

SITE ADDRESS:  
7061, 7053, 7051 N. Firmament  
Van Nuys, CA 91406

Zone Change from R1-1 to RD-3  
VTT- 72867- Small Lot Subdivision

#### FINDINGS FOR ZONE CHANGE APPROVAL

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Van Nuys - North Sherman Oak Community Plan area, which was adopted by the City Council on September 09, 1998 (Case No. CPC-95-0359 CPU). The Plan Map designates the subject property for Low Residential with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The requested RD3 with a General Plan Amendment Request will make this area consistent with abutting zone designation of Multiple Family zone.
2. **General Plan Text.** Chapter 3 of the Van Nuys - North Sherman Oak Community Plan text includes the following relevant land use goal, objective, policy and program:

Residential Land Use

**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 to the year 2010.*

**Policy 1-1.1:** *Designate specific lands to provide for adequate multi-family residential development.*

***Program:*** *The Plan Map identifies specific areas where multi-family residential development is permitted.*

**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 1-1.5** *Preserve and maintain the existing ratio of 74% of designated residential lands for single family uses.*

***Program:*** *The Plan designates residential lands to reflect this ratio.*

- The approval of this zone change will keep with the spirit and intent of the Community Plan by creating a unique Single Family Dwelling development utilizing the Small Lot Subdivision guidelines.
3. The proposed zone change for these two lots, which are combined 44,973 net square foot parcels will allow 13 additional single family residential homes to be developed in the community plan area. The proposed project will incrementally add to the available housing stock in the city of Los Angeles and made available to all of its residents. This zone change is consistent the Goal, Objective and Policies of the Community Plan.

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4. The adjacent parcels to the north are zoned RD2-1, which consists of 36 condos. These parcels will be developed with single-family dwellings on similar sized parcels as the adjacent parcels. The zone change will allow for a concurrent application for a Small Lot Subdivision and General Plan Amendment, which will be consistent with the requested zone, and the established Community Plan. The proposed zone RD3 in conjunction with a Small Lot Subdivision request will meet and / or exceed the required minimum lot area.
  
5. The approval of the General Plan Amendment / zone change to RD3, the parcels will qualify for the Small Lot Ordinance (NO. 176,354) which allows the construction of fee-simple, infill housing on small lot in the multi-family zones. The proposed site has been configured to meet the Small Lot Design Guidelines with the respect to yards, height, access, parking, building materials, landscaping and services. The Small Lot Design Guidelines will be the correct method to establish the design elements that are compatible with the community plan.