

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCSV-2014-1117-VZCJ-CDO	ENV-2014-1119-MND	3 - Blumenfiled
PROJECT ADDRESS:		
7132 North Amigo Avenue and 7131 North Baird Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Gold One Inc. 24942 West Vista Verenda Woodland Hills, CA 91367	(818) 880-5000 (818) 906-7449	losangelesrsys@gmail.com cincinnatillc@yahoo.com
<input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
AHN Consulting c/o Athena Novak 4924 Balbal Boulevard #518 Encino, CA 91316	818-906-7449	athenanvk@aol.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Valentina Knox-Jones	818-374-5038	Valentina.knox.jones@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Vesting Zone Change (VZCJ)		

FINAL ENTITLEMENTS NOT ADVANCING:

Community Design Overlay Plan Approval

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 25, 2017	3 - 0
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
Renee A. Glasco	June 30, 2017



SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JUN 29 2017

Case No.: APCSV-2014-1117-VZCJ-CDO

Council District: 3 - Blumenfield

CEQA: ENV-2014-1119-MND

Plan Area: Reseda – West Van Nuys

Project Site: 7132 North Amigo Avenue and 7131 North Baird Avenue

Applicant: Gold Inc.

Representative: Athena Novak, Ahn Consulting

At its meeting of **May 25, 2017**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

The demolition of two single-family dwellings and the construction of a new forty (40) unit apartment building consisting of four (4) stories (three residential levels over one at-grade parking level) with a height of 45 feet, on an approximately 24,526 square-foot lot. The project will provide 5% of the total units for Extremely Low Income households and 6% of the total units for Very Low Income households.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-1119-MND ("Mitigated Negative Declaration"), as circulated on September 25, 2014, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found**, the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and recommended that the City Council approve the Vesting Zone Change for [Q]R1-2D-CDO-RIO and (T)(Q)C2-2D-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO;
3. **Approved** a Design Overlay Plan Approval for a project in the Reseda Central Business District Community Designs Overlay;
4. **Adopted** the attached Conditions of Approval as modified by the Commission; and
5. **Adopted** the attached Findings as amended by the Commission.

The Commission action was taken by the following vote:

Moved: Dierking
Seconded: Bishop
Ayes: Mather
Absent Cochran, Beatty

Vote: 3 - 0

MOTION PASSED



Renee Glasco, Commission Executive Assistant I
South Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeal Status: The decision of the South Valley Area Planning Commission is final upon the date of this determination letter, and it is not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Qualified Conditions of Approval; Conditions for Effectuating (T) Tentative Classification Removal; Modified Conditions of Approval; and Amended Findings

c: Thomas Lee Glick, City Planner
Valentina Knox Jones, City Planner Associate

(Q) QUALIFIED CONDITIONS OF APPROVAL

[As modified by the South Valley Area Planning Commission on May 25, 2017]

