed project is in conformance with the Mobility Element policies listed below:

Policy 2.3. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project complies with small lot design standards that require direct pedestrian connections to each unit within the subdivision. The pedestrian walkways are demarcated with special pavement material to provide further visual separation between vehicular driveways and pedestrian walkways. The project is an infill development that will increase accessibility to existing neighborhood destinations such as parks, shopping centers, and employment centers. The project is located approximately 0.2-miles north of Roscoe Boulevard, which provides transit linkages to the Orange Line and Metrolink. Therefore, the Zone Change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

- e. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

### Zone Change and “T”/“Q” Classification Findings

#### 3. Pursuant to Section 12.32 of the Municipal Code, the zone change and classifications are necessary because:

- a. Public Necessity: On April 29, 2019, Mayor Eric Garcetti released LA’s Green New Deal (Sustainable City pLAN), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth goals of ending street homelessness by 2028, increasing cumulative new housing construction to 100,000 by 2021 and ensuring that new housing is located near transit. The Zone Change would allow the site to be redeveloped and to provide a total of nine new market rate for-sale homes at the site (a net increase of eight units). The project is located within 0.2 miles of Roscoe Boulevard, which provides transit linkages to the Nordhoff Orange Line station to the west and the Northridge Metrolink station to the east. By providing new housing in proximity to existing transit, the project is consistent with public necessity.

- b. Convenience: The project site is located in an area of the Winnetka community that is highly urbanized, with parks, schools, and transportation infrastructure. The proposed project would locate nine new dwelling units approximately 1,200-feet of Winnetka Elementary School and 400-feet of the Winnetka Recreation Center. The property is also located within 0.2 miles of Roscoe Boulevard, which accommodates local bus routes. The property is also located within close proximity to commercial uses including grocery stores, retail shopping, dining and other services. Granting the Zone Change to the (T)(Q)RD4-1 Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks and to enroll their children in nearby schools.
- c. General Welfare: Granting the Zone Change to the (T)(Q)RD4-1 Zone would allow the development of an underutilized lot with a nine-unit small lot residential development that will expand home ownership opportunities in the Winnetka community of the city. As discussed above, the area has neighborhood-serving uses such as schools, grocery stores, parks, restaurants and other services. The Zone Change to the (T)(Q)RD4-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. Good Zoning Practice: The proposed RD4 Zone is identified as a corresponding zone of the Low Medium I Residential land use designation whereas the existing (T)(Q)RD4-1 and RA-1 Zone is not. The proposed Zone Change would allow for the removal of project specific Q conditions at the site that were tailored for a larger 11.18 acre site in 1977, subsequent to which this site was split off. The development would be consistent with the density of surrounding properties. As such, the (T)(Q)RD4-1 Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. "T" and "Q" Classification Findings: Per Section 12.32-G.1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of the existing single and multi-family residential development in the community; to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1; and to prevent or alleviate the potential adverse environmental effect of adding dwelling units to an established neighborhood.

### Additional Findings

4. **Environmental Findings.** Based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources apply.

5. **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 outside the Flood Zone.