

ZONE CHANGE REQUEST, BACKGROUND AND FINDINGS

For

14723 Magnolia Boulevard

Sherman Oaks, CA

REQUEST:

Pursuant to Section 12.32.Q.3 (a) of the Los Angeles Municipal Code (“LAMC”) a Vesting Zone Change from [Q]RD1.5-1 to conform to the General Plan Designation of Medium Residential to R3-1.

The applicant is seeking approval for the development and use of a nine (9) two-bedroom two bath. The subject site is located on Magnolia Boulevard between Willis Avenue and Cedros Avenue both being collector street. The subject site has a secondary access via an alley way that is accessible from Willis Avenue.

PROJECT DESCRIPTION:

The proposed project involves the construction and use of a 9-unit multi-family apartment community housing, in a 3-story building not to exceed 35 feet in height with one level of basement parking garage and 3 levels of residential apartment units fronting Magnolia Boulevard. The parking provided shall meet code at 2 parking spaces for each two-bedroom unit.

Required bicycle parking, 1 space for long term per residential unit. Short term requirements are 1 space for every 10 residential units. There are 9 residential units therefore, 9 long term paces and 2 short term spaces have been provided.

The residential project will be comprised of 9 residential apartment units. A large open air community roof deck and landscaped common area are provide. The required open spaces for 3 habitable rooms is 125 square feet for each unit for the total of 1,125.00 Square feet. The plan provides 1,300.00 square feet of open space. The proposed project exceeds the required amount and will provide 1300.00 square feet of community opens space.

SITE DESCRIPTION:

The site has an aged multi residential boutique apartment community. The adopted Van Nuys North Sherman Oaks Community Plan designates the subject property for Medium Residential and uses within the corresponding zone of R3. The property is +/- 6,914 square and is presently zoned [Q] RD1.5-1. The applicant is requesting a zone change to conform to the Medium Residential to R3-1 for the development and use of a Multi Residential Apartment Community.

The Proposed Project is within close proximity and walking distance to Van Nuys Boulevard and Kester Avenue.

Surrounding Uses:

The surrounding properties to the subject site are predominately multi residential homes.

To the North: 20 Feet Alley with abutting R1 single family homes

To the South: Magnolia Boulevard and R3 multi residential apartment communities

To the East: RD1.5 2 story multi residential apartment community

To the West: R3-1 4 story multi residential apartment community

Nearby Schools: Kester Elementary School is located withing 1,200 feet from the subject site and is within walking and or biking distance.

ZONE CHANGE:

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

The requested zone is within the range of corresponding zones of the Medium Residential designation, and is in conformance with the public necessity, convenience, general welfare, and **good zoning practice**. The proposed project would provide a density that is in line with the development to the east and west and projected development expected to occur in the surrounding area.

The guidelines used when designing the subject project were to insure the screening of the parking structure, trash equipment area, pedestrian walkways to the building, enhanced landscaping, the use of complementary building materials and colors, appropriate lighting design, and façade and roofline articulation.

The project incorporates elements of modern architectural style as well as the use of materials such as extensive upscale urban tilework features, soft stucco, varied rooflines, a tower element, balconies, varying façade depths, a main pedestrian entrance in the front distinguished with a tiled entry, designer ironwork, insistent rhythm in window placement, and insuring no visual for all parking.

The new building will be a significant improvement to what is currently an aged small structures. The proposed project features have been designed to be sensitive to the existing environment and will provide a visual improvement, housing for upcoming job opportunities in the surrounding and adjacent Studio City area and expansion of the

Universal Studios, “Universal Evolution” project that will be **beneficial in terms of public necessity and convenience.**

The proposed project is beneficial in terms of public necessity, convenience and general welfare in that it provides residential and diverse housing to meet the needs of the growing and diverse demographic. It provides much needed housing and inventory to an area in need of and undergoing progressive and organic revitalization.

The Proposed Project Meets the Goals and Objectives of the General Plan and Community Plan as follows:

The subject property is located within the Van Nuys North Sherman Oaks Community Plan, updated and adopted by the City Council on September 9, 1998 City Planning Commission Case Number 95-0359 and City Council File Number 98-0572.

The existing Plan designates the subject property Medium Residential.