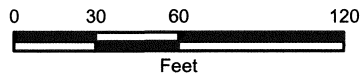
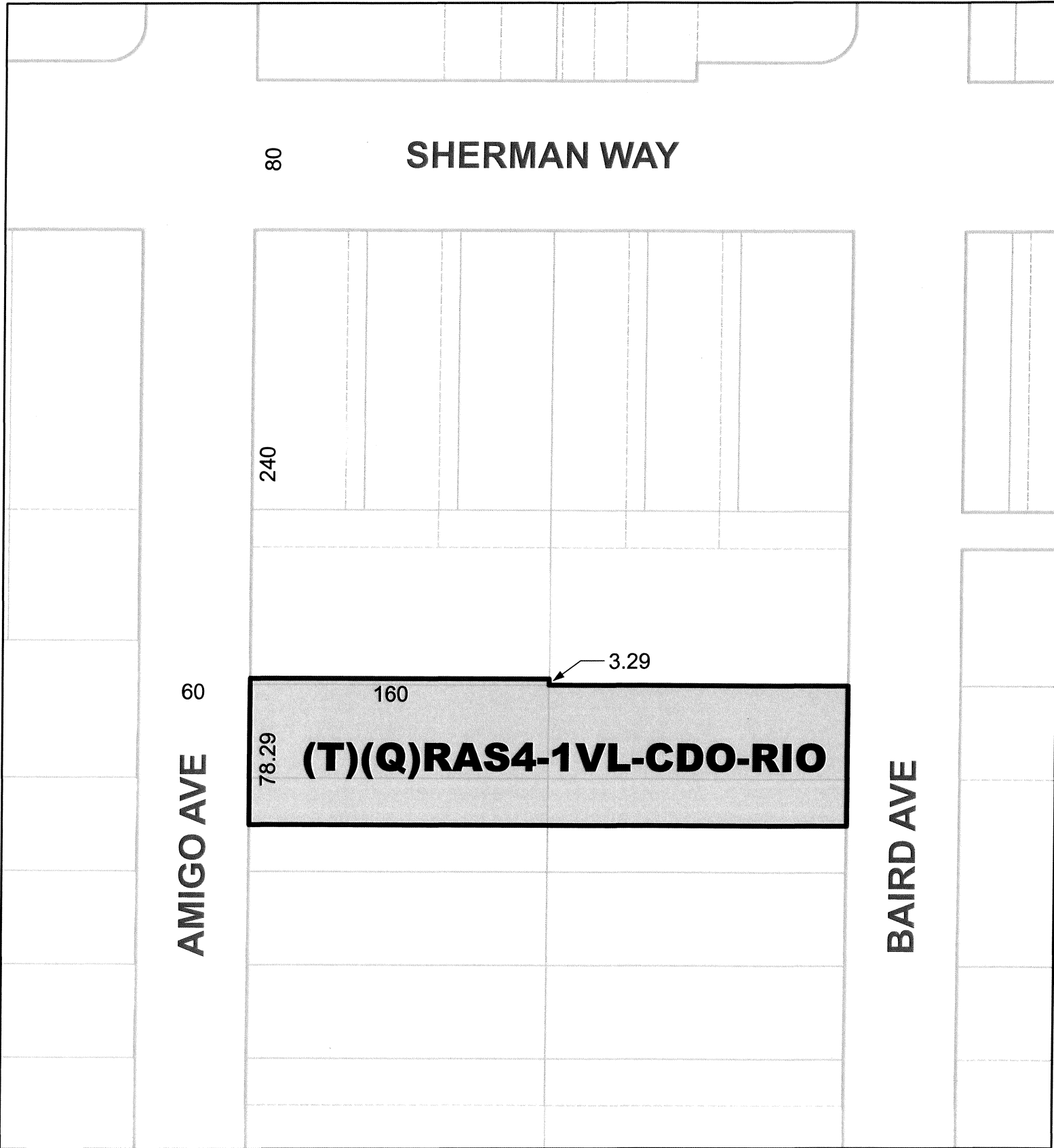
Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification and supersede those conditions contained in Ordinance 176,558:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Use.** The use of the subject property shall be limited to those uses permitted in the RAS4 Zone as defined in Section 12.11.5 of the Los Angeles Municipal Code ("LAMC"), respectively.
3. **River Implementation Overlay (RIO) District Approval.** Prior to the clearance of building permits for the project, the applicant shall obtain a RIO Administrative Clearance, or other appropriate approval, from the Department of City Planning, in accordance with Section 13.17 of the LAMC and the River Implementation Overlay Zone (Ordinance No. 183,145).
4. **Density.** A maximum of 40 residential dwellings is permitted.
5. **Height.** The height of the building on the subject property shall not exceed 45 feet. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
6. **Off-street Parking.** Automobile and bicycle parking shall be provided on-site as required by LAMC Sections 12.21 A.4 and 12.21 A.16, respectively, and to the satisfaction of the Department of Building and Safety.
7. **Open Space.** The project shall comply with the open space standards of Section 12.21.G of the Los Angeles Municipal Code.
8. **Solar Energy.** The project shall include infrastructure for the future installation of solar energy generation.
9. **EV Parking.** The project shall include at least 20% of the total code required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Of the 20% EV Ready, i.e. with wiring in five (5)% of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When

the application of either the 20% or 5% results in a fractional spaces, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

10. **Reseda Central Business District Community Design Overlay District.** The subject property shall be in compliance with the provisions of Ordinance Nos. 175,557 and 176,558, effective on May 2, 2005, otherwise known as Reseda Central Business District Community Design Overlay (CDO) District; and any other subsequent revisions to the CDO.
11. **JJJ Compliance – On-Site Provision of Affordable Units.** A minimum of 5% of the total project units shall be reserved at rents affordable to Extremely Low Income households (two units) and a minimum of 6% of the total units shall be reserved at rents affordable to Very Low Income households (three units), as defined by the State Density Bonus Law 65915(C)(2). Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD), at a rent determined to be affordable to such households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.
12. **Labor Requirement.** Pursuant to Measure JJJ, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv. **Training.** At least 60% of construction workforces employed on the project will be:

- a. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - b. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - c. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program.
- b. After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

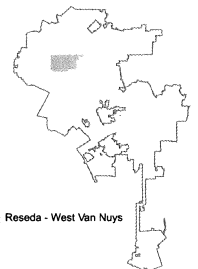


APCSV-2014-1117-VZCJ-CDO

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City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. **Dedication(s) and Improvement(s).** The applicant shall comply with all the requirements of the Bureau of Engineering, including the dedication and improvement requirements for the project detailed in the letter dated **September 26, 2014**. These include the following:
 - a. Improvements Required:
 - i) Baird Avenue - Construct additional surfacing to join the existing improvements to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot concrete sidewalk. These improvements should suitably transition to join the existing improvements.
 - ii) Amigo Avenue - Remove and construct a new 12-foot concrete sidewalk along the property frontage. Repair all broken, off-grade or bad order existing concrete curb and gutter. Upgrade all driveways to comply with ADA requirements and close all unused driveways with standard concrete curb, 2-foot gutter and concrete sidewalk.
 - iii) Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
 - iv) Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - v) Department of Transportation may have additional requirements for dedication and improvements.
 - vi) Refer to the Department of Transportation regarding traffic signs and equipment (818) 374-4699.
 - vii) Refer to the Department of Water and Power regarding power pole (213) 367-2715.
 - viii) Refer to the Fire Department regarding fire hydrants (818) 374-5005.
 - b. No major drainage problems are involved.
 - c. Sewer lines exist in Baird Avenue and Amigo Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - d. An investigation from the Bureau of Engineering sewer counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090.

