TRANSMITTAL TO CITY COUNCIL

Case No.  
APCNV-2011-2155-ZC-BL-DB

Planning Staff Name(s) and Contact No.  
Nicholas Hendricks (818) 374-5046

C.D. No.  
12

Related Case No(s).  
VTT-71664

Last Day to Appeal  
N/A

Location of Project (Include project titles, if any.)

18432-18452 West Halstead Street; 9554 North Reseda Boulevard

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Applicant:  
Shawn Evenhaim  
21510 Roscoe Avenue  
Canoga Park, CA  
Tel No. (818) 999-9979

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.  
Not Applicable

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

Project description: The construction of a four-story (52 feet in height), 47-unit condominium building (inclusive of 12 density bonus units) with 97 parking spaces, on a 27,374 square-foot lot.

1. Approved and Recommend that the City Council adopt a Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone.
2. Approved and Recommend that the City Council adopt the removal of the existing 15-foot building line.
3. Approved the requested Density Bonus of 12 additional units where 11% of the 35 base units are set aside for Very Low Income households resulting in a total of 47 dwelling units.
4. Adopted the Findings.
5. Adopted the Mitigated Negative Declaration ENV-2011-2152-MND.
6. Recommended that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated.
7. Advised the applicant that pursuant to State Fish and Game code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

Items Appealable to Council

Zone Change and Building Line

Fiscal Impact Statement  
Yes  
"If determination states administrative costs are recovered through fees, indicate "Yes.""

Env. No.:  
2011-2152-MND

Commission Vote:  
4 - 0

In addition to this transmittal sheet, City Clerk needs:

(1) One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
(2) Staff recommendation report
(3) Appeal, if applicable;
(4) Environmental document used to approve the project, if applicable;
(5) Public hearing notice;
(6) Commission determination mailing labels
(7) Condo projects only: 2 copies of Commission Determination mailing labels (includes project's tenants) and 500 foot radius mailing list

Rhonda Ketay, Commission Executive Assistant  
North Valley Area Planning Commission  
DATE: JUN 3 1 2012
Determination Mailing Date: JUN 1 2012

CASE NO.: APCNV-2011-2155-ZC-BL-DB
CEQA: ENV-2011-2152-MND
Address: 18432-18452 Halsted Street;
9554 North Reseda Boulevard
Council District: 12
Plan Area: Northridge
Zone: RA-1

Applicant: Shawn Evenhaim.

At the meeting on May 17, 2012, the following action was taken by the North Valley Area Planning Commission:

1. Approved and Recommended that the City Council adopt a Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone.
2. Approved and Recommended that the City Council adopt the removal of the existing 15-foot building line.
3. Approved the requested Density Bonus of 12 additional units where 11% of the 35 base units are set aside for Very Low Income households resulting in a total of 47 dwelling units.
4. Adopted the Findings.
5. Adopted the Mitigated Negative Declaration ENV-2011-2152-MND.
6. Recommended that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated.
7. Advised the applicant that pursuant to State Fish and Game code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

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

This action was taken by the following vote:

Moved: Commissioner Padilla
Seconded: Commissioner Harootoonian
Ayes: Commissioners Padilla, Harootoonian, Vo-Ramirez, and Leyner
Absent: Commissioner Sampson

Vote: 4 - 0

Effective Date/Appeals: Effective upon mailing of this report
Appeal Status: Not further appealable

Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission
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: (T) Conditions, Ordinance, Ordinance Map, (Q) Conditions, Zone Change Signature Sheet, Building Line Removal Ordinance, Building Line Map, Building Line Signature Sheet, Findings

cc: Notification List
    Nicholas Hendricks
CONDITIONS FOR EFFECTUATING (T) OR [T]
TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [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.

   a. That a 2-foot wide strip of land be dedicated along Reseda Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication including a 20-foot radius property line return at the intersection with Halsted Street in accordance with Major Highway Street Standards.
   b. That a 2-foot wide public sidewalk easement be provided along Halsted Street adjoining the tract.
   c. That any fee deficit under Work Order No. EXT00451 expediting this project be paid.
   d. Improve Reseda Boulevard being dedicated and adjoining the subdivision by the construction of an additional concrete sidewalk to complete a full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements.

2. Department of Transportation. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
   a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property.
   b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
   c. Vehicular access shall be from Halsted Street only.
   d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

3. Street Lighting. Construct new street light: one (1) on Halsted St. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Reseda Bl.
ORDINANCE NO. ______________________


THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:
THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDING TR. 71664.
(Q) or [Q] QUALIFIED CONDITIONS OF APPROVAL

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.

A. **Entitlement Conditions**

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations labeled Exhibit "A" attached to the subject case file. The location, type, and size of signage is not a part of this approval. Minor deviations may be allowed in order to comply with provisions of the Municipal code and the conditions of approval.

   Note: The site plan has been approved to include trellis structures within the yard and landscaped areas as shown on the site plan.

