

## FINDINGS

### General Plan/Charter Findings (Charter 556)

1. **Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

a. **General Plan Land Use Designation.**

The Project Site is located within the Chatsworth – Porter Ranch Community Plan, adopted by the City Council on September 4, 1993. The site has a General Plan Land Use Designation of Minimum Residential with a corresponding zones of OS, A1, A2, and RE40. The site is currently zoned A1-1 and the applicant is requesting a zone change to A2-1, which is consistent with the Minimum Residential land use designation. The requested Zone Change from A1-1 to (T)A2-1 is consistent with the use, height, and density of the area and the community plan’s land use designation. In addition, the recommended (T) conditions will require public right-of-way dedications and improvements.

b. **Land Use Element.** The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Chatsworth – Porter Ranch Community Plan. There are twelve elements of the General Plan. Each of these elements establish policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City’s General Plan is divided into 35 Community Plans. As previously stated, the subject property is located within the Chatsworth – Porter Ranch Community Plan, which designates the subject property for Minimum Residential land uses. Therefore, the proposed A2 Zone is consistent with the land use designation for the site.

The proposed project is consistent with the following objective and policy of the **Chatsworth – Porter Ranch Community Plan:**

The Chatsworth – Porter Ranch Community Plan text includes the following relevant land use objectives, policies, and programs. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide development, and change the Community to meet existing and anticipated needs and conditions.

*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.*

*To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:*

*3.a. Minimize grading so as to retain the natural terrain and ecological balance;*

*3.b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.*

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 within its hillside are protected, and that neighborhood character is preserved. The proposed project will further the above objectives and policies by addressing the Community Plan's area's needs and by matching the density that was envisioned for this area by the Community Plan's Minimum Residential land use designation. As such, the proposed subdivision complies with the use, height, and density and blends in with the surrounding neighborhood and is compatible with the area.

The Zone Change from the A1-1 to (T)A2-1 zone would be consistent with the aforementioned goals, policies and programs of the Chatsworth – Porter Ranch Community Plan by preserving the low-density character of the area. The proposed zone change would ensure that any future development is compatible with the surrounding residential neighborhood and aligns with the current land use designation and zoning of the surrounding residential area.

**c. Framework Element.**

The Framework Element for the General Plan 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 4.2: Conserve scale and character of residential neighborhoods.*

The project is designated by the Chatsworth – Porter Ranch Community Plan for Minimum Residential uses and is zoned A1-1. The request for an A2 Zone, in order to subdivide one (1) lot into five (5) lots that measure a varying size of 2 to 3.2 acres in the A2 Zone. The subdivision will be consistent with the land use designation and allows the site to provide additional dwelling units that conserves the scale and character of the residential neighborhood.

**d. Housing Element.**

The Housing Element 2021 - 2029 was adopted in November 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 Zone change from the A1 Zone to an A2 Zone will allow the subdivisions of 1 lot into 5 lots. The subdivision, in turn, will allow the creation of additional single-family dwellings. 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.

**e. 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 Winnetka Avenue and Northridge Road located along the east and south property line; thereby bringing the private street into conformance with the standards identified in the Mobility Plan such as repairing the concrete curb, gutter, and roadway pavement. These dedications and improvements will improve the pedestrian and vehicular infrastructure for Winnetka Avenue and Northridge Road along the project. Therefore, as conditioned, the zone change to A2 is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

**2. 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. 7, which are referenced as if fully incorporated herein.

**Zone Change Findings (LAMC Section 12.32 F)**

- 3. 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 A2 Zone is consistent with the Minimum Residential land use designation.

The subject site is an irregular-shaped parcel with an approximate North/South length of 785 feet along Winnetka Avenue and 800 feet along Northridge Road. Both Winnetka Avenue and Northridge Road are designated as a Private Street under the Los Angeles Mobility Plan 2035. Winnetka Avenue and Northridge Road are currently improved with a partial curb and gutter. The subject property is located within the Santa Susana Fault.

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 approximately one mile away from Rinaldi Street, which is to the north of the subject property, and is a major thoroughfare in the San Fernando Valley. Also located on Rinaldi Street are a variety of restaurants, retail, and commercial sites. As such, the site is within close proximity to bus lines, and is a convenient location for additional residential housing.

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 private street adjoining the subject property on Winnetka Avenue and Northridge Road.

Good Zoning Practices: The zone is consistent with the land use designation and is therefore an appropriate zone for the site. In light of facing an unprecedented housing crisis, the requested zone change from A1-1 to (T)A2-1 will permit four additional single-family dwellings, otherwise prohibited by the density limitations of the A1-1 Zone; thus, adding additional dwelling units to the market supply in order to meet market demands. Lastly the zone will be consistent with adjacent parcels which are zoned A2-1 to the north and to the east, and the A1-1 and RA-1 Zones abutting to the west, and south will create a harmonious and uniform land use pattern along the block.

4. **Pursuant to LAMC Section 12.32 G, Findings for “T” Classification.**

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new “T” 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.

**Adjustment Findings (LAMC Section 12.28 C.4)**

5. **That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is located on an irregular shaped 495,791 square foot lot within the Chatsworth – Porter Ranch Community Plan. The site is currently developed with a 3,725 square-foot single-family dwelling and accessory structure that is expected to remain. The existing dwelling currently observes a 42.8 - foot front yard setback along Winnetka Avenue. In order to maintain the existing accessory structure and subdivide the property into five lots, the applicant has proposed a five-lot subdivision which complies with the lot width and lot area requirements of the A2 Zone.

