

**Tyrone Villas at Van Nuys**  
14305 Sherman Way and 7223 Tyrone Avenue  
Los Angeles, CA 91405

**GENERAL PLAN AMENDMENT**  
Low Residential to Medium Residential

**ZONE AND HEIGHT DISTRICT CHANGE**  
R1-1 AND R3-1 to [T][Q]R3-1L

**Applicant**

Tyrone Villas at Van Nuys LLC  
7203 Rubio Avenue #101  
Lake Balboa, CA 91406

**Representative**

QES Inc.  
Eric Lieberman  
14549 Archwood Street, Suite 308  
Van Nuys, CA 91405  
818-997-8033

CPC 2015-0393

## REQUEST

For the construction use and maintenance of a new 38, three to five story apartment complex, up to 58 feet in height with 13,555 square feet of usable open space and one level of at grade parking containing 77 automobile parking spaces and 42 bike space, the following are requested:

**Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Van Nuys – North Sherman Oaks Community Plan from the Low Residential to Medium Residential; and**

**Pursuant to Section 12.32 of the Municipal Code, a Zone and Height District change from R1-1 and R3-1 to [T][Q] R3-1L.**

## LEGAL DESCRIPTION

### Parcel 1:

The Easterly 198 feet of Lot 221 of Tract No. 1000, as per map recorded in Book 19 Pages 1 to 34 inclusive of Maps, In the office of the County Recorder of said County. EXCEPT the Northerly 120 feet thereof. (More Commonly Known as: 14305 Sherman Way, Van Nuys, CA 91406)

### Parcel 2:

The Southerly 50 feet of the Northerly 120 feet of the Easterly 198 feet of Lot 221 of Tract No. 1000, as per map recorded in Book 19 Pages 1 to 34 inclusive of Maps, In the office of the County Recorder of said County. EXCEPTING all minerals, coal, petroleum and kindred substances and natural gas under and In said land. (More Commonly Known as: 7223 Tyrone Avenue, Van Nuys, CA 91406)

## REFERENCED SECTIONS OF THE LOS ANGELES MUNICIPAL CODE

Section 11.5.6	General Plan
Section 12.08	"R1" One Family Zone
Section 12.10	"R3" Multiple Dwelling Zone
Section 12.32	Land Use Legislative Actions - Zone Change and Height District Change

## PROJECT DESCRIPTION AND BACKGROUND

The subject site is located on the northwest corner of Sherman Way and Tyrone Avenue within the Van Nuys-North Sherman Oaks Community Plan area. The subject site is split by two land use designations of Low Residential on the northerly 120 feet and corresponding zone of R1-1 and a land use designation of Medium Residential on the southerly 90 feet with a corresponding zone of R3-1.

There is street frontage on Tyrone Avenue of 210 feet and Sherman Way of 168 feet. The total land area is 35,129 square feet. The subject site is a compilation of 2 parcels originally created by the recordation of grant deeds dividing Lot 221 of Tract 1000. The subject property was originally held by the International Church of the Foursquare

Gospel and utilized as a parking lot serving their facilities on the south side of Sherman Way. Subsequent to previous approvals pursuant to CUZ-78-277et.al., the parking lot containing 72 parking spaces was removed from service under a Reduction in Site approved on January 16, 2014 as case CUZ-78-277(PA2).

The proposed project consists of 38 apartment units within a 50,532 square foot building. The site design utilizes the northerly 30 feet as usable common open space at ground level contributing to a total of 13,555 square feet of open space in the complex. The total usable open space required by the Municipal Code is 5,550 square feet.

The northerly 30 feet of the subject site also serves to separate the proposed building from the single family neighborhood to the north. In addition the north building elevation is stepped back incrementally. The building structure is 10 feet in height starting at 30 feet south of the northerly property line then steps up to 45 feet in height starting at 50 feet south of the northerly property line and then steps up to 58 feet in height starting at 98 feet south of the northerly property line. (See Sheet A-8 east elevation on plans dated October 2014)

The building footprint complies with setbacks and yards per LAMC in the R3 zone and compliance with an existing 15 foot building line along the Sherman Way street frontage. The westerly and easterly property lines are treated with 8 foot side yard setbacks as required by code.

In order to provide the proposed building configuration the applicant is proposing a **General Plan Amendment** from Low Residential to Medium Residential on the northerly 120 feet while maintaining the existing Medium Residential on the southerly 90 feet of the site. A **Zone Change and Height District Change** from R1-1 and R3-1 to [T][Q]R3-1L is included. The existing lot area of 35,129 was used to calculate the proposed density. The proposed R3-1L zone allows a density of 800 square feet of land per unit equaling the base density of 43 units (43.9). The proposed density is 38 units.

The proposed Height District Change from HD No.1 to HD No.1L allows a tiered building envelope that steps up from a low point on the north to the building's highest point on the south. This tiered design provides two key elements; 1) A building height of up to 58 feet on the southerly portion of the building to accommodate the needed floor area, and 2) provides the flexibility to leave the northerly 30 feet of the property as improved, grade level open space. The provided open space will serve as additional amenities to the future building residences while giving the single family neighborhood a landscaped buffer.

The following findings provide the necessary justification for the requested entitlements.

### **FINDINGS - Zone Change and General Plan Amendment**

The requested Zone Change and General Plan Amendment are in conformity with the public necessity, convenience, general welfare and good zoning practice as follows:

1. *Public Necessity justifies the approval of the zone change and general plan amendment.*

"Public necessity" requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The granting of a General Plan Amendment as proposed with a zone and height district change will permit development of the site in a manner that addressed the public necessity for housing.

A review of the General Plan and its elements including, but not limited to the Van Nuys North Sherman Oaks Community Plan, reveals that there is no evidence of conflict or inconsistency with any stated element or objective if the proposed Zone Change and General Plan Amendment are approved. Therefore, "public necessity" justifies the granting of the request.

2. *Public Convenience justifies the approval of the subject zone change and plan amendment.*

It is indisputable that housing is a growing need in all communities across the City. Public convenience will be improved by providing needed housing in the Van Nuys area. The expected population growth rate estimated from 2009 Census is approximately 2% with an annual housing growth rate of approximately 0.15%. For this reason, the proposed general plan amendment and associated zoned change be approved as requested in order to bolster public convenience.

3. *The general welfare justifies the approval of the subject zone change and plan amendment*

The project as proposed provides for the social betterment of citizens in the community seeking new housing. The general welfare of the community is served by providing the needed quality housing for the growing population in ways that are convenient and affordable for the community. Therefore the approval of the requested general plan amendment, zone and height district change will positively serve the general welfare of the public.

4. *Good Zoning Practice justifies the approval of the subject zone change and plan amendment*

The proposed general plan amendment and zone change complies with the City Charter in that the amendment allows an underutilized property to be developed with a use consistent with the intent, purpose and objectives of the Community Plan: "To provide new housing opportunities that accommodate a range of income needs..." The Community Plan promotes that assurance be provided to establish adequate housing for all persons regardless of income, age, or ethnic background. The Community Plan is also served by promoting greater individual choice in type, quality and location of housing. The proposed housing development is consistent with this intent. The change of zone will provide the opportunity to further the intent of the community plan in a way consistent and compatible with surrounding uses when combined with the proposed site development as depicted on the attached plot plan. In addition, the proposed plan amendment and zone change are consistent with the higher density uses in the area adjacent to subject site and along the Sherman Way corridor.

Therefore, approval of said zone change and plan amendment is in substantial conformance with "good zoning practice."