- e. Submit shoring and lateral support plans to the Bureau of Engineering Valley District Office Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (818) 374-5090.
 - f. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
2. **Engineering – Sewer Facilities.** Construction of necessary sewer facilities, to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 3. **Engineering – Drainage Facilities.** Construction of necessary drainage facilities, to the satisfaction of the Bureau of Engineering.
 4. **Fire Department -** The applicant shall comply with all the requirements of the Fire Department, detailed in the letter dated **April 25, 2017**.
 5. **Public Works - Street Trees.** Construction of tree wells and planting of street trees and parkway landscaping, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance. In accordance with the Reseda Central Business District Streetscape Plan, approved by the City Planning Commission on September 23, 2004, the street tree to be planted in the Baird Avenue parkway is the Pistacia chinensis (Chinese Pistache), 24-inch box in size and the Amigo Avenue parkway.
 5. **Engineering and Transportation – Driveway and Parking Plans.** Preparation and submittal of a parking area and driveway plan, to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
 6. **Transportation – Site Access and Internal Circulation.** A final DOT approval shall be obtained prior to issuance of any building permits for the driveway, internal circulation, and parking scheme for the proposed Project. This shall be accomplished by submitting a detailed and fully dimensioned site plan and parking layout, with a minimum scale of 1"=40', to the DOT Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, before submittal of building plans for plan check to the Department of Building and Safety.
 7. **Public Works – Street Lighting.** Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - a. Construct new street light: one (1) on Baird Ave. If street widening per BOE improvement conditions, remove and reinstall existing conduit behind new curb and gutter on Amigo Ave.
 8. **Department of Telecommunications – Cable Television Franchise.** Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

9. **Engineering – Notice of Payment of All Engineering Fees.** Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
10. **Engineering – Notice of Completion of Construction of All Public Improvements:** Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
11. **Planning - Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
12. **Department of Recreation and Parks - Recreation and Parks Dedication/Fee.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

CONDITIONS OF APPROVAL

[As modified by the South Valley Area Planning Commission on May 25, 2017]

Community Design Overlay Conditions of Approval:

1. **Lighting.** Lighting shall be directed on-site and shielded away from surrounding residential areas.
2. **Freestanding Walls.** If utilized, masonry walls will be constructed from decorative brick, stone, split face concrete block, or other decorative material. Masonry block walls will be finished with a masonry cap. Chain link fencing shall be prohibited.
3. **Equipment Screening.** If not located within a structure, trash storage bins and recycling areas shall be fully enclosed with a decorative masonry wall or fence and landscaped to prevent off-site transport of trash. If equipment or electrical transformers are located at-grade, they shall be fully screened on all sides from public view by substantial landscaping or shall be placed underground.
4. **Building Materials.** Bare aluminum finishes, unfinished metal panels, metal windows/doors, and the like shall be anodized or painted. Additionally, Exterior walls and windows shall be treated with graffiti resistant materials such as specialized coating or use of vegetation.
5. **Building Colors.** If the building is to be re-painted, no more than four (4) exterior colors shall be used on the building. Additionally, Building materials such as marble, brick, and tile should retain their natural colors. Bright colors including fluorescent and day-glow are not permitted, except when used as accent.

Administrative Conditions:

6. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
7. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
8. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
9. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

10. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
11. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
12. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
13. **Indemnification.**

The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of, in whole or in part, this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an

indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Environmental Conditions:

14. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
15. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
16. **Aesthetics (Vandalism).** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

17. **Aesthetics (Signage on Construction Barriers).** The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
18. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
19. **Aesthetics (Glare).** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
20. **Air Pollution (Demolition, Grading, and Construction Activities).** All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off.
21. **Tree Removal (Non-Protected Trees).** Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1: 1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
22. **Tree Removal (Locally Protected Species).** All protected tree removals require approval from the Board of Public Works. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-84 7 -3077), prior to implementation of the Report's recommended measures. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division. The location of

trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.

- a. **Bonding (Tree Survival):** The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

23. Cultural Resources (Archaeological). If any archaeological materials are encountered during the course of project development, all further development activity shall halt and: The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

24. Cultural Resources (Paleontological). If any paleontological materials are encountered during the course of project development, all further development activities shall halt and: The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCU\, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement

binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

- 25. Cultural Resources (Human Remains).** In the event that human remains are discovered during excavation activities, the following procedure shall be observed: Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays). The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.
- 26. Explosion/Release (Existing Toxic/Hazardous Construction Materials).** Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure: (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- 27. Increased Noise Levels (Demolition, Grading, and Construction Activities).** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- 28. Increased Noise Levels (Parking Structure Ramps).** Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures: Concrete, not metal, shall be used for construction of parking ramps. The

interior ramps shall be textured to prevent tire squeal at turning areas. Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

29. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a *final* map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
30. **Public Services (Police - Demolition/Construction Sites).** Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
31. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
32. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
33. **Public Services (Schools).** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
34. **Utilities (Local Water Supplies - Landscaping).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and

during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following: Weather-based irrigation controller with rain shutoff, Matched precipitation (flow) rates for sprinkler heads, Drip/microspray/subsurface irrigation where appropriate, Minimum irrigation system distribution uniformity of 75 percent, Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials, Use of landscape contouring to minimize precipitation runoff, A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

35. **Utilities (Local Water Supplies - All New Construction).** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
36. **Utilities (Local Water Supplies - New Residential).** Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be

FINDINGS

[As Amended by the South Valley Area Planning Commission on May 25, 2017]

General Plan Findings

1. General Plan Land Use Designation

The subject property is located within the area covered by the Reseda - West Van Nuys Community Plan Area, updated and adopted by the City Council on March 23, 1994. The Plan designates the subject property as Community Commercial with corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The recommended (T)(Q)RAS4-1VL-CDO-RIO zoning classification will therefore be consistent with the General Plan.

2. Land Use Element

Reseda - West Van Nuys Community Plan. The Reseda - West Van Nuys Community Plan text includes the following relevant land use goals, objectives, policies and programs related to the staff recommended zone change to the (T)(Q)RAS4-1VL-CDO-RIO zone:

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.

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.

Objective 1-2: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1: Seek a high degree of architectural compatibility and landscaping for new infl. development to protect the character and scale of existing residential neighborhoods.

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 proposed.

Objective 13-2: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 13-2.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 13-2.2: Promote housing in mixed use projects in transit corridors, pedestrian oriented areas, and transit oriented districts.

The above objectives and policies seek to allow for the development of housing in such a way that new structures are consistent with the existing character of an area. The project is located between commercial uses and multi-family uses and it's siting towards the street

is consistent with both. By providing landscape planters in the front area of the lot, the landscaping is consistent with multi-family development in the area.

Chapter 5 – Urban Design, Multiple Residential

Site Planning: All multiple residential projects, of five or more units shall be designed around a landscaped focal point or courtyard to serve as an amenity for residents. Toward that goal the following policies are proposed: 1. Providing a pedestrian entrance at the front of each project. 2. Requiring useable open space for outdoor activities, especially for children.

Design: The design of all buildings shall be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. Achievement of this can be accomplished through: 1. Requiring the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades. 2. Utilizing complementary building materials on building facades. 3. Incorporating varying design to provide definition for each floor. 4. Integrating building fixtures, awnings, or security gates, into the design of building(s). 5. Screening of all roof top equipment and building appurtenances from adjacent properties. 6. Requiring decorative, masonry walls to enclose trash.

Parking Structures: Parking structures shall be integrated with the design of the buildings they serve through: 1. Designing parking structure exteriors to match the style, materials and color of the main building. 2. Maximizing commercial uses on ground floors. 3. Landscaping to screen parking structures not architecturally integrated with the main building. 4. Utilizing decorative walls and/or landscaping to buffer residential uses from parking structures.

The proposed project is consistent with the current Community Plan Urban Design Chapter, and will fulfill the above-listed design guidelines. The project is the construction of a four-story apartment building on a through-lot. The ground level is an enclosed parking garage which functions as a podium level. The second through fourth floors are residential units, which are arranged as two structures atop the podium; a break in massing creates a courtyard in the center on the second floor. A bridge located above the second floor courtyard connects the third and fourth floors, thereby creating eastern and western wings of the structure. There is an additional reduction in massing on the fourth floor, along the southern side to create a roof top garden. Open space landscaping is provided in the form of planters in the roof top garden and planters in the second floor courtyard.

The facades along both frontages are designed symmetrically, and provide pedestrian access through a prominent entryway and controlled vehicular access through a rolling gate. The project is designed in a Modern Tuscan style with stucco walls, terracotta roofs with extended wood rafters, arched entries and windows, and decorative wrought iron elements.

Through this design, the project complies with the design guidelines – pedestrian entrances are provided on both street frontages, the massing is organized around the second story courtyard planters, the building utilizes manipulations in the massing (both vertically and horizontally) to provide articulations to avoid blank walls, the decorative details consisting of wrought iron railings and decorative details are integrated into the design in a meaningful way, the trash and recycling areas are enclosed within the structure, parking is enclosed in the structure at ground floor, and landscaping is utilized to screen parking within and to soften the appearance of the structure from the right-of-way.

3. Framework Element

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed zone change to (T)(Q)RAS-1VL-CDO-RIO is consistent with these provisions in that the subject site is located near the intersection of Sherman Way and Reseda Boulevard, both major boulevards. The area surrounding this intersection is identified as a Community Center in the Framework Element with appropriate floor area ratios of 1.5:1 to 3.0:1; and characterized by two- to six-story structures. The construction of a four-story structure is consistent with this designation.