2. **Use.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10-A of the Los Angeles Municipal Code ("L.A.M.C.").

3. **Density Bonus.** The project is hereby granted a Density Bonus in accordance with Government Code Section 65915-65918 and Section 12.22-A.25 of the Los Angeles Municipal Code as follows:

   a. A 35% density bonus to provide 12 additional units. Four units (11%) will be set aside for very low income purposes. The total amount of dwelling units allowed on the site is 47 units (35 base units plus 12 density bonus units).

   b. A maximum height of 52 feet is granted as an on-menu incentive.

   c. Prior to the issuance of a building permit for any dwelling unit on the subject property, the applicant shall execute and record a purchase covenant agreement running with the land, to the satisfaction of the Los Angeles Housing Department ("LAHD"). The covenant shall bind the applicant and/or any subsequent property owner to reserve four (4) of the proposed 47 units for occupancy by Very Low Income households. The 35% density bonus grants the applicant an additional 12 units in excess of the 35 otherwise permitted in the R3-1 Zone. These units will be restricted as affordable for-sale or rental dwelling units, pursuant to California Government Code Section 65915 and Los Angeles Municipal Code Section 12.22 A.25. All density bonus calculations resulting in fractional units shall be rounded up to the nearest whole number (Gov. Code Section 65915 (g)(5)). Applicant must provide an affordable unit dispersal proposal to be approved by LAHD to ensure that affordable units are not segregated or otherwise distinguishable from market rate units.

4. **Setbacks.** The project shall provide setbacks per the requirements of Section 12.10-C of the L.A.M.C.

5. **Landscaping/Open Space.** Provide landscaping and open space in accordance with the Los Angeles Municipal Code.
6. **Parking.** Provide parking in accordance with the provisions of the Los Angeles Municipal Code.

7. **Case No. VTT-71664/ENV-2011-2152-MND.** This grant is directly tied to the approval of Vesting Tentative Tract Map No. 71664 and the associated environmental clearance. All conditions, construction measures and mitigation measures are required to be implemented as a condition of this approval.

### B. Administrative Conditions of Approval

8. **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.

9. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive or have been modified.

10. **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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.

11. **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.

12. **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.

13. **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.

14. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

15. **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.

C. **Environmental Conditions**

16. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

   a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.

   b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

   c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

17. 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.

18. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

19. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

20. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

21. 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.

22. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

23. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.

24. 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.

25. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

26. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

27. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

28. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

29. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.

30. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

31. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

32. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

33. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

34. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

35. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

36. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.
Sec. ___. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of ______________.

JUNE LAGMAY, City Clerk

By __________________________ Deputy

Approved ______________________

_____________________________ Mayor

Pursuant to Section 558 of the City Charter, the North Valley Area Planning Commission on May 17, 2012, recommended this ordinance be adopted by the City Council.

Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission

File No. ______________________
ORDINANCE NO. ________________________

An ordinance amending Ordinance No. 140701 establishing a building line.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 140701 entitled "An Ordinance ordering the establishment of a building line on the south side of Halsted Street between Reseda Boulevard and a line 395 feet easterly thereof in the City of Los Angeles hereby amended by repealing the provisions establishing the building line on that portion of Halsted Street as depicted on the following diagram:
PORTION OF HALSTED ST. ALONG WHICH NO BUILDING LINE SHALL BE REQUIRED.
Sec. ___. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the City Hall; one copy on the bulletin board located at the Main Street Entrance to Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _______________________.

JUNE LAGMAY, City Clerk

By __________________________ Deputy

Approved __________________________

_____________________________ Mayor

Pursuant to Section 558 of the City Charter, the North Valley Area Planning Commission on May 17, 2012, recommended this ordinance be adopted by the City Council.

Rhonda Ketay
Commission Executive Assistant

File No. __________________________
FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation. The subject property is located within the area covered by the Northridge Community Plan (the "Plan"), which was adopted by the City Council on February 24, 1998 (Council File 98-0027). The Plan map designates the property for Medium Residential Land Uses. The Corresponding Zone under the Medium Residential Plan Designation is the R3 Zone. The property is currently zoned RA-1. Therefore, the proposed zone change from the RA-1 Zone to the (T)(Q)R3-1 Zone is consistent with the Community Plan Land Use Designation as defined in the Plan and as established by the Community Plan Map.

2. General Plan Text. The Northridge Community Plan text includes the following relevant land use objectives, policies and programs:

Goal 1 - A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-1 - To provide for the preservation of existing and development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the plan to the year 2010.

Policies

1-1.1: Designate lands for single and multi-family residential development. Maintain single family residential to the maximum extent possible. Commercial development should not intrude into residential areas.

Program: The Plan Map identifies specific areas where single-family and multi-family residential development is permitted.

1-1.2: Protect existing stable single-family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Program: The Plan Map identifies lands where only single-family residential development is permitted; it protects these areas from encroachment by designating where appropriate, transitional residential densities which serve as a buffer.

