

ATTACHMENT A: 5701 N. ETIWANDA AVENUE

BACKGROUND AND PROJECT DESCRIPTION

Yaron and Ilan Levy (the “**Applicants**”) are the owners of 5701 N. Etiwanda Avenue (the “**Subject Property**”), currently developed with a single-family home on approximately 19,338 sq. ft. of land in the Encino-Tarzana Community Plan (the “**Community Plan**”) area of the City of Los Angeles (the “**City**”). The Applicants request initiation of a Vesting Zone Change and General Plan Amendment application to re-zone and re-designate the Subject Property from RA-1/Low Medium I Residential to (T)(Q)R3-1/Medium Residential in order to demolish the existing home and construct 16 small lot, single family dwellings on the Subject Property (the “**Project**”). To allow the subdivision of land necessary to construct the Project, the Applicants will also submit Vesting Tentative Tract Map (“**VTTM**”) application No. 74853.

For reasons stated below, rezoning/re-designating the Subject Property to the aforementioned zoning/land use designations is consistent with the development pattern of the area. Furthermore, by enabling 16 small lot, single family units to be constructed, approval of this request would provide a highly desirable and attainable housing option for working families in an area of the City where such options are lacking.

The Subject Property is located within the RA-1 Zone and is currently designated Low Medium I Residential by the Community Plan. However, as shown in Table 1, below, six out of the seven adjacent parcels are zoned R3-1 and are designated Medium Residential. Only the adjacent parcel to the north is designated (Q)RD3-1/Low Medium I, and the parcel to the north of that one is designated (Q)RD2-1/Low Medium II. All properties, other than the Subject Property, are currently developed with multifamily residential units:

Table 1. Subject Property and Adjacent Zone Change Approvals¹

Address ²	Ordinance No.	Current Zoning	General Plan Designation	Year Approved	Units
Subject Property	n/a	(T)(Q)R3-1 (Proposed)	Medium Residential (Proposed)	n/a	16 (Proposed)
18319 W. Collins St.	148,958	R3-1	Medium Residential	1976	27
18320-18354 W. Collins St.	145,303	R3-1	Medium Residential	1973	64
18312 W. Collins St.	140,359	R3-1	Medium Residential	1970	43
18300-18304 W. Collins St.	149,053	R3-1	Medium Residential	1976	24
5688 N. Etiwanda Ave.	128,391	R3-1	Medium Residential	1964	24
5700 N. Etiwanda Ave.	128,391	R3-1	Medium Residential	1964	100
No Address (Adjacent to North of Subject Property).	164,779	(Q)RD3-1	Low Medium I Residential	1989	6
5727 N. Etiwanda Ave. (North of Previous Property)	152,166	(Q)RD2-1	Low Medium II Residential	1979	8

¹ All properties were zoned RA-1 in 1961.

² Address information is from the City Zoning Information Map Access System (“**ZIMAS**”) and may not correspond to actual mailing addresses.

The Subject Property is a corner lot with frontages along Etiwanda Boulevard to the east and Collins Street to the south. In 1961, the zone designation of the Subject Property and all adjacent properties was RA-1 (See Ordinances, "Exhibit A"), which allowed single family and limited agricultural uses and required a minimum lot size of 17,500 sq. ft. Since that time, the area near the Project site rapidly developed, and a piecemeal pattern of Zone Change approvals ensued to authorize construction of multifamily residential developments on the adjacent properties in lieu of the single family residences previously-allowed on the outdated RA-zoned properties. The Subject Property is the last-remaining RA-1 zoned lot in the area with an existing single family home. This home was constructed in 1956 and is unoccupied. It is in a state of disrepair, and a chain link fence has been placed around the perimeter of the Subject Property to protect the home from vandalism. Notices of Violation related to the abandoned home and overgrown vegetation were previously issued but were recently dismissed by the City.

The Community Plan was updated in 1987 and most-recently again in 1998, but it is unclear when the Low Medium I Residential land use designation was established on the Subject Property. The adjacent property to the north, fronting on Etiwanda Avenue, is also designated Low Medium I Residential, but the property to the north of that property is designated Low Medium II Residential, which demonstrates that there is no established pattern on that block. All adjacent R3-zoned properties are designated Medium Residential, including the adjacent properties to the west that front Collins Street.

The Project proposes 16 small lot, single family homes that are three-stories in height and approximately 1,453 square feet each in residential floor area. The homes are arranged in two rows, with primary street frontage on Collins Street, separated by a common driveway with ingress/egress onto Etiwanda Avenue (See Site Plan, "Exhibit A"). The front yards are on Collins with side yards on Etiwanda. There is a 15-ft. Building Line along Collins Street, adjacent to the Subject Property and across the street, and the homes will be designed to be consistent with this setback.