4. Housing Element

The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: Housing Production and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The proposed zone change to (T)(Q)RAS-1V-CDO-RIO for the subject property will facilitate the construction of additional housing in order to meet current and projected needs. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. Mobility Element

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Amigo Avenue, abutting the property to the west, is a designated Local Street, fully dedicated to a width of 60 feet and is improved. Baird Avenue, abutting the property to the east, is a designated Local Street, fully dedicated to a width of 60 feet and is improved as well. As part of this (T) Tentative Classification conditions, Amigo Avenue will be improved with a new 12-foot concrete sidewalk along the property frontage. Concrete curbs and gutters will be repaired and the driveway along Amigo Avenue will be upgraded to comply with ADA requirements. Along Baird Avenue, the (T) Conditions require additional surfacing to be constructed in order to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot concrete sidewalk in order to ensure the existing improvements will suitably transition with the proposed project.

Therefore, as conditioned, the zone change to (T)(Q)RAS-1VL-CDO-RIO is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

6. Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Entitlement Findings

7. Zone Change

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity: On April 8, 2015, Mayor Eric Garcetti released the City's first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the zone change will increase the number of residential units that can be developed on the site with housing that is compatible with the existing surrounding

residential development, thereby supporting the Mayor's goal of 100,000 new housing units by 2021.

Convenience: The Reseda – West Van Nuys community is an established multi-family neighborhood. The proposed project would locate 40 new multi-family dwellings within 1.5 miles of the following LAUSD schools: Reseda Elementary School, Garden Grove Elementary School, Bertrand Avenue Elementary School, Lemay Street Early Education Center, Newcastle Elementary School, Reseda High School, Sherman Oaks Center for Enriched Studies, Vanalden Ave Elementary School, Diane S. Leichman High School, Shirley Avenue Elementary School, and the Lorantz Special Education Center. The project is also within a quarter mile of the Reseda United States Post Office, 1.5 miles from the Northridge Hospital Medical Center, and 2.5 miles from the Northridge Fashion Center. Granting the zone change would allow future residents to obtain services, shop and dine within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.

General Welfare: Granting the zone change would allow the development of an underutilized lot adjacent to commercial and multi-family uses to provide similar and comparable uses. As discussed above, the area is served by neighborhood-serving uses such as schools, a post office and other neighborhood-serving retail uses. The zone change to the (T)(Q)RAS4-1VL-CDO-RIO zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

Good Zoning Practices: The (T)(Q)RAS4-1VL-CDO-RIO zone would allow for the development of multi-family homes in a pattern consistent with the existing development pattern within the community. As such, the zone would ensure that the density of the development would be compatible with the existing surrounding development.

b. Pursuant to Section 12.32 G of the Municipal Code "T" Classification Findings.

The current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval imposed herein for the proposed project. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

c. As to be codified in Section 11.5.11 of the Municipal Code, the recommended action is deemed consistent with the requirements of Measure JJJ.

In order for a project with ten or more dwelling units to be eligible for a zone change which results in increased residential floor area, density or height; the project shall meet one of the affordability provisions and job standards, detailed in Section 3 and 5 of the Measure JJJ initiative, as to be codified in LAMC Section 11.5.11.

If the zone change results in a residential density increase greater than 35%, then the Project shall provide no less than 5% of the total units at rents affordable to Extremely Low Income households and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. The Project as conditioned will provide 5% of the total units at rents affordable to Extremely Low Income households and 6% of the total units at rents affordable to Very Low Income households.

Additionally, the Project will be conditioned to provide a Project Labor Agreement which ensures at least 30% of all construction hours will be performed by permanent City residents, that construction worker wages will be 'living wages' as stipulated in California Labor Code Section 1770, and that all construction workers will be hired with appropriate training requirements.

As such, the Project complies with the affordability provisions and job standards detailed in Section 3 and 5 of the Measure JJJ initiative, as to be codified in LAMC Section 11.5.11.

8. Community Design Overlay Plan Approval

a. Pursuant to Section 13.08 E.3(a) of the Los Angeles Municipal Code Section 13.08, and based on these findings, the project substantially complies with the adopted Community Design Overlay Guidelines and Standards.

- i. The project is the construction of a four-story apartment building on a through-lot. The ground level is an enclosed parking garage which functions as a podium level. The second through fourth floors are residential units, which are arranged as two structures atop the podium; a break in massing creates a courtyard on the second floor. A bridge located above the second floor courtyard connects the third and fourth floors, thereby creating eastern and western wings of the structure. There is an additional reduction in massing on the fourth floor, along the southern side to create a roof top garden. Open space landscaping is provided in the form of planters on the roof top garden and planters in the second floor courtyard.

The facades along both frontages are designed symmetrically, and provide pedestrian access through a prominent entryway and controlled vehicular access through a rolling gate.

The project is designed in a Modern Tuscan style with stucco walls, terracotta roofs with extended wood rafters, arched entries and windows, and decorative wrought iron elements.

As stated below, the project substantially complies with the CDO.

Parking

Guideline 2: Provide privacy to residents in the surrounding neighborhoods and screen automobiles from public view by designing parking buildings and surface parking lots which will minimize associated impacts.

Standard 2a: Screen automobiles within parking structures through the use of building Parapets, landscape, and other architectural treatments.