1-1.3 New single and multi-family development be designed in accordance with the Urban Design Guidelines.

Program: The Plan includes an Urban Design Chapter which outlines Design Standards for residential development.

1-1.4 The City should promote neighborhood preservation, both in existing single-family neighborhoods, as well as existing multiple-family areas.

Program: With the implementation of the Community Plan, single family residential land use categories, all zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects should provide for Plan consistency.
The proposed Zone Change would allow development consistent with the Medium Residential Land Use Designation subject to the development standards of the R3 Zone. The project would incorporate landscaping and design elements consistent with the Plan's policies and programs and would preserve and enhance the existing multi-family neighborhood.

Framework Element. The Framework Element for the General Plan was adopted by the City of Los Angeles on 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 polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The project site is an unimproved parcel designated for multi-family residential land uses. The project provides an infill development in a neighborhood comprised of multi-family land uses. By enabling the construction of residential uses in close proximity to existing multi-family neighborhoods and commercial uses, the proposed Zone Change would be consistent with several goals and policies of the Framework Element.

Further, the Land Use chapter of the Framework Element identifies objectives and supporting policies relevant to the project. Those objectives and policies seek, in part, to provide for the stability and enhancement of residential neighborhoods. With respect to this, the development of a residential lot within a designated residential area serves to stabilize and enhance the residential character of the area in a manner that satisfies the purpose and intent of the Framework Element.

3. Transportation Element. Reseda Boulevard is Designated as a Major Highway and the project would be required to comply with the Highway and Street Standards of the Los Angeles Municipal Code. Therefore, General Plan will be not be adversely affected by the recommended action herein.

4. The Sewerage Facilities Element of the General Plan will be not be adversely affected by the recommended action. The project will be connected to existing sewer facilities consistent with the health and safety goals of this Plan Element.

5. Street Lights. Any City required installation or upgrading of street lights will be required to complete the City street improvement system in order to increase night safety along the streets which adjoin the subject property.

Entitlement Findings


Pursuant to LAMC Section 12.32.C.7, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

Public Necessity: The granting of the proposed Zone Change would result in a project that addresses public necessity by providing residential land use options for individuals and families.
Convenience: Granting the proposed zone change would result in a project that is consistent with the public convenience. The project site is located in a residential neighborhood within the Northridge Community Plan area. The site's proximity to Reseda Boulevard provides convenient vehicular access and public transit opportunities to residential and commercial uses. The residential use will also serve the local neighborhood and the community at large by preserving and enhancing the multi-family residential neighborhood.

General Welfare: Granting the requested zone change would be consistent with the General Welfare, in that the instant request involves a zone and use that is consistent with the plan’s underlying Land Use Designation of Medium Residential. The property is currently vacant and underutilized. The improvements resulting from the zone change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Lastly, the applicant is proposing project that would be consistent with applicable zoning regulations.

Good Zoning Practice: The existing RA Zone is not consistent with the intent and purpose of the Plan’s General Commercial Land Use Designation. The R3 Zone is a corresponding zone to the Medium Residential Plan Designation and said zone would be compatible with the adjoining multi-family neighborhood.

7. Density Bonus Findings

A. The project substantially complies with the applicable regulations, standards and provisions of the State Density Bonus Program.

The subject site is a 42,931 gross square-foot, rectangular-shaped lot. The property is generally flat with approximately 80 feet of frontage along Reseda Boulevard and approximately 260 feet of frontage along Halstead Street. The project site is located in the Northridge Community Plan area.

As conditioned by this approval, the subject project complies with all applicable provisions of the State Density Bonus Program and LAMC Section 12.22-A.25. The project qualifies for a 35% density bonus for the following reason: (1) a minimum of 11% of its units are set aside for Very Low Income households for a period of 30 years. The set aside units automatically allow the applicant to qualify for an increase in density and reduced parking requirements. Per LAMC Section 12.22-A.25, projects that set aside at least 10% of its units for Very Low Income households, qualify for two additional incentives from a specified menu of concessions, or can make a request for an incentive not specifically listed in the menu. In this instance, the applicant has chosen to set aside 11% of its units, and is utilizing two on-menu incentives:

1. Density. The 27,944.2 net square-foot site allows a maximum of 35 units in the R3-1 Zone (34.9 rounded up). Through LAMC Section 12.22-A.25, the applicant is setting aside 11% of its units (four units) for Very Low Income households and requesting a density bonus of 35%, allowing for an additional 12 units for a total of 47 units.

2. Parking. The project will utilize Parking Option One, which permits parking to be provided at a ratio of one parking space for each 0-1 bedroom unit, two parking spaces for each 2-3 bedroom unit, and 2.5 parking spaces for each unit with 4 or more bedrooms. In this case, the applicant proposes 47 units
comprised of two-three bedroom units. As such, the proposed 97 parking spaces is in compliance with the LAMC.

a. Incentives/Concessions:

(i.) Height. For this project, the applicable provisions of the R3-1 Zone restricts the allowable height to 45 feet. The Density Bonus provisions allow projects that qualify for a 35% Density Bonus to also qualify for up to 35% increase in the height allowed. As such, in lieu of the 45-foot height limitation, the applicant is permitted to an increase height by 35%. The applicant is proposing a height of 52 feet, which is within the 35% allowance.

B. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project to the extent physically feasible.

In compliance with requirements of the California Environmental Quality Act (CEQA), the Department of City Planning Adopted a Mitigated Negative Declaration (Case No. ENV-2011-2152-MND) on February 10, 2012, in conjunction with the approval of Vesting Tentative Tract Map No. 71664. The MND identified potential adverse impacts to the environment and proposed a number of mitigation measures required for project approval. The Advisory Agency found that the MND adequately addresses the expected impacts for such development. Conditions are imposed for said environmental impacts pursuant to this grant.

8. CEQA Finding

The Department of City Planning issued a Notice of Intent to Adopt a Mitigated Negative Declaration under Case No. ENV-2011-2152-MND ("MND") on August 24, 2011. On February 10, 2012, the Advisory Agency Adopted the MND in conjunction with the approval of Vesting Tentative Tract Map 71664. The Lead Agency has determined that this project would not have a significant effect upon the environment. Other potential impacts are mitigated by mandatory City ordinances, (Sewer Ordinance, Grading Ordinance, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate potential impacts on all projects. The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.
DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT

North Valley Area Planning Commission

Date: May 17, 2012
Time: 4:30 p.m.
Place: Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys, 1st Floor Conference Room
Van Nuys, CA 91401

Public Hearing: January 17, 2012
Appeal Status: Appealable to City Council
Expiration Date: May 17, 2012
Multiple Approval: N/A

PROJECT LOCATION:
18432-18452 West Halstead Street; 9554 North Reseda Boulevard

PROPOSED PROJECT:
The construction of a four-story (51 feet in height), 47-unit condominium building (inclusive of 12 density bonus units) with 97 parking spaces, on a 27,374 square-foot lot.

REQUESTED ACTION:
A Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone, Density Bonus provisions for low income housing, and the removal of a 15-foot Building Line. The project would set aside four units for very low income households thereby allowing an additional 12 units as provided by the Density Bonus regulations.

RECOMMENDED ACTIONS:

1. Recommend that the City Council Adopt a Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone;
2. Recommend that the City Council Adopt the removal of the existing 15-foot building line;
3. Approve requested Density Bonus of 12 additional units where 11% of the 35 base units are set aside for Very Low Income households resulting in a total of 47 dwelling units.
4. Adopt Attached Findings;
5. Adopt the Mitigated Negative Declaration as provided under case number ENV-2011-2152-MND pursuant to the California Environmental Quality Act.
6. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached page.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

MICHAEL J. LOGRANDE
Director of Planning

Jim Tokunaga, Senior City Planner  
Nicholas Hendricks, City Planning Associate
Telephone: (818) 374-5046
North Valley Area Planning Commission

Date: April 5, 2012
Time: 4:30 p.m.
Place: Marvin Braude San Fernando Valley Constituent Service Center
       6262 Van Nuys, 1st Floor Conference Room
       Van Nuys, CA 91401

Public Hearing: January 17, 2012
Appeal Status: Appealable to City Council
Expiration Date: May 5, 2012
Multiple Approval: N/A

Case No.: APCNV-2011-2155-ZC-BL-DB
CEQA No.: ENV-2011-2152-MND
Incidental Cases: VTT-71664
Related Cases: N/A
Council No.: 12
Plan Area: Northridge
Specific Plan: N/A
Certified NC: Northridge East
GPLU: Medium Residential
Zone: R1-1 (Proposed (T)(Q)R3-1

Applicant: Shawn Evenhaim
Representative: Same as Applicant

PROJECT LOCATION:
18432-18452 West Halstead Street; 9554 North Reseda Boulevard

PROPOSED PROJECT:
The construction of a four-story (51 feet in height), 47-unit condominium building (inclusive of 12 density bonus units) with 97 parking spaces, on a 27,374 square-foot lot.

REQUESTED ACTION:
A Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone, Density Bonus provisions for low income housing, and the removal of a 15-foot Building Line. The project would set aside four units for very low income households thereby allowing an additional 12 units as provided by the Density Bonus regulations.

