

## **G. LAND USE**

### **1. Zoning**

#### **Environmental Setting**

The zoning on the site is R3-1 (multiple dwelling, height district 1), RA-1 (suburban, height district 1), and RA-1XL (suburban, height district 1, extra limited), as shown on **Figure 5, Radius Map**, page 21. The current zoning on the site was established by the City under its Plan Consistency Program (AB 283) and imposed by Ordinance No. 165,479, adopted on January 10, 1990<sup>1</sup>. The R3 zoning is applied to approximately one acre of the northwest corner of the site. The RA-1 zone covers approximately 6.8 acres of the northern portion of the site, extending south from Calabasas Road approximately 1,410 feet. The remaining 37 acres of the site are zoned RA-1XL. Hospitals and hospital-related facilities are required to be approved under a Conditional Use Permit in the R3 and RA zones, and institutional and residential uses are not allowed without the approval of a variance from the Municipal Code in these zones.

The Motion Picture Home was started on the subject site in 1942. An expansion of a philanthropic institution on the site, providing housing and care for indigent and aged former members of the motion picture industry, was approved on October 23, 1946, under Case No. ZA 9307. This approval provided broad authority for expansions, including, "...construction of additional buildings and additions to existing buildings and structures as may be required from time to time." Under this authority, various expansions and additions were constructed through the 1950's.

Beginning with the January 18, 1960 approval of City Plan Case No. 10406, which permitted an expansion of the on-site hospital from 100 to 180 beds, the City of Los Angeles began to require land use approvals when new uses were introduced to the site, or when previously undeveloped areas of the site were to be developed. On April 30, 1970, Case No. ZA 20344 was issued modifying the parking requirements of ZA 9307. On August 29, 1984, Case No. ZV 84-097 permitted the construction of a 35,000 square-foot administration building observing reduced yards.

Based on the process of ZV 84-097 in 1984, and the fact that almost all of the northern portion of the site had been developed, it was anticipated that in the absence of a site-wide approval, every new building on the campus would require a new land use approval. In an effort to reduce the number of approvals with overlapping and potentially conflicting conditions, the MPTF began preparation of a Master Plan. In October of 1984 MPTF submitted an Environmental Assessment Form to the City of Los Angeles to begin the process for approving that Master Plan. On September 12, 1986 Case No. ZA 86-0653 (CUZ) (ZV), (subsequently upheld on appeal to the Board of Zoning appeals on November 20, 1986, Case No. BZA 3511), was conditionally approved. That approval was for the, “renovation and expansion of an existing retirement and medical facility identified as the Motion Picture and Television Country Home consisting of a hospital facility containing 299 beds, administration and service buildings including the existing country home and theater, 92 one-bedroom cottages, a gift shop pavilion, a lodge complex containing 340 beds, a clubhouse, a community room, housing units containing 92 one and two bedroom dwelling units and 891 on-site parking spaces.” Also associated with this was the approval of a Variance to permit, “the location of institutional and residential units on the RA-1 and (T)RS-1 zoned portions of the site as part of the involved Master Plan.”

A condition of the 1986 grant required that the development conform substantially with the plot plan on file. The grant indicates that the total development was anticipated to occur over a 10-15 year period. Under the approved master plan, total site development could come to 697,471 square feet, consisting of 219,000 square feet of medical facility with 299 licensed beds, 324,787 square feet of residential buildings with 516 units, 77,000 square feet of administration and service buildings, and 64,371 square feet of activity/recreational buildings.

Four plot plan approvals in association with the 1986 approval have been issued by the City Zoning Administrator’s Office. These approvals were issued on March 2, 1990, August 9, 1990, March 19, 1992, and October 2, 1998.

Current development onsite consists of 177,200 square feet of medical space, 56,095 square feet of residential space, 23,110 square feet of service/administration space, and 21,371 square feet of activity/recreational space. In addition, the October 2, 1998 plan approval permitted the construction of the 130,000 square foot Stark Villas and a 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Business Office, as approved under the 1986 Master Plan.

Construction of the Stark Villas has commenced. In the October 2, 1998 approval the Zoning Administrator, utilizing authorization granted under Section 12.24-D,5 of the Code, determined the appropriate height and area regulations for the Stark Villas. The Zoning Administrator found that given the permitted maximum heights of three stories and 45-feet across both Mulholland Drive and Calabasas Road, a maximum height of three-stories and 40-feet is appropriate at the project site.

Under the existing zoning, up to 55 dwelling units could be permitted on the R3 portion of the site and 109 dwelling units on the RA zoned portion of the of the site, for a theoretical total of up to 164 dwelling units on the site.

### **Significance Criteria**

A significant impact would be defined as that which (1) prevents the implementation of land use policies, (2) is inconsistent with an adopted land use designation of intensity, (3) creates an indirect or secondary environmental impact which results in substantial or extreme use incompatibility, or (4) is found to be in substantial conflict with relevant zoning regulations.

### **Environmental Impacts**

The proposed Master Plan calls for a net increase of 139,500 square feet of medical use, 252,070 square feet of residential use, 45,040 square feet of service/administration use, and 21,000 square feet of activity/recreational use on the project site. This would result in a revision to an existing Conditional Use Permit and Zone Variance. These land use entitlements outline the restrictions on development required to prevent an impact on zoning.

Although the project proposes to develop on land which is currently undeveloped, the Proposed Project consists of the expansion of an existing land use that has been permitted on the subject site since 1946, and an existing property-wide CUP was approved for this use in 1986. In the most recent approval on the site, the Zoning Administrator determined that a maximum height of three-stories and 40-feet is appropriate for at least a portion of the site designated for Low Residential. None of the proposed buildings in this area would exceed this height limitation. As a result, with the approval of a new Conditional Use Permit, the Proposed Project would not create any zoning impacts.

## **Cumulative Impacts**

Due to the distance separating the Related Projects, any of their potential zoning inconsistencies would be site specific, and would not compound any impacts associated with the Proposed Project. Therefore, no cumulative impacts would occur.

## **Mitigation Measures**

None required with approval of a new Conditional Use Permit.

## **Impacts After Mitigation**

None Anticipated.

## **2. Community Plan**

### **Environmental Setting**

The project site is located within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area of the City of Los Angeles. This Plan provides guidelines for development and broad policy statements regarding land uses. The Community Plan for the area was adopted by the Los Angeles City Council on October 24, 1984, and most recently amended on August 17, 1999. The Community Plan consists of map designations and supporting text.

The adopted Community Plan designates approximately 10.2 acres of the northern portion of the site, from Calabasas Road south approximately 800 feet, for Medium Density Multiple-Family residential use. Approximately 32.6 acres of the southerly portion of the site is designated for Low Density residential use. Approximately 2.0 acres of the site in the general location of Dry Canyon Creek is identified as Open Space. Medium Density Multiple-Family designation permits residential uses with density of 20 to 55 dwelling units per gross acre and has an identified corresponding zone of R3. The Low Density residential designation permits four to nine dwelling units per gross acre and has identified corresponding zones of RE9, RS, R1 and RD6. The Open Space designation does not have any corresponding zone identified. The Community Plan map includes a health center symbol on the northerly portion of the site, and identifies an equestrian trail along the eastern boundary of the site. See **Figure 14, Community Plan**, page 111.