

**REQUEST, BACKGROUND AND FINDINGS  
FOR  
ZONE CHANGE**

**(PURSUANT TO LOS ANGELES CITY MUNICIPAL CODE SECTION 12.32.F.C.7)  
FOR  
12917 ADDISON STREET  
SHERMAN OAKS, CA 91423  
APN: 2358-027-003**

**REQUEST**

Pursuant to Section 12.32-F.C.7 of the Municipal Code, a Zone Change from RE15-1 to (T)(Q)R3-1 along the north side of Addison Street.

**PROJECT DESCRIPTION / BACKGROUND**

The subject property is located within an area covered by the Van Nuys-North Sherman Oaks Community Plan, updated and adopted by the City Council on September 9, 1998. The subject property is designated as Medium Residential General Plan Land Use designation with corresponding zone of R3. The RE15-1 zoning designation (minimum area per dwelling of 15,000 square foot) for the subject property is the last parcel along the Coldwater Canyon Avenue corridor between Magnolia Boulevard to the north and Addison Street that has not yet been changed to (T)(Q)R3-1 (minimum 800 square feet per dwelling unit). The proposed zone change from RE15-1 to (T)(Q)R3-1 would permit a development which, as conditioned will provide a residential density consistent with the properties to the east along said corridor. As mentioned above, the Community Plan designates the subject property as Medium Density Residential with a corresponding zone of R3. The applicant is requesting a zone change from RE15-1 to (T)(Q)R3-1; which IS CONSISTENT with the land use designation on the plan map and IS in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. The proposed project involves the construction of a 28-unit multi-family apartment building on approximately 24,399 gross square foot (0.56 Acre) parcel. Under the current Zone RE15-1, the maximum allowable density on the site is one (1) single family home or 1 dwelling unit per 15,000 square feet. Although, the zone change to (T)(Q)R3-1 on the subject property would allow for 28.9 units (By-Right) and would be eligible for a 35 percent density bonus permitting the development of a 39-unit apartment building, applicant is requesting to build 28 unit multifamily apartment building.

The apartment building will consist of a 45 foot maximum height 3-story building containing 3 residential levels over one basement parking structure with 52 residential parking spaces on approximately 23,099 (Net) square foot lot. The residential project will be comprised of (7) one bedroom/one bathroom units, (12) two bedroom/two bathroom units, (9) three bedroom/two bathroom units, and a large open-air courtyard at the center of the site with lush landscaping. Vehicular access will be served along the frontage of Addison Street.

The subject property is predominantly a rectangular parcel of land located on the north-side of Addison Street, one parcel west of Coldwater Canyon Avenue to the east with multiple parcels zoned R3-1 to the north along Coldwater Canyon. The site currently has a single family home and a detached garage constructed in 1946. The adopted Van Nuys-North Sherman Oaks Community Plan, updated and adopted by the City Council on September 9, 1998, designates the subject property for Medium Density Residential land use with the corresponding zones of R3. The property contains approximately (0.56) gross acres or (24,399 gross square feet) and is presently zoned RE15-1. The subject request as stated above is for a Zone Change from RE15-1 to R3 along the north side of Addison Street.

**STREET CLASSIFICATION**

Addison Street: Is a Local Street and is improved to a width of 40 to 60 feet.

**PRIOR RELEVANT CASES ON SUBJECT SITE**

ENV-2016-1787-ND

Environmental Negative Declaration

**Data Not Available**

CPC-29519

CPC-25664

ORD-184381

ORD-163087-AREA12-SA30

ZAI-956

ZAI-1148

**SURROUNDING NEIGHBORHOOD**

The surrounding neighborhood of developments consists of single family residents and multiple family residential uses. The adjoining property to the west is improved with 4,190 sf single family residence built in 2005 and multiple family uses to the north zoned R3-1 containing a 27-unit multiple-family building, built in 1970. The adjoining properties to the east are zoned R3-1 and improved with a 1.396 sf single family residence built in 1923 and a 25-unit apartment building, built in 1971.

**GENERAL PLAN LAND USE DESIGNATION**

The subject property is located within an area covered by the Van Nuys – North Sherman Oaks Community Plan, updated and adopted by the City Council on September 9, 1998. The Plan map designates the subject property as Medium Density Residential, with corresponding zones of R3. The zone change request is CONSISTENT with the land use designation on the plan map and IS in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted community plan.

**GENERAL PLAN TEXT**

The Van Nuys – North Sherman Oaks Community Plan Text includes the following relevant land use 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 1-1.1 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.

Objective 1-5	To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.
Policy1-5.1	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.

**MANDATED FINDINGS**

In order to grant the request, the following legally mandated findings delineated must be made in the affirmative.