To ensure the Project is compatible with adjacent development, the Applicants are requesting imposition of a permanent Qualified "(Q)" Condition on the Subject Property if it were to be rezoned to R3. This (Q) Condition would limit the amount of units to the 16 small lot homes described above. Typically, the R3 Zone requires 800 sq. ft. of lot area per dwelling unit, which would allow up to 24 units on the Subject Property. In fact, similarly-sized properties located across the street at 18300-18304 W. Collins Street (19,932 sq. ft.) and 5688 N. Etiwanda Avenue (20,505 sq. ft.) both contain 24 multifamily residential units. However, given the more restrictive zoning on properties to the north, the Applicants believe that limiting the Project to 16 units would be an appropriate density for the Project location. As is customary with Zone Change requests that may result in a subdivision of land, a Tentative "(T)" Classification will also be imposed to ensure the Applicants meet certain infrastructure and street improvement requirements prior to effectuating the Zone Change.

Zoning

The Subject Property is currently zoned RA-1.

General Plan

The Project is located in the Encino-Tarzana Community Plan area. The Community Plan designation is Low Medium I Residential.

Specific Plan

The Project is not located within any designated Specific Plan area but is located within a Freeway Adjacent Advisory Notice Area.

Surrounding Zoning and Land Use

- West – Zoning R3-1: Adjacent multifamily residential buildings.
- South – Zoning R3-1: Multifamily residential buildings across Collins Street.
- East – Zoning R3-1: Multifamily residential buildings across Etiwanda Avenue.
- North – Zoning (Q)RD3-1 and (Q)RD2-1: Adjacent multifamily residential buildings.

Ordinances

- Ordinance No. 148,958: Zone change from RA-1 to R3-1 to allow multifamily residential development at 18319 W. Collins St.
- Ordinance No. 145,303: Zone change from RA-1 to R3-1 to allow multifamily residential development at 18320-18354 W. Collins St.
- Ordinance No. 140,359: Zone change from RA-1 to R3-1 to allow multifamily residential development at 18312 W. Collins St.
- Ordinance No. 149,053: Zone change from RA-1 to R3-1 to allow multifamily residential development at 18300-18304 W. Collins St.
- Ordinance No. 128,391: Zone change from RA-1 to R3-1 to allow multifamily residential development at 5688 – 5670 N. Etiwanda Ave.
- Ordinance No. 164,779: Zone change from RA-1 to (Q)RD3-1 to allow multifamily residential development at the adjacent property to the north of the Subject Property and to include (Q) Conditions that impose additional development restrictions.
- Ordinance No. 152,166: Zone change from RA-1 to (Q)RD2-1 to allow multifamily residential development at 5727 N. Etiwanda Avenue and to include (Q) Conditions that impose additional development restrictions

CEQA Compliance

An Environmental Assessment Form has been submitted in conjunction with this application to determine the appropriate level of required CEQA compliance.

REQUEST FOR VESTING ZONE CHANGE FROM RA-1 to (T)(Q)R3-1

(RELIEF GRANTED BY ZONING CODE SECTION 12.32-Q)

1. That adoption of the proposed Zone Change will be in conformity with public necessity, convenience, general welfare and good zoning practice.

The Project is located within the Encino-Tarzana Community Plan area, which designates the Subject Property as Low Medium I Residential with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1. The adjacent parcel to the north is also designated Low Medium I Residential and the parcel of the immediate north of that parcel is designated Low Medium II Residential with corresponding zones of RD1.5, RD2, RW2 and RZ2.5. However, the majority of nearby properties, including adjacent parcels to the west and those located across Etiwanda Avenue and Collins Street to the east and south are designated Medium Residential with a corresponding zone of R3.

The Zone Change to R3 from RA-1 would facilitate the redevelopment of an underutilized property into a highly desirable and attainable housing option for working families in an area of the City where such options are lacking. The proposed small lot homes will be arranged in two rows, with primary street frontage on Collins Street, adjacent to other R3-zoned properties on Collins Street. There is a 15-ft. Building Line along Collins Street, adjacent to the Subject Property, and the homes will be designed to be consistent with this setback. Similarly-sized properties located across the street at 18300-18304 W. Collins Street (19,932 sq. ft.) and 5688 N. Etiwanda Avenue (20,505 sq. ft.) both contain 24 multifamily residential units. However, to ensure compatibility with adjacent development to the north, the Applicants are requesting imposition of a (Q) Condition to limit the Project's density to 16 small lot homes in lieu of the 24 homes that would otherwise be allowed on the Subject Property if it were zoned R3. Given the more restrictive zoning on properties to the north, the Applicants believe that limiting the Project to 16 units would be an appropriate density for the Project location. Therefore, the Project is compatible with adjacent development and would not adversely affect the health safety and welfare of the surrounding community.