RECOMMENDED ACTIONS:

1. Recommend that the City Council Adopt a Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone;
2. Recommend that the City Council Adopt the removal of the existing 15-foot building line;
3. Approve requested Density Bonus of 12 additional units where 11% of the 35 base units are set aside for Very Low Income households resulting in a total of 47 dwelling units.
4. Adopt Attached Findings;
5. Adopt the Mitigated Negative Declaration as provided under case number ENV-2011-2152-MND pursuant to the California Environmental Quality Act.
6. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached page.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

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PROJECT ANALYSIS

Project Summary

Pursuant to Sections 12.32-C and 12.32-R of the Los Angeles Municipal Code, the project involves a Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone and the removal of a 15-foot building line. The project also involves a Density Bonus Request which would allow the project an increase of 12 units resulting in a total of 47 dwelling units (35 base units plus 12 Density Bonus Units). The Zone Change will be consistent with the Medium Residential Land Use Designation and is consistent with adjacent properties zoned R3. A separate subdivision case (Vesting Tract Map 71664) was filed for 47 condominium units. The Advisory Agency approved the Vesting Tract Map on February 10, 2012, contingent upon an approval of the Zone Change, Building Line Removal and Density Bonus request.

Background

Site Attributes and Surrounding Land Uses: The subject site is a relatively flat, rectangular-shaped parcel of land comprised of approximately 180 linear feet of frontage along Reseda Boulevard and approximately 260 linear feet along Halsted Street. The gross area of the site is 42,931 square feet and the net area equals 27,374 square feet. The site contains a vacant single-family residence and vacant office building. Driveway access would be located along Halsted Street. The Vesting Map identifies that there are no protected trees on site. The project would be subject to the proposed R3-1 Zone.

Properties in the area are generally comprised of one to four-story apartment buildings and condominiums with semi-subterranean and grade level parking garages. The area is intermixed with aging apartments and more recent apartment and condominium developments subject to the R3-1 Zone.

Community Plan-Specific Plan/Zoning/SP1818: The project site is located in the Northridge Community Plan Area. The Community Plan establishes a Land Use Designation of Medium Residential for the site, subject to the proposed corresponding R3-1 Zone (currently zoned RA-1). The Medium Residential Land Use Designation establishes permitted land uses associated with multi-family dwellings (condominiums and apartments). The R3-1 Zone establishes development standards for use, density, yard setbacks, and lot area for multi-family development (Section 12.10 LAMC). Height District 1 establishes a maximum height limit of 45 feet in the R3-1 Zone.

Vesting Tentative Tract Map - The Vesting Tentative Map involves the subdivision of the 27,374 square-foot parcel into one-lot, for 47 condominium units, with a total of 97 parking. The condominium structure would be 49 to 51 feet high (four stories) with a total floor area of 60,407 square feet. The map was conditionally approved on February 10, 2012.

Zone Change -- As noted in the summary, a zone change from the RA Zone to the R3 Zone is proposed. The General Plan Land Use Designation is Medium Residential; the R3 Zone is the only corresponding zone within the Medium Residential classification of the Northridge Community Plan.

Building Line - Building Lines were once used to provide setbacks for public improvements, to provide airspace, and emergency access. Further, the LAMC describes the purpose of building lines as follows: to "provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may
be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the "Highways and Freeways Element of the General Plan"; to provide sufficient open space for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; and to promote the public peace, health, safety, comfort, convenience, interest and general welfare."

Most building lines in existence today are no longer valid or needed to achieve adequate streets, fire access, front-yard setbacks, and to implement the "Highways and Freeways Element" of the General Plan. In this case, the building line does not connect to, or provide a contiguous improvement along Reseda Boulevard and would not facilitate a street standard as require by the Bureau of Engineering. The project is required to improve Halsted Street and Reseda Boulevard to the standard width and is required to provide setbacks consistent with the R3 Zone. Further, the project is required to comply with Fire Code and other public and safety requirements of the LAMC.

**Density Bonus** - State Law provides incentives for developments that allocate a certain percentage of units for low income housing. Senate Bill 1818 ("SB1818") provides that local jurisdictions permit deviations or waive development standards in order to accommodate the development of low income housing. Typical waivers of development standards include reduced parking, increases in height, deviations from yard setback requirements, and Floor Area Ratios. In addition, a by-right increase in density up to 35 percent is allowed by State Law. The project proposes a height of 51 feet and a 35 percent density bonus based on setting aside 11 percent of its units for Very Low Income Households.

**Issues (Public Hearing and Communications)**

No letters or comments have been received from the public. There were no residents or persons in attendance of the public hearing for the Vesting Tentative Tract map (public hearing held on January 17, 2012).

**Conclusion**

The subject request is consistent with the land use designation and zoning scheme observed in the area. Further, properties located within the immediate vicinity are improved with similar development at a density expected to occur with the instant request. Therefore, it is recommended that the request be approved as it is consistent with the community plan's development policies and is consistent with State and Local regulations.
(Q) or [Q] QUALIFIED CONDITIONS OF APPROVAL

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.

A. **Entitlement Conditions**

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations labeled Exhibit "A" attached to the subject case file. The location, type, and size of signage is not a part of this approval. Minor deviations may be allowed in order to comply with provisions of the Municipal code and the conditions of approval.

2. **Use.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10-A of the Los Angeles Municipal Code ("L.A.M.C.").