The ground floor podium of the structure is utilized as parking for the project and is fully enclosed and incorporated into the design of the project. In locations where there are openings at the ground floor, metal grills are utilized to further screen any impacts from vehicles. As the parking is located within the structure and screened, the project complies with Guideline 2 and Standard 2a.

Freestanding Walls

Guideline 6: Create space and provide security by enclosing parking areas and sites with decorative walls and fences. Combination wrought iron and masonry walls are encouraged.

Standard 6a: Walls should incorporate surfaces and textures to discourage graffiti where possible. Masonry walls should be constructed from decorative brick, stone, split face concrete block, or other decorative material. Masonry block walls should be finished with a masonry cap.

Standard 6b: Chain link fencing should be avoided and should never be the primary fencing material.

The ground floor level of the structure is fully enclosed, and where openings exist, they are enclosed with metal grills. The building materials located on the ground floor consist of porcelain panels painted in a dark taupe to match the structure's tan color scheme. Parking is thereby secured with attractive building materials, and the project complies with Guideline 6.

Additionally, there are six-foot tall continuous block walls located along the northern and southern properties lines to provide screening of the project from adjoining properties. The project is conditioned to ensure the exterior materials are resistant to graffiti and moreover, the site is prohibited from using chain link fencing in the future. As such, the project complies with Standards 6a and 6b.

Equipment Screening

Guideline 7: Enhance the visual look of secondary features such as trash and recycling areas, mechanical equipment, and loading areas by screening them from public view.

Standard 7a: Trash storage bins and recycling areas should be located away from the street, behind or to the side of buildings, and should be fully enclosed with a decorative masonry wall or fence and landscaped to prevent off-site transport of trash. Each individual trash bin should have a cover.

Standard 7b: Ground mounted equipment or electrical transformers should be fully screened on all sides from public view by substantial landscaping or should be placed underground.

Trash and recycling chutes are located on the second through fourth floors immediately adjacent to the elevators on the eastern and western wings, and items are collected and stored on the ground level. As such, the trash and recycling will be stored within the structure. Moreover, the project is conditioned to ensure if the project includes any ground mounted equipment, it will be appropriately screened. As such, the project complies with Guideline 7, Standard 7a, and Standard 7b.

Landscaping

Guideline 8: Use landscaping to augment ground cover, provide an attractive buffer, filter noise, soften glare, and enhance the overall aesthetic appeal of the community.

Standard 8a: Areas fronting the public right of way free of structures, driveways, walkways, or required parking should be adequately landscaped.

Standard 8b: Landscape materials should include both softscape and hardscape which complement the building and site design.

Standard 8c: Use an effective variety and density of plan materials including, but not limited to, evergreen (non-deciduous), drought tolerant, native trees, shrubs, perennials, flowers, ground cover, and vines of various heights and species.

Standard 8d: Hardscape materials such as river rock, crushed rock, redwood, bark chips, pebbles and stone or masonry slabs should be used to accent and enhance the overall landscape plan and should not be used in-lieu of plant materials.

Standard 8e: A minimum fifteen (15) foot wide landscaped buffer should be provided adjacent to single family zoned properties. The landscape area should include shade trees (24-inch box) planted every twenty-five (25) feet on center.

The project provides landscaped areas along both the northern and southern property lines to provide a landscape buffer along adjacent property lines. Landscaped areas are also provided at both street frontages architecturally integrated with the building design and to soften views from the public right-of-way.

Each street frontage includes landscaping consisting of hardscape areas for walkways and driveways, planters with shrubs, and 24-inch box trees. Although the project is not required to comply with Standard 8e, as it is not adjacent to single-family zoned properties, it still complies with the intent of the standard by providing adequate landscaping.

Guideline 9: Soften, buffer, and conceal views of parking areas from adjacent uses with sufficient planting materials by incorporating planters, planter boxes, trellises, etc. as part of the landscape design.

Standard 9b: A minimum seven (7) foot wide planted landscape buffer is required for all parking structures or garages adjacent to a public street; this area should contain trees, shrubs or other various plant species.

The parking garage is located within the ground floor, and as it is fully enclosed within the structure, visibility of the parking area is screened. Planters are constructed along the street frontages to provide landscaping areas which soften the view of the structure from the public right-of-way. The depth of these planter areas varies from 5 feet to 7 feet and 2 inches along the Amigo Avenue frontage and 5 feet to 6 feet and 4 inches along the Baird Avenue frontage. Moreover, a landscaped area is provided along the Baird Avenue frontage to screen the ground-mounted transformer. Although there are portions where the planters are less than 7 feet in depth, the project substantially complies with Guideline 9 and Standard 9b, in that significant landscaping planters are utilized to conceal views of parking areas, and as such, the project complies with Guideline 9 and Standard 9b.

Building Materials

Guideline 10: Use exterior surface materials that complement existing buildings in the area and maintain visual interest. Marble, brick, smooth texture Stucco, stone and tile are recommended materials.

Standard 10a: The use of wood, metal, unfinished or unsurfaced concrete block walls, plywood, plastic laminate, pecky cedar, corrugated fiber glass, and heavily textured Stucco as a primary surface material should be avoided.