As stated above, the majority of adjacent parcels are zoned R3 and designated for Medium Residential density. Furthermore, there is no discernible pattern to the zoning and land use designations chosen for the properties to the north of the Project site. The Low Medium I Residential density limit was likely imposed on the Subject Property as part of the Community Plan update process in 1998, but conditions at the Subject Property have changed, and this limit is no longer appropriate to redevelop underutilized properties and produce housing that can meet the current needs of the community and help address the City's well-documented housing shortage. The amount of development proposed by the Project is not excessive in comparison to adjacent properties, and the height limit of the Subject Property will remain equal to all adjacent properties. Therefore, the requested Zone Change is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

Furthermore, the Project is consistent with these specific objectives of the Encino-Tarzana Community Plan:

- Objective 1-4: To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.
- Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

- Policy 1-4.3: Ensure that new housing opportunities minimize displacement of the residents.
- Policy 1-4.4: Provide for development of townhouses and other similar condominium type of housing units to increase home ownership options.
- Policy 1-5.4: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Based on the foregoing, the requested Zone Change, and the adoption of an ordinance pursuant to it, is consistent with the public necessity, convenience, general welfare and good zoning practice, as required by the provisions of LAMC Sec. 12.32-F.

2. That adoption of the proposed Zone Change will be consistent with the General Plan including, but not limited to, the applicable community plan text, land use, footnotes, specific plans or other plans or guidelines.

As stated above, the majority of adjacent parcels are zoned R3 and designated for Medium Residential density. Furthermore, there is no discernible pattern to the zoning and land use designations chosen for the properties to the north of the Project site. The Low Medium I Residential density limit was likely imposed on the Subject Property as part of the Community Plan update process in 1998, but conditions at the Subject Property have changed, and this limit is no longer appropriate to redevelop underutilized properties and produce housing that can meet the current needs of the community and help address the City's well-documented housing shortage. The amount of development proposed by the Project is not excessive in comparison to adjacent properties, and the height limit of the Subject Property will remain equal to all adjacent properties. Furthermore, the Project is consistent with the specific objectives of the Encino-Tarzana Community Plan mentioned above. Therefore, the requested Zone Change is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

Also, Community Plan Footnote No. 10 states that "[i]t is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment." Because the Applicants are requesting a General Plan Amendment to change the land use designation of the Property from Low Medium I Residential to Medium Residential in conjunction with their Zone Change request, the zoning and land use designation will be consistent upon approval of these requests. Therefore, adoption of the proposed Zone Change will be consistent with the General Plan including, but not limited to, the applicable community plan text, land use, footnotes, specific plans or other plans or guidelines.

REQUEST FOR GENERAL PLAN AMENDMENT FROM MEDIUM RESIDENTIAL TO
COMMUNITY COMMERCIAL

1. That approval of the proposed General Plan Amendment will be in conformity with public necessity, general welfare and good planning practice (Form CP 7786).

As stated above, the Project is located within the Encino-Tarzana Community Plan area, which designates the Subject Property as Low Medium I Residential with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1. The adjacent parcel to the north is also designated Low Medium I Residential and the parcel of the immediate north of that parcel is designated Low Medium II Residential with corresponding zones of RD1.5, RD2, RW2 and RZ2.5. However, the majority of nearby properties, including adjacent parcels to the west and those located across Etiwanda Avenue and Collins Street to the east and south are designated Medium Residential with a corresponding zone of R3. There is no discernible pattern to the zoning and land use designations chosen for the properties to the north of the Project site. The Low Medium I Residential density limit was likely imposed on the Subject Property as part of the Community Plan update process in 1998, but conditions at the Subject Property have changed, and this limit is no longer appropriate to redevelop underutilized properties and produce housing that can meet the current needs of the community and help address the City's well-documented housing shortage. The amount of development proposed by the Project is not excessive in comparison to adjacent properties, and the height limit of the Subject Property will remain equal to all adjacent properties. Furthermore, the Project is consistent with the specific objectives of the Encino-Tarzana Community Plan described above. Based on the foregoing, approval of the proposed General Plan Amendment will be in conformity with public necessity, general welfare and good planning practice.