3. **Density Bonus.** The project is hereby granted a Density Bonus in accordance with Government Code Section 65915-65918 and Section 12.22-A.25 of the Los Angeles Municipal Code as follows:

   a. A 35% density bonus to provide 12 additional units. Four units (11%) will be set aside for very low income purposes. The total amount of dwelling units allowed on the site is 47 units (35 base units plus 12 density bonus units).

   b. A maximum height of 51 feet is granted as an on-menu incentive.

   c. Prior to the issuance of a building permit for any dwelling unit on the subject property, the applicant shall execute and record a purchase covenant agreement running with the land, to the satisfaction of the Los Angeles Housing Department ("LAHD"). The covenant shall bind the applicant and/or any subsequent property owner to reserve four (4) of the proposed 47 units for occupancy by Very Low Income households. The 35% density bonus grants the applicant an additional 12 units in excess of the 35 otherwise permitted in the R3-1 Zone. These units will be restricted as affordable for-sale or rental dwelling units, pursuant to California Government Code Section 65915 and Los Angeles Municipal Code Section 12.22 A.25. All density bonus calculations resulting in fractional units shall be rounded up to the nearest whole number (Gov. Code Section 65915 (g)(5)). Applicant must provide an affordable unit dispersal proposal to be approved by LAHD to ensure that affordable units are not segregated or otherwise distinguishable from market rate units.

4. **Setbacks.** The project shall provide setbacks per the requirements of Section 12.10-C of the L.A.M.C.

5. **Landscaping/Open Space.** Provide landscaping and open space in accordance with the Los Angeles Municipal Code.

6. **Parking.** Provide parking in accordance with the provisions of the Los Angeles Municipal Code.
7. **Case No. VTT-71664/ENV-2011-2152-MND.** This grant is directly tied to the approval of Vesting Tentative Tract Map No. 71664 and the associated environmental clearance. All conditions, construction measures and mitigation measures are required to be implemented as a condition of this approval.

**B. Administrative Conditions of Approval**

8. **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.

9. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive or have been modified.

10. **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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.

11. **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.

12. **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.

13. **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.

14. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

15. **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.

C. Environmental Conditions

16. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

   a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.

   b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

   c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

17. 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.

18. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

19. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

20. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

21. 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.

22. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

23. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
24. 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.

25. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

26. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

27. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

28. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

29. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.

30. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

31. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

32. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

33. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

34. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

35. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

36. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.
CONDITIONS FOR EFFECTUATING (T) OR [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [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.

   a. That a 2-foot wide strip of land be dedicated along Reseda Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication including a 20-foot radius property line return at the intersection with Halsted Street in accordance with Major Highway Street Standards.
   b. That a 2-foot wide public sidewalk easement be provided along Halsted Street adjoining the tract.
   c. That any fee deficit under Work Order No. EXT00451 expediting this project be paid.
   d. Improve Reseda Boulevard being dedicated and adjoining the subdivision by the construction of an additional concrete sidewalk to complete a full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements.

2. Department of Transportation. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
   a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property.
   b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
   c. Vehicular access shall be from Halsted Street only.
   d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

3. Street Lighting. Construct new street light: one (1) on Halsted St. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Reseda Bl.
FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation. The subject property is located within the area covered by the Northridge Community Plan (the "Plan"), which was adopted by the City Council on February 24, 1998 (Council File 98-0027). The Plan map designates the property for Medium Residential Land Uses. The Corresponding Zone under the Medium Residential Plan Designation is the R3 Zone. The property is currently zoned RA-1. Therefore, the proposed zone change from the RA-1 Zone to the (T)(Q)R3-1 Zone is consistent with the Community Plan Land Use Designation as defined in the Plan and as established by the Community Plan Map.

2. General Plan Text. The Northridge Community Plan text includes the following relevant land use objectives, policies and programs:

Goal 1 - A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-1 - To provide for the preservation of existing and development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the plan to the year 2010.

Policies

1-1.1: Designate lands for single and multi-family residential development. Maintain single family residential to the maximum extent possible. Commercial development should not intrude into residential areas.

Program: The Plan Map identifies specific areas where single-family and multi-family residential development is permitted.

1-1.2: Protect existing stable single-family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Program: The Plan Map identifies lands where only single-family residential development is permitted; it protects these areas from encroachment by designating where appropriate, transitional residential densities which serve as a buffer.

1-1.3 New single and multi-family development be designed in accordance with the Urban Design Guidelines.

Program: The Plan includes an Urban Design Chapter which outlines Design Standards for residential development.

1-1.4 The City should promote neighborhood preservation, both in existing single-family neighborhoods, as well as existing multiple-family areas.

Program: With the implementation of the Community Plan, single family residential land use categories, all zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects should provide for Plan consistency.
The proposed Zone Change would allow development consistent with the Medium Residential Land Use Designation subject to the development standards of the R3 Zone. The project would incorporate landscaping and design elements consistent with the Plan's policies and programs and would preserve and enhance the existing multi-family neighborhood.

