

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 presently zoned RA-1 which is not a corresponding zone with the land use designation. The requested (T)(Q)RD4-1 zone is consistent with the Low Medium I Residential General Plan Land Use designation of the Chatsworth – Porter Ranch Community Plan.

The requested Zone Change would remove the site's outdated zoning designation, allowing for a newly proposed five-unit small lot subdivision. The project will increase home ownership opportunities in the plan area at a density which is consistent with the General Plan Land Use Designation of Low Medium I Residential. 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 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 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 RA-1 to (T)(Q)RD4-1 will allow for the redevelopment of an underutilized site with a new five-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 .25 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 RA-1 to (T)(Q)RD4-1 will allow for the development of five single-family lots with five new residential homes. The project will replace an existing single-family dwelling and provide a net increase of four residential units. The project will increase the availability of housing within the City and provide greater individual choice in housing types, quality, price and location. The small lot project will be similar in typology to detached townhouses and other similar housing types to increase home ownership.

- c. The **Housing Element** 2021 to 2029 was adopted on November 24, 2021 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: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policies 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

The proposed zone change for the subject property will facilitate the construction of additional housing in order to meet the current projected needs. The zone change from RA-1 to (T)(Q)RD4-1 will allow the subdivision of one lot into five lots. This will produce more homeownership opportunities, which are in dire need due to a housing crisis. This creates a different type of unit for a larger family and addresses the needs of households in this area. 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 3-feet of land to complete the 33 foot half public right-of-way and construct an 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 0.3-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.

Zone Change and "T"/"Q" Classification Findings

3. Pursuant to LAMC Chapter 1A Section 13.B.1.4. of the Municipal Code, the Zone Change and classifications are necessary because:

- a. Public Necessity: The Zone Change would allow the site to be redeveloped and to provide a total of five new market rate for-sale homes (a net increase of four units). The project is located within 0.3 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 five new dwelling units approximately 1,500-feet of Winnetka Elementary School and 500-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 a five-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 RA-1 Zone is not. The development would be consistent with the density of surrounding properties including the property directly abutting to the west which is zoned RD4-1 and developed with a small lot subdivision. 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.