

May 7, 2014

Department of City Planning,  
City of Los Angeles  
6262 Van Nuys Blvd.  
Suite 430  
Van Nuys, CA 91401

**RE:** VTT#72877  
**Property Site:** 7327-7335 Hazeltn Ave.

**REZONING JUSTIFICATION:**

**The Proposed Map will be/is consistent with Applicable General and Specific Plans.**

The subject site is a rectangular-shaped, partially through, level-lot and is currently vacant of any development. It includes two parcels with a combined acreage of approximately 1.09 acres, having a 155-foot frontage along Hazeltn Avenue and a 305-foot depth. The site has about a 40-foot frontage along the partial cul-de-sac on Leadwell Street. The lots are zoned (T)R3-1, R3-1, [Q]RD5.1-1 and R1-1. The proposed zone would be RD1.5 for a 29 single family small lot subdivision. The property is in four different zones without any established pattern, which makes it difficult to develop, as zoned. This presents a hardship as most properties in the city have one zone and set of regulations that must be complied with. Further, the depth of the multiple residential designation and zonings varies on the surrounding properties to the North and South. This makes it difficult to construct a project that is consistently compatible with the surrounding development on all sides. On August 18, 2011, a zone variance was approved for the subject property under the Case No. ZA-2010-3248(ELD).

The surrounding make up of structures/uses include, two single family residences and two-story, 5 unit apartment , just to the North in the R1-1 and RD1.5-1 zones; a two-story 44 unit, two-story 8 units and two-story 42 unit apartment over a semi subterranean parking to the East, across Hazeltn Ave., in the [Q] RD1.5-1 zones. Also a single family neighborhood with two story dwelling sin the newer subdivision abutting the subject property and one story dwelling further West along Leadwell Street, in the R1-1 zone.

The project will provided needed new home ownership opportunities for the Community Plan area. The community Plan text includes the following relevant land use goals, objectives, policies and programs:

**Goal 1:** A Safe, Secure and High Quality Residential Environment For All Economic, Age, And Ethnic Segments of The Community.

**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.

**Policy 1-1.2:** Protect existing single family residential neighborhood from new, out of scale development

**Program:** Recent changes in the Zoning Code set height limits (30-45 feet, Sec. 12.21.1 L.A.M.C.) for new single family residential development.

**Policy 1-1.4:** Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

**Program:** The Plan includes an Urban Design Chapter, which is supplemented by Design Guidelines and Standards for residential development.

**Policy 1-1.6:** The City should promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences.

**Program:** With the implementation of the Community Plan, single family residential land use categories, all zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects shall provide for Plan consistency.

**Objective 1-3:** To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

**Policy 1-3.1:** Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

**Policy 1-3.2:** Consider factor such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposes.

**Objective 1-5:** To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

**Policy 1-5.4:** Provide for development of townhouses and other similar condominium type housing units to increase home ownership options.



**Program:** The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

The project will provide homeownership opportunities in the traditional single-family dwelling and to those who may not afford a single-family lot within the townhome style development of the small lots. The subdivision is in conformance with the zone and the land use of the Community Plan. Streets will be development to improve circulation for current and future residences with the **Hazeltine Avenue neighborhood**. The small lot portion of the subdivision is townhome style with each having individual two car garages and private entrances.

The National Flood Insurance Program rate maps, which are a part of the Floor Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding. Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

**The Design and Improvement of the Proposed Subdivision are Consistent with Applicable General and Specific Plans.**

Hazeltine Avenue will also be improved, along the frontage of development, by a 18 foot dedication to improve with curb, gutter, sidewalk, on the project street frontage. This project is not subject to any geographic specific plan requirements. .

The development is supported by the Citywide General Plan Framework Element objective and policies:

**Objective 4.1:** Plan the capacity for and development incentives to encourage production of an adequate supply of housing units for various types within each City sub region to meet the projected the projected housing needs by income level of the future population.

**Policy 4-1.4:** Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub region to meet the twenty year projections of housing needs

**Policy 4-1.5:** Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

**Policy 4-1.7:** Establish incentives for the development of housing units appropriate for families with children and larger families.

The subdivision will provide 29 housing units, in an RD 1.5, proposed zone, at a density which is consistent with Low Medium II land use designation. These single-family residences will each contain three bedrooms and a two-car garage, which provide dwellings appropriate for families with children or extended families. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plan

**The Site is Physically Suitable For the Proposed type of Development.**

The site is currently vacant. It is one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. Directly to the South, it is zoned as (T)R3-1, R3-1, [Q]RD5.1-1 and R1-1, across the street, are all apartment buildings, three to four stories in height. Directly to the North, there are multifamily apartment structures.

The proposed project would provide an appropriate transitional development between the proposed uses an existing uses. The small lots will provide for sale lots, including three bedroom homes with attached garages, an alternative to condominium or multiple-family development within the neighborhood.

If you should have any further question and/or comments, please call me.

Sincerely,

Regina Minor