**Framework Element.** The Framework Element for the General Plan was adopted by the City of Los Angeles on 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 polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The project site is an unimproved parcel designated for multi-family residential land uses. The project provides an infill development in a neighborhood comprised of multi-family land uses. By enabling the construction of residential uses in close proximity to existing multi-family neighborhoods and commercial uses, the proposed Zone Change would be consistent with several goals and policies of the Framework Element.

Further, the Land Use chapter of the Framework Element identifies objectives and supporting policies relevant to the project. Those objectives and policies seek, in part, to provide for the stability and enhancement of residential neighborhoods. With respect to this, the development of a residential lot within a designated residential area serves to stabilize and enhance the residential character of the area in a manner that satisfies the purpose and intent of the Framework Element.

3. **Transportation Element.** Reseda Boulevard is Designated as a Major Highway and the project would be required to comply with the Highway and Street Standards of the Los Angeles Municipal Code. Therefore, General Plan will be not be adversely affected by the recommended action herein.

4. The **Sewerage Facilities Element** of the General Plan will be not be adversely affected by the recommended action. The project will be connected to existing sewer facilities consistent with the health and safety goals of this Plan Element.

5. **Street Lights.** Any City required installation or upgrading of street lights will be required to complete the City street improvement system in order to increase night safety along the streets which adjoin the subject property.

**Entitlement Findings**

6. **Zone Change Findings (Public Necessity, Convenience, General Welfare, and Good Zoning Practice).**

Pursuant to LAMC Section 12.32.C.7, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

**Public Necessity:** The granting of the proposed Zone Change would result in a project that addresses public necessity by providing residential land use options for individuals and families.
Convenience: Granting the proposed zone change would result in a project that is consistent with the public convenience. The project site is located in a residential neighborhood within the Northridge Community Plan area. The site's proximity to Reseda Boulevard provides convenient vehicular access and public transit opportunities to residential and commercial uses. The residential use will also serve the local neighborhood and the community at large by preserving and enhancing the multi-family residential neighborhood.

General Welfare: Granting the requested zone change would be consistent with the General Welfare, in that the instant request involves a zone and use that is consistent with the plan's underlying Land Use Designation of Medium Residential. The property is currently vacant and underutilized. The improvements resulting from the zone change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Lastly, the applicant is proposing project that would be consistent with applicable zoning regulations.

Good Zoning Practice: The existing RA Zone is not consistent with the intent and purpose of the Plan's General Commercial Land Use Designation. The R3 Zone is a corresponding zone to the Medium Residential Plan Designation and said zone would be compatible with the adjoining multi-family neighborhood.

7. Density Bonus Findings

A. The project substantially complies with the applicable regulations, standards and provisions of the State Density Bonus Program.

The subject site is a 42,931 gross square-foot, rectangular-shaped lot. The property is generally flat with approximately 80 feet of frontage along Reseda Boulevard and approximately 260 feet of frontage along Halstead Street. The project site is located in the Northridge Community Plan area.

As conditioned by this approval, the subject project complies with all applicable provisions of the State Density Bonus Program and LAMC Section 12.22-A.25. The project qualifies for a 35% density bonus for the following reason: (1) a minimum of 11% of its units are set aside for Very Low Income households for a period of 30 years. The set aside units automatically allow the applicant to qualify for an increase in density and reduced parking requirements. Per LAMC Section 12.22-A.25, projects that set aside at least 10% of its units for Very Low Income households, qualify for two additional incentives from a specified menu of concessions, or can make a request for an incentive not specifically listed in the menu. In this instance, the applicant has chosen to set aside 11% of its units, and is utilizing two on-menu incentives:

1. Density. The 27,944.2 net square-foot site allows a maximum of 35 units in the R3-1 Zone (34.9 rounded up). Through LAMC Section 12.22-A.25, the applicant is setting aside 11% of its units (four units) for Very Low Income households and requesting a density bonus of 35%, allowing for an additional 12 units for a total of 47 units.

2. Parking. The project will utilize Parking Option One, which permits parking to be provided at a ratio of one parking space for each 0-1 bedroom unit, two parking spaces for each 2-3 bedroom unit, and 2.5 parking spaces for each unit with 4 or more bedrooms. In this case, the applicant proposes 47 units
comprised of two-three bedroom units. As such, the proposed 97 parking spaces is in compliance with the LAMC.

a. Incentives/Concessions:

(i.) Height. For this project, the applicable provisions of the R3-1 Zone restricts the allowable height to 45 feet. The Density Bonus provisions allow projects that qualify for a 35% Density Bonus to also qualify for up to 35% increase in the height allowed. As such, in lieu of the 45-foot height limitation, the applicant is permitted to an increase height by 35%. The applicant is proposing a height of 51 feet, which is within the 35% allowance.

B. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project to the extent physically feasible.