Although the site's area can accommodate five A2 zoned single-family sized lots, in order to retain the existing accessory structure along Winnetka Avenue, the existing structure's front yard setback is reduced from 55 feet to 42.8 feet, thus necessitating the need for an Adjustment request as the A2 zone has a 55-foot front yard setback requirement.

The Code's intent is to promote uniform development. With respect to front yard setbacks, it is the intent to create uniform setbacks along the street frontage. Properties along the eastern frontage of Winnetka Avenue observe a large setback in the A2 Zone. As such, the project's 42.8 foot front yard setback is a 12 foot reduction from the required 55 foot requirement in the A2 zone. The adjustment will be compatible with the existing improvements and conforms to the intent of the setback requirements.

6. **That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The request to reduce the front setback requirement for the existing accessory structure would not further degrade the surrounding neighborhood. The existing accessory structure is to remain unchanged with no construction plans to modify it whatsoever. The reduced front yard is a result of the zoning inconsistency, which will bring the accessory structure consistent within the development standards for the A2 zone. The height and size of the existing building will remain unchanged and thus would not be affected. Since no changes will be made to the accessory structure, in no way would the project adversely affect adjacent properties and the surrounding neighborhood minimizing any negative impacts on the adjacent neighborhood.

Therefore, the granting of the applicant's requests would result in a project that would be compatible with the existing pattern of development within the surrounding area and would not adversely affect adjacent properties or the public's safety.

7. **That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework

Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

*Goal 4A: AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENT OF THE CITY.*

*Objective 4.3: Conserve scale and character of residential neighborhoods.*

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

*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 subject property is in the Chatsworth – Porter Ranch Community Plan which designates this property as A1 with a Minimum Residential land use designation. The purpose, intent and provision of the General Plan and the Community Plan both seek to ensure compatibility with surrounding uses, both in development and use. The use of the property as a single-family residence is consistent with the General Plan Land Use designation of Minimum Residential and corresponding A1 zone. The original house was built in 1941. The project is designed to be compatible with the overall community. The project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable Community Plan. The project is also complying with the A2 development standards.

The Chatsworth – Porter Ranch Community Plan discusses the objectives, goals, and the intent of the plan for the development of housing in the area. The project addresses the following goals and policies of the Community Plan.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located within the boundaries of the Chatsworth – Porter Ranch Community Plan which designates the property for Minimum Residential land use corresponding to the OS, A1, A2, and RE40 Zones, consistent with the range of zones associated with the site's land use designations. It is not located in any other, overlays, or interim control ordinances.

Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the addition of new single-family dwellings. The project is consistent with the following components of the Community Plan:

*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.*

*To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:*

*3.a. Minimize grading so as to retain the natural terrain and ecological balance;*

*3. b Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.*

The proposed project for an Adjustment to provide reduced setbacks will continue an existing use on the subject property that is consistent with the zoning and density as it was intended, in accordance with the LAMC provisions of the A2 Zone. The proposed project aims to comply with the intent of Chatsworth – Porter Ranch community plan and help preserve the single-family use and provide newly proposed lots. The setback relief is proposed in order to comply with the development standards set forth within the A2 zone.

As such, allowing the reduced setbacks will allow preservation of the integrity of the single-family homes in the area and keeping with the intent of the A2 Zone. The reduced setbacks do not overly impact the neighboring properties or public right-of-way. As such, the project substantially conforms to the purpose, intent and provisions of the General Plan, the Chatsworth – Porter Ranch Community Plan.

## **Environmental Findings**

12. The proposed project was found to be within the scope of the 2021-2029 Housing Element Environmental Impact Report (EIR), SCH No. 2021010130, ENV-2020-6762-EIR, certified on November 24, 2021 (Housing Element EIR). The proposed project, which includes the development of 420,327 housing units (cumulatively, 456,643), is within the scope of the 2021-2029 Housing Element as it will build out the City's regional housing needs assessment (RHNA). A CEQA Streamlining Checklist for a Project Within the Scope of the Housing Element Program EIR, ENV Case No. ENV-2023-1264-HESHE Streamlining Checklist), was prepared for the proposed project, pursuant to CEQA Guidelines Section 15168(c). Section 15168(c) provides for limited environmental review of subsequent projects under a Program EIR, where the project is found to be an activity within the scope of the program for which the EIR was prepared and the impacts of the Project are within the scope of the impacts analyzed in the EIR. Council found that the Housing Element EIR analyzed the impacts of the build-out of the RHNA, which involves the development of housing citywide. The HE Streamlining Checklist was prepared by staff to determine whether the impacts of the proposed project are within the scope of the Housing Element EIR. The prepared HE Streamlining Checklist supports that the impacts of the proposed project are within the scope of the Housing Element EIR and that no significant environmental effects not examined in the Program EIR will occur from the proposed project. All required mitigation measures from the Housing Element EIR Mitigation

Monitoring Program (MMP) will be imposed on the proposed project. An MMP for the proposed project has been prepared for adoption by the decisionmaker.

13. **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. 186,952, have been reviewed and it has been determined that this project is located Outside Flood Zone areas of minimal flooding.