

GENERAL PLAN AMENDMENT AND ZONE CHANGE FINDINGS

RESEDA/CLARK MIXED USE PROJECT

5521-5545 N. Reseda Blvd.
18525-18531 W. Clark St.
Tarzana, CA 91356

PROJECT OVERVIEW/REQUEST

The Applicant, WCC&E Properties, LLC, seeks to develop the subject properties with a mixed use project comprised of approximately 6,000 square feet of retail and/or restaurant space and approximately 170 multifamily residential units (the “Project”).

The subject properties are located within the boundaries of the Encino-Tarzana Community Plan, the Ventura-Cahuenga Boulevard Corridor Specific Plan, and the Tarzana Streetscape Plan. The Community Plan designates the 5521 through 5545 Reseda Boulevard portions of the subject property as Community Commercial, corresponding to the CR, C2, C4 and RAS3 Zones. The Clark Street portions of the subject property are designated as Medium Residential, corresponding to the R3 Zone. The Specific Plan designates the entire property as Community Commercial.

The Properties are currently zoned as follows:

- C2-1L (5521-5531 Reseda Blvd.)
- C2-1L and P-1L (5545 Reseda Blvd.)
- R1-1 (18525 Clark St.)
- R1-1 (18531 Clark Street)

To develop the properties with the proposed Project, the required entitlements are:

1. **General Plan Amendment** to change the Clark Street parcels from Medium Residential to Community Commercial;
2. **Vesting Zone Change**, to change 5545 Reseda from C2-1L and P-1L to C2-1L, and to change the Clark Street parcels from R1-1 to C2-1L;
3. **Density Bonus/Affordable Housing Incentives Determination**, to authorize the density bonus and the use of two on-menu incentives, including increase in FAR and increase in height;
4. **Site Plan Review**, because the proposed project has 50 or more dwelling units; and
5. **Project Permit Compliance**, for compliance with the Specific Plan.

Plan Amendment/Zone Change Justifications

Why is the Plan Amendment and Zone Change request beneficial in terms of public necessity, general welfare and good zoning practices?

The Applicant is seeking to amend the Encino-Tarzana Community Plan thereby changing the land use designation for the south westerly portion of the subject property from “Medium Residential” to “Community Commercial,” which is consistent with the C2-1L Zone being requested concurrently with this action.

The Applicant is also seeking to change the existing R1-1 Zone to C2-1L, consistent with the Community Commercial designation being proposed. In addition, the Applicant is seeking to change the existing P-1L Zone to C2-1L, also consistent with the Community Commercial designation within which the portion of the Property zoned P lies. The proposed zone changes will permit the construction of a new 170 unit, 5-story mixed use residential and commercial development. The Project will incorporate an element of affordable housing, and proposes seven live-work units to compliment the ground floor retail space.

The subject property contains inconsistencies with respect to land use designation and zoning. The entire subject property is designated Community Commercial by the Specific Plan, while the Community Plan designates only the properties with Reseda Boulevard street frontage as Community Commercial; the rest of the subject property is designated Medium Residential by the Community Plan. In addition, the subject property contains a mix of zones (C2, P and R1) including the R1 Zone, which is inconsistent with the Community Plan.

The proposed Project presents a timely opportunity to help meet the housing needs of the City, to provide opportunities for jobs and workspace in close proximity to dwellings, and to provide retail opportunities at a pedestrian scale for local residents. The Project also provides an opportunity to take an assortment of lots with disparate zoning and land use designations that are inconsistent with the Community Plan, the Specific Plan, and with each other, and create a unified, attractive mixed-use development with an affordable housing component.

1. General Plan Consistency

The subject property is located within the adopted Encino-Tarzana Community Plan area. The Community Plan designates the portions of the subject property fronting on Reseda Boulevard as “Community Commercial,” corresponding to the CR, C2, C4 and RAS3 Zones. The portions of the subject property fronting on Clark Street are designated as “Medium Residential,” corresponding to the R3 Zone. A General Plan Amendment, pursuant to Los Angeles Municipal

Code (“LAMC”) § 11.5.6, is sought to change the land use designation for the “Medium Residential” portions of the subject property to “Community Commercial.”

A Vesting Zone Change, pursuant to LAMC § 12.32, is also requested, to change the zone for three portions of the property: to change 5545 Reseda Boulevard from C2-1L and P-1L to C2-1L, and to change the Clark Street parcels from R1-1 to C2-1L.

The subject property is an approximately 1.63 acre (approximately 71,170 square feet prior to street dedication) parcel of land. The property is irregularly shaped with approximately 255 feet of frontage along the west side of Reseda Boulevard. The property has approximately 300 feet of frontage along the north side of Clark Street. The property extends to a depth of approximately 285 feet from Reseda Boulevard, and has a maximum depth of approximately 265 feet from Clark Street.