**1. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The proposed project involves the construction of a 28-unit multi-family apartment building. Under the current zone RE15-1, the maximum allowable density on the site is one (1) single family home or 1 dwelling unit per 15,000 square feet. The zone change will permit the development of a proposed 28-unit apartment building, which will provide greatly needed new housing for the community. The RE15-1 zoning designation (minimum area per dwelling of 15,000 square foot) for the subject property is the last parcel along the Coldwater Canyon Avenue corridor between Magnolia Boulevard to the north and Addison Street that has not yet been changed to (T)(Q)R3-1 (minimum 800 square feet per dwelling unit). The proposed zone change from RE15-1 to (T)(Q)R3-1 would permit a development which, as conditioned will provide a residential density consistent with the properties to the east along said corridor. As mentioned above, the Community Plan designates the subject property as Medium Density Residential with a corresponding zone of R3. The applicant is requesting a zone change from RE15-1 to (T)(Q)R3-1; which IS CONSISTENT with the land use designation on the plan map and IS in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. The proposed project involves the construction of a 28-unit multi-family apartment building on approximately 24,399 gross square foot (0.56 Acre) parcel. Under the current Zone RE15-1, the maximum allowable density on the site is one (1) single family home or 1 dwelling unit per 15,000 square feet. Although, the zone change to (T)(Q)R3-1 on the subject property would allow for 28.9 units (By-Right) and would be eligible for a 35 percent density bonus permitting the development of a 39-unit apartment building, applicant is requesting to build 28 unit multifamily apartment building. The applicant is requesting a zone change from RE15-1 to (T)(Q)R3-1; which IS CONSISTENT with the land use designation on the plan map and IS in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. Therefore, strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

**2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to the other property in the same zone and vicinity.**

The subject property is located within an area covered by the Van Nuys-North Sherman Oaks Community Plan, updated and adopted by the City Council on September 9, 1998. The Plan map designates the subject property as Medium Density Residential, with corresponding zones of R3. The zone change request is CONSISTENT with the land use designation on the plan map and IS in substantial

conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted community plan. The requested zone change from RE15-1 to (T)(Q)R3-1 will permit a development which is compatible with the existing layout of the surrounding properties and allows for a density consistent within the community plan designation. The current development is consistent with the proposed density permitted by the Plan. Therefore, granting of the zone change will be in conformance with the intent and purpose of the General Plan of the City, as the site is an infill site.

- 3. That the zone change is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The surrounding neighborhood of developments consists of single family residents and multiple family residential uses. The adjoining property to the west is improved with 4,190 sf single family residence built in 2005 and multiple family uses to the north zoned R3-1 containing a 27-unit multiple-family building, built in 1970. The adjoining properties to the east are zoned R3-1 and improved with a 1.396 sf single family residence built in 1923 and a 25-unit apartment building, built in 1971. The purpose of the zone change from RE15-1 to (T)(Q)R3-1 is to facilitate development and construction of a 28-unit apartment building. The RE15-1 zoning designation (minimum area per dwelling of 15,000 square foot) for the subject property is the last parcel along the Coldwater Canyon Avenue corridor between Magnolia Boulevard to the north and Addison Street that has not yet been changed to (T)(Q)R3-1 (minimum 800 square feet per dwelling unit). The proposed zone change from RE15-1 to (T)(Q)R3-1 would permit a development which, as conditioned will provide a residential density consistent with the properties to the east along said corridor. Therefore, the zone change is necessary for the preservation and enjoyment of a substantial property right or use already possessed by other properties in the same vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. The zone change provides the means by which this development can be accomplished.

- 4. That the granting of the zone change will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The granting of the zone change will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The project will be an improvement that will increase the value of the adjoining properties, aesthetically designed, and will provide needed housing within the City. As noted, the zone change meets the housing goals of the City seeking to protect investments, promote good design, and ensure public safety, and governed by conditions to mitigate any adverse impacts created by development.

- 5. That the granting of the zone change will not adversely affect any element of the General Plan.**

Providing housing to the population of the City is a high priority. The City Planning Commission in the past created the Subcommittee on Infill Housing in September of 2000 to address the need for housing production in the City of Los Angeles. The purpose of the Subcommittee was to work with the Planning Department to recommend changes to the City's Planning and Zoning Code and Land Use procedures to encourage affordable and market rate housing production in the City. Therefore the granting of the zone change will not adversely affect any element of the General Plan.

**ZONE CHANGE, L.A.M.C Sec. 12.32.F**

The requested zone change is in conformance with public necessity; convenience, general welfare and good zoning practice in that:

The requested zone change from RE15-1 to (T)(Q)R3-1 will permit a development which is compatible with the existing layout of the surrounding properties and allows for a density consistent within the community plan designation.

In addition, the requested zone change is within the range of zones allowed by the General Plan Land Use designation of Community Commercial. Permitting the zone change will also permit the development which supports the General Plan Goals, Objectives, and Policies to make provisions for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice, and to develop land with specific designations for densities required to accommodate projected population of the Plan area.