Standard 10b: Bare aluminum finishes, unfinished metal panels, metal windows/doors, and the like should be anodized or painted. All materials employed in construction should be finished and durable.

Standard 10c: Front Facade design and materials should continue around corners to the other walls of the building.

Guideline 11: Use exterior surface materials that will reduce the incidence and appearance of graffiti.

Standard 11: Exterior walls and windows should be treated with graffiti resistant materials such as specialized coating or use of vegetation.

Exterior walls will consist of stucco and porcelain panels painted in three shades of taupe and tan, which will complement the terracotta roof tiles. Decorative light fixtures, balconies with iron railing, and iron-work features will also be incorporated into the façade. The use of these materials and decorative elements are utilized on all four sides of the structure, and as such, the project complies with Guideline 10 and Standards 10a and 10c. Moreover, the project has been conditioned to ensure it does not utilize bare metal elements and to ensure exterior materials are resistant to graffiti, and therefore, the project complies with Guideline 11 and Standards 11 and 10b.

Building Colors

Guideline 12: Tie building elements together through the use of color.

Standard 12a: A maximum of four (4) exterior colors should be used.

Standard 12b: Exterior building elements, such as downspouts, gutters, vents, and other mechanical equipment should be painted to blend into the background surface whenever screening of the equipment is not possible.

Standard 12c: Building materials such as marble, brick, and tile should retain their natural colors.

Exterior walls will consist of stucco and porcelain panels painted in three shades of taupe and tan, which will complement the terracotta roof tiles – this will result in a total of four exterior colors, thereby complying with Standard 12a. The project has also been conditioned to ensure all exterior mechanical equipment is painted the same color as the building, thereby ensuring the equipment is consistent with the design of the structure, complying with Standard 12b. The project does not include natural materials which will be artificially colored, instead, the project utilizes stucco, porcelain panels, and decorative iron; thereby complying with Standard 12c. Therefore, as proposed and conditioned, the project will comply with Guideline 12 and all the associated standards.

Guideline 13: Avoid highly reflective colors, especially those that produce glare.

Standard 13: Bright colors including fluorescent and day-glow are not permitted, except when used as accent.

The project will be colored in shades of taupe and tan in an earth tone palette. Therefore, the project will not use highly reflective colors and complies with Guideline 13 and Standard 13.

Lighting Design

Guideline 14: Design exterior lighting as part of the overall architectural concept.

Standard 14a: Lighting fixtures and all exposed accessories should be harmonious with the building design.

Standard 14c: Avoid lighting elements which detract from the appearance of their setting.

Guideline 15: Concealing light features within building and landscape can highlight attractive features and avoid intrusion into neighboring properties.

Standard 15a: Illuminate buildings and landscape to indirectly create a strong positive image

As proposed, lighting is located on both street frontage facades, immediately adjacent to the pedestrian entrance and along balcony sliding doors, but is not proposed on exterior facades along interior property lines. The lighting is minimal and functional and will not detract from the architecture of the structure. As required by mitigation measure, the lighting shall be designed and installed with shielding in order to minimize potential light impacts to neighboring structures. Therefore, as proposed and conditioned, the project complies with Guidelines 14 and 15 and with Standards 14a, 14c, and 15a.

Façade Treatment

Guideline 17: Incorporate Façade design into successive floors, including the area between floors.

Standard 17: Building Facades should be extended and continue beyond the ground floor. Successive floors can be offset by recessed windows, balconies, offset planes, Awnings or other architectural details.

As previously mentioned, exterior walls consist of stucco and porcelain panels painted in three shades of taupe and tan, which will complement the terracotta roof tiles. Decorative light fixtures, balconies with iron railing, and iron-work features will also be incorporated into the façade. The use of these materials and decorative elements are utilized on all four sides of the structure. Moreover, massing has been manipulated on all sides of the project to ensure blank wall faces are avoided. Additionally, massing has been further removed to provide for green spaces in the form of the second floor courtyard and the fourth floor rooftop garden; thereby providing articulation to the structure. As the project provides façade design and building articulation along all four sides, the project complies with Guideline 17 and Standard 17.

Roof Lines and Forms

Guideline 20: Articulated roof lines and forms add appeal, provide visual interest, and can de-emphasize building mass and scale. When designing roof lines the scale and proportion of adjacent buildings should be considered.

Standard 20a: Roofs should be flat, with decorative cornice elements, and Parapets that extend above the roof line to screen rooftop mechanical equipment from public view.

Standard 20b: To promote visual interest, buildings with frontages greater than twenty-five (25) feet, should provide articulated roof lines every fifteen (15) feet with vertical relief.

Standard 20c: Severe roof pitches that create prominent or out of scale building elements such as A-frame roofs, domes, or chalet styled buildings should be avoided.

The massing on the roofline has been manipulated in order to provide what is essentially a flat roof with vaulted portions with taller massing and sloped rooflines. The plans illustrate that the flat portions of the roof will be utilized for solar panels at some point in the future and is included in this approval. The flat roof portions are screened by parapets which have been designed to appear as low-pitched roofs, and are therefore incorporated into the building's architecture style. The portions of the roof which are vaulted, are programmatically designed to be located over living rooms on the top floor, thereby providing articulation in a meaningful manner and providing screening for the elevator bays which provide access to the roof.