The site is presently improved with an office building, radiation/oncology center, restaurant, and associated parking. A single family dwelling at 18525 Clark Street was recently demolished pursuant to a building permit that was issued on January 4, 2016 (Permit No. 15019-20000-04048).

The Applicant proposes to demolish the existing structures and construct, use and maintain a 5-story mixed use residential and retail and/or restaurant development on the site with 170 apartments, including an affordable component and seven live-work units, and approximately 6,000 square feet of retail uses. The proposed development contains two levels of subterranean parking, with parking, retail/restaurant and live-work units at ground level and residential uses above.

The entire subject property is located within the Specific Plan area. The Specific Plan designates the entire subject property as “Community Commercial.” The properties neighboring the subject property to the north, up to the 101 Freeway, are also designated “Community Commercial” by the Specific Plan, while the properties to the west are not in the Specific Plan area. The Specific Plan therefore recognizes that the subject property is distinct from neighboring properties along the north side of Clark Street to the west, and is distinct from properties on the south side of Clark Street to the south and west. The primary characteristic which distinguishes the subject property from the aforementioned surrounding properties is its location. The entire subject property is a part of the commercial corridor of Reseda and Ventura Boulevards because of its proximity to those streets. The entire subject property relates to this commercial area more so than the other properties along Clark Street because it is sited on a prominent corner of Reseda Boulevard a short distance (approximately 520 feet) from Ventura Boulevard. Moreover, the subject Clark Street parcels have been used for commercial purposes for many, many years. A Certificate of Occupancy issued in 1968 reflects that 18525 Clark Street was converted to a

dance school studio at that time. Likewise, an Affidavit (AF 95480977) recorded against 18531 Clark Street reflects that the parcel was used as a community driveway for 5545 Reseda Boulevard.

The subject property is situated at the locally prominent intersection of Reseda Boulevard and Clark Street, approximately 520 feet north of Ventura Boulevard, approximately 380 feet south of Burbank Boulevard, and approximately 600 feet south of the 101 Freeway. The subject property is in the midst of a vibrant commercial neighborhood. The Encino-Tarzana Hospital complex is approximately 600 feet to the east. Across Reseda Boulevard to the east is a Gelson's Market and a HomeGoods home décor store. Also within walking distance are a Vons and a CVS Pharmacy, and a Whole Foods Market is located on Ventura Boulevard to the west of the Project site.

The proposed General Plan Amendment and Vesting Zone Change will allow a mixed-use project that provides much needed housing, including an affordable component, in close proximity to transit, compatible with the City's vision to create greater density along transit corridors.

2. General Plan Text

Chapter II of the adopted Encino-Tarzana Community Plan, under the heading "Role of the Community Plan," states that, "The Community Plan is intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plans are also intended to guide development in order to create a healthful and pleasant environment." The proposed Project's neighborhood serving retail, pedestrian friendly design, integrated residential use, and physical location with respect to Reseda Boulevard, Ventura Boulevard, the Encino-Tarzana Hospital Complex, and the various commercial uses in the vicinity, serve to "encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community."

Under the heading, "Purpose of the Community Plan," the Community Plan states as part of its vision, "Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of compatible new housing opportunities," and, "Improving the function, design and economic viability of the commercial corridors." The proposed Project provides 170 apartment units, including an affordable component and a number of live-work units on the ground floor, in a mixed use development that is designed to blend compatibly with the multi-family uses to the immediate south and west of the subject property, providing the neighborhood with proximate retail opportunities. The Project's ground floor

retail/restaurant space and live-work units will enhance Reseda Boulevard and the east end of Clark Street.

Chapter III, Land Use Policies and Programs, states as Goal 1, “A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Community.” In support of Goal 1 is 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...” The proposed Project provides 170 residential apartment units ranging in size from approximately 585 to 1,400 square feet. The Project has an affordable component, as well as live-work units on the ground floor. The ground floor retail and/or restaurant space will provide a positive synergy for residents and neighbors alike. The proposed design meets the Community Plan’s Urban Design guidelines (Chapter V), as well as the City’s Citywide Design Guidelines for Mixed Use Projects. For example, the Project incorporates the following:

- “Structures shall be oriented toward the main commercial street where a parcel is located.”
- “Locating surface parking to the rear of structures.”
- “Maximizing retail and commercial service uses along frontages of commercial developments.”
- “Providing front pedestrian entrances for businesses fronting on main commercial streets.”

Also in conformity with the Community Plan’s Urban Design guidelines, the Project will be in harmony with, and will enhance, the surrounding neighborhood by:

- Utilizing architectural features, articulations, recesses, and complementary building materials on facades.
- Incorporating varying designs to provide definitions for the various floors and uses.
- Providing transparent elements and landscaping for street front facades encouraging and enhancing the walkability of the site.
- Designing the residential element around a common open space area with a pool.
- Screening mechanical and electrical equipment from public view.
- Screening rooftop equipment and building appurtenances from public view.
- Enclosing trash areas.