The proposed zone change to R3-1 is consistent with the land use designation on the plan map and thus is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Community Plan.

It is Consistent and in Conformity with the Van Nuys North Sherman Oaks Community Plan. The Van Nuys-North Sherman Oaks Community Plan Area is located approximately 16 miles northwest of downtown Los Angeles in the southeast quadrant of the San Fernando Valley comprising approximately 3% or 8,221 acres of the land in the City of Los Angeles. The Van Nuys-North Sherman Oaks Plan Area is generally bounded by the Southern Pacific Railroad on the north, the Tujunga Wash Channel on the east, the Ventura Freeway on the south, and Gloria Avenue, Valjean Avenue and the San Diego Freeway on the west. The Plan Area is surrounded by the Mission Hills-Panorama City-Sepulveda Plan on the north, Sherman Oaks-Studio City-Toluca Lake Plan to the south, Reseda-West Van Nuys and Encino-Tarzana Plans to the west and North Hollywood Plan to the east. The Plan Area includes the Van Nuys Community, the northern portion of the Sherman Oaks Community and the area defined as the San Fernando Valley Administrative Center.

North Sherman Oaks, this area is generally located at the southern end of the Plan from the south side of Burbank Boulevard and north of the Ventura Freeway. In August, 1991 the City of Los Angeles extended the boundaries of Sherman Oaks (North VAN NUYS-NORTH SHERMAN OAKS I-2 Sherman Oaks) to Route 405 on the west, the west side of Tujunga Wash on the east and the south side of Burbank Boulevard on the north. The boundary adjustments were made to reflect historical boundaries evidenced by property deeds, County Assessor files and other official records. This portion of the North Sherman Oaks Community is predominantly characterized by pockets of single family residential

areas surrounded by multi-family and commercial uses. The major commercial center in North Sherman Oaks is the Sherman Oaks Fashion Square.

The General Plan is the fundamental policy document of the City of Los Angeles. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time. Decisions by the City with regard to the use of its land, design and character of buildings and open spaces, conservation of existing and *provision of new housing*, provision of supporting infrastructure and public and human services, protection of residents from natural and man-caused hazards are guided by the Plan. The Community Plans are 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.* Goals, objectives, policies and programs are created to meet the existing and *future needs* and desires of the community. *The plans are intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable for the residents of the community.*

For each plan category, **the Plan permits all identified corresponding zones**, as well as those zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (L.A.M.C.).

The Van Nuys North Sherman Oaks Community Plan contains the goals, objectives, policies and programs as guideline for the orderly development of the community.

The proposed project is in **substantial conformance with the goals, objectives and policies of the Community Plan;**

Multi-family areas have developed fronting major and secondary highways such as Sepulveda Boulevard, Sherman Way, Burbank Boulevard, Vanowen Street, and *Magnolia Boulevard*. Multi-family areas have traditionally functioned as transitional areas or buffers protecting the single-family residential enclaves from commercial or industrial uses. In spite of its usefulness as a buffer mechanism to maintain the identity of single family residential areas, the term “multiple family” often conjures up images of densely populated areas with high crime activity. In reality, only a few specific areas have been identified by the community residents where crime rates are perceived to be related to land use densities.

RESIDENTIAL:

GOAL 1 Objective 1-1:

A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

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.

Objectives and Policies:

Policies 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.

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.

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.

Policies 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.

Program: The Plan includes Design Guidelines which establishes design standards for residential development to implement this policy.

1-3.2 Consider factors 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.

1-1.2: Protect existing stable single family and low-density residential neighborhoods from encroachment by higher density residential and other incompatible uses, especially the RA1 zoned lots.

Goal: 1- A safe, secure and high quality residential environment for all economic, age and ethnic segments of the community.

Objective: 1-3.1 Promote greater individual choice in type, quality, price and location of housing.

Program: The Plan promotes greater individual choice through its establishment of residential design standards, and its allocation of land for a variety of residential densities.

Policies: 1.3.3 Ensure that new housing opportunities minimize displacement of the residents.

Objective 1-5:

To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policies 1-5.1 Promote greater individual choice in type, quality, price, and location of housing.

Program: The Plan promotes greater individual choice through its establishment of residential design standards and its allocation of lands for a variety of residential densities.