As the project includes vaulted roof lines which are architecturally sensitive to the Modern Tuscan style, the project complies with Guideline 20. The parapet roof which is designed to be a false roof is compatible with the architecture style and complies with Standard 20a. All the rooflines on the structure are built with a low-slope to be consistent with the Tuscan style and also comply with Standard 20c.

Lastly, the vaulted sections of the roofline result in a façade which has five vertical sections with varying depth from the street. The width of the building along these street frontages are approximately 65 feet and the vertical sections are of varying width but are an average of 13 feet. As such the project complies with Standard 20c.

- ii. The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and the vicinity.

The site consists of two parcels with differing zones. The western portion of the site is zoned for single-family dwellings, however it is bordered on both sides with multifamily structures. The eastern portion of the site received a zone change in 2004 to a C2 Zone Classification to allow for the construction of a 41-foot tall office building, which was never constructed. Instead, a single-family dwelling exists on site. The applicant is seeking a zone change from the existing R1/C2 classifications to an RAS4 classification to allow for a four-story multi-family dwelling.

The plans originally filed requested entitlements to construct a 71-unit, five-story multi-family; however, based on community input the applicant reduced the project to its current iteration of 40-units and four-stories.

As conditioned by this approval, the project is in substantial conformance with the design guidelines and standards (see above). The project is conditioned to comply with the COO requirements and will be compatible with the site's proximity to Sherman Way commercial corridor and with other multifamily structures on Amigo Avenue.

The parcels between Amigo Avenue and Baird Avenue have experienced significant change from their original development as single-family dwellings and the subject site remains the last single-family dwellings on the block bounded by Amigo Avenue, Sherman Way, Baird Avenue, and Gault Street. The proposed structure as conditioned will provide a compatible massing which appears as two buildings on a podium which has similar depth and width as other structures in the area. The proposed materials and architectural style are consistent with the CDO's goal to promote the development of structures with high-quality exteriors.

b. Pursuant to Section 13.08 E.3(b) of the Los Angeles Municipal Code, and based on these findings, the structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and in the vicinity.

- i. The project is the construction of a four-story apartment building on a through-lot. The ground level is an enclosed parking garage which functions as a podium level. The second through fourth floors are residential units, which are arranged as two structures atop the podium; a break in massing creates a courtyard on the second floor. A bridge located above the second floor courtyard connects the third and fourth floors, thereby creating eastern and western wings of the structure. There is an additional reduction in massing on the fourth floor, along the southern side to create a roof top garden. Open space landscaping is provided in the form of planters on the roof top garden and planters in the second floor courtyard.

The facades along both frontages are designed symmetrically, and provide pedestrian access through a prominent entryway and controlled vehicular access through a rolling gate. The project is designed in a Modern Tuscan style with stucco walls, terracotta roofs with extended wood rafters, arched entries and windows, and decorative wrought iron elements.

The properties which are immediately abutting the project site are developed with a preschool, multi-family apartment buildings, and commercial uses. Properties on Amigo Avenue which face the project site are developed with religious uses and single-family dwellings; while properties on Baird Avenue which face the site are developed with single-family dwellings, duplexes, and a large City-owned parking lot. Properties along Amigo Avenue and Baird Avenue further to the south are developed with single-family dwellings and duplexes, while properties to the north are developed with commercial uses, two single-family dwellings, many multi-family apartment buildings, and another large City-owned parking lot. As the site is very near to Reseda Boulevard and Sherman Way, two significant commercial corridors, this area is a transition zone which buffers the commercial corridors from the single-family neighborhoods.

The structure is similar in height to structures immediately adjacent to the site as the multi-family apartment buildings along Amigo Avenue are approximately 29 feet to 47 feet in height, whereas the project is 45 feet tall. Properties one block north of the site are also developed with heights of 19 feet to 35 feet. Therefore, the scale of the project is consistent with both properties adjacent to the site and in the vicinity.

As the project site is a through lot, the massing has been arranged to appear as two structures atop a parking podium in order to mimic the massing of nearby structures. Additionally, the project provides landscaped areas along both the northern and southern property lines to provide a landscape buffer along adjacent property lines. Landscaped areas are also provided at both street frontages and are architecturally integrated with the building design to soften views from the public right-of-way. Each street frontage includes landscaping consisting of hardscape areas for walkways and driveways, planters with shrubs, and 24-inch box trees. As such, the site plan and landscaping are harmonious in scale and design with sites adjacent to the site and in the vicinity.

The project's features have been designed to be sensitive to the existing built environment and will provide a visual improvement to the surrounding community. Additionally, the site is not adjacent to, or in the vicinity of, any recognized and/or known cultural, scenic, or environmental resources.

Environmental Findings

- 9. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2014-1119-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis. The records upon which this decision is based are with the Valley Project Planning Division of the Planning Department in Room 430, 6262 Van Nuys Boulevard.
- 10. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.