Objective 1-2 of Chapter III of the Community Plan is, “To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.” Policy 1-2.1 is, “Locate higher residential densities near commercial centers or transit stations and major bus routes where public service facilities, utilities and topography will accommodate this

development.” As previously described, the Project will provide the community with increased housing opportunities and neighborhood serving retail and/or restaurant uses. The subject property is approximately 600 feet west of the Encino/Tarzana Hospital complex, there is a 3-story office building approximately 100 feet to the north, and there are many commercial uses in the immediate vicinity, all providing the opportunity for jobs in close proximity to the Project’s residential units. In addition, the local neighborhood provides multiple amenities within a short walking distance from the subject property, including grocery stores, drugstores, banks, restaurants and coffee shops. As such, the proposed project will provide residents the opportunity for living, working, shopping and eating without having to get into an automobile.

Objective 1-4 of Chapter III of the Community Plan is, “To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.” In support of this objective is Policy 1-4.1, which is to, “Promote greater individual choice in type, quality, price and location of housing.” The proposed Project provides 170 apartment units, including an affordable component and a number of live-work units on the ground floor, in a mixed use development that is designed to blend compatibly with the multi-family uses to the immediate south and west of the subject property, providing additional housing options to the neighborhood for individuals or families of differing income levels.

Also in support of this objective is Policy 1-4.2, which is to, “Promote housing in mixed use projects in pedestrian oriented areas.” While the subject property is not within the boundary of the Specific Plan designated Pedestrian Oriented Area, it is in the Tarzana Streetscape Plan area, and approximately 100 yards from the boundary of the Specific Plan’s Pedestrian Oriented Area. With the Project’s proposed ground floor retail and/or restaurant and live-work units and its street frontage orientation, the proposed Project is a natural extension of the Specific Plan’s Pedestrian Oriented Area.

Framework Element. The Framework Element of the General Plan was adopted by the City 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. It 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 current 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 livable city.

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 Project includes 170 residential units, seven of which will be live-work. The Project will provide active and passive recreation areas for the residents. The commercial uses will connect to outdoor public space with seating, enhanced landscaping, and pedestrian level lighting. A ground level multi-purpose outdoor area will have direct access by the residents of the Project. In addition, a central open space on the podium level will be available to residents for community activities. The area will have seating and enhanced landscaping. The roof deck will serve as a secondary outdoor community room with a swimming pool, and will provide views of the surrounding environment.

The Project will revitalize the area with much needed housing and commercial uses that will be beneficial to the local residents. The residents will be able to walk to bus stops, as well as the commercial uses on Reseda and Ventura Boulevards.

Housing Element. Under California state law, every jurisdiction is obligated to provide housing to meet its “fair share” of the regional needs. For the current RHNA cycle (January 1, 2014 through September 30, 2021), the total number of units assigned to the City of Los Angeles is 82,002. The Housing Element estimates that the Encino-Tarzana Community Plan area has the capacity to accommodate 1,355 of those units. The General Plan Amendment and Vesting Zone Change request would advance the City toward this goal by permitting the construction of the proposed mixed-use 170-unit residential development in an area contemplated by the City to help meet the City’s housing shortage and comply with its RHNA requirement.

The approval of the General Plan Amendment and Vesting Zone Change would allow the proposed development to be consistent with the following Housing goals, objectives and policies:

Objective 1.1 Provide 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 1.1.4 Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

Policy 1.1.7 Strengthen the capacity of the development community to develop affordable housing.

The Project would provide 170 residential units and 6,000 square feet of commercial space. Of the 170 units, 11% will be set aside for Very Low Income households. The site is appropriate for a mixed-use development with higher density. Residents of this project would be able to access jobs in various employment centers, but walking or biking to the nearby commercial uses on Reseda and Ventura Boulevards, or by utilizing nearby public transit options.

3. Charter Findings – City Charter Sections 556 and 558

The proposed General Plan Amendment and Vesting Zone Change comply with Sections 556 and 558 in that the plan amendment is consistent with numerous goals, policies and objectives of the Citywide General Plan Framework and the Encino-Tarzana Community Plan to provide adequate housing for all economic, age and ethnic segments of the community, to locate higher residential densities and encourage mixed-use development near transit, and to protect existing residential neighborhoods from incompatible land uses.

The General Plan Amendment and Vesting Zone Change promote an intensity and pattern of development that is consistent with the area's General Plan Framework designation and that enhances the neighborhood character, encourages the development of community-serving commercial uses near residential neighborhoods, reduces automobile trips to other areas, improves air quality, and enhances the pedestrian environment. The requested General Plan Amendment to amend the land use designation for that portion of the Project site designated Medium Residential to Community Commercial will further many of the City's land use policies and address the need for housing.