In compliance with requirements of the California Environmental Quality Act (CEQA), the Department of City Planning Adopted a Mitigated Negative Declaration (Case No. ENV-2011-2152-MND) on February 10, 2012, in conjunction with the approval of Vesting Tentative Tract Map No. 71664. The MND identified potential adverse impacts to the environment and proposed a number of mitigation measures required for project approval. The Advisory Agency found that the MND adequately addresses the expected impacts for such development. Conditions are imposed for said environmental impacts pursuant to this grant.

8. CEQA Finding

The Department of City Planning issued a Notice of Intent to Adopt a Mitigated Negative Declaration under Case No. ENV-2011-2152-MND ("MND") on August 24, 2011. On February 10, 2012, the Advisory Agency Adopted the MND in conjunction with the approval of Vesting Tentative Tract Map 71664. The Lead Agency has determined that this project would not have a significant effect upon the environment. Other potential impacts are mitigated by mandatory City ordinances, (Sewer Ordinance, Grading Ordinance, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate potential impacts on all projects. The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency’s decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.
TENTATIVE TRACT NO. 71664
ZONE CHANGE/DENSITY BONUS
BUILDING LINE REMOVAL

CASE NO.
DATE AUG. 29, 2011
D.M. 2011 B 125, 1988 B 125
SCALE 1" = 100'

LEGAL:
FR. LOT 45 (ARBS 2 & 3); TRACT NO. 2334 M.B. 33-32/24
T.B. PAGE 500 GRID J = 6
C.D. 17 C.T. 1152.01 P.A. 222 NRD

CALIFORNIA HOME BUILDERS 0.65 AC
C/O JODY WOOD
21510 ROSCOE BLVD.
CANOGA PARK, CA 91304
(818) 999-9979
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ZOLL-1262 ZA Case No.: CPC Case No.: 2011-155-ZA-DB
Council District No.: 13 Community Plan Area: Northridge
PROJECT ADDRESS: 18432 - 18452 Reseda Blvd.

Major Cross Streets: Reseda
Name of Applicant: Shawn Evenhaim
Address: 21510 Roscoe Blvd., Canoga Park, CA 91304
Telephone No.: 818-968-7949 Fax No.: 818-734-3308 E-mail: Jody@Calhio.com

OWNER
Name: Shawn Evenhaim
Address: 21510 Roscoe Blvd., Canoga Park, CA 91304
Telephone No.: 818-968-7949
Signature: __________

APPLICANT'S REPRESENTATIVE
(Other than Owner)
Name: Jody Wood
Address: 21510 Roscoe Blvd., Canoga Park, CA 91304
Telephone No.: 818-968-7949
Signature: __________

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for

CITY HOMES CORP.
21510 ROSCOE BLVD
CANOGA PARK, CA 91304

CALIFORNIA BANK & TRUST
1300 MAIN STREET
IRVINE, CA 92614

PAY TO THE ORDER OF
County of Los Angeles

$75.00
DOLLARS

CITY HOMES CORP.

MEMO:

APPLICATION ACCEPTED
BY: ______________________ DATE: ______________________

ENVIRONMENTAL ASSESSMENT
APPROVED BY: ______________________ DATE: ______________________

RECEIPT NO.: ____________________________________________
I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

We will be constructing a 43-unit condo building. A county map was updated with a survey for utility. We will be requesting a tract map zone change, DB with height variance and DB increase, building line removal.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

II. Existing Conditions:

A. Project Site Area

| Net and Gross Acres | 21,764 sq. ft. (0.50 acres) | 42,931 sq. ft. (0.96 acres) |

B. Existing Zoning

| B3-1(blank) RA1 |

C. Existing Use of Land

| SFH & Office Bldgs |

D. Requested General Plan Designation

E. Number of type and age of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: SFH. and average rent:

Is there any similar housing at this price range available in the area? If yes, where?

F. Number of existing trees.

G. Number of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:

- Less than 10% slope
- 10-15% slope
- Over 15% slope

If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are □ natural or man-made drainage channels, □ rights of way and/or □ hazardous pipelines crossing or immediately adjacent to the property, or □ none of the above.

J. Grading: (specify the total amount of dirt being moved)

- 0-500 cubic yards.
- □ if over 500 cubic yards, indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported

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If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

A. Number of Dwelling Units-
   Single Family ___________________ Apartment ___________________ or Condominium ___________________

B. Number of Dwelling Units with:
   One bedroom _______ Two bedrooms _______ Three bedrooms _______ Four or more bedrooms _______

C. Total number of parking spaces provided _______

D. List recreational facilities of project ____________________________

E. Approximate price range of units $ ___________ to $ ___________

F. Number of stories ______, height ______ feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar) ________
   Gas heated swimming pool? ______

H. Describe night lighting of the project ____________________________
   (include plan for shielding light from adjacent uses, if available)

I. Percent of total project proposed for: Building ___________________
   Paving ___________________
   Landscaping ___________________

J. Total Number of square feet of floor area _______

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).
   Describe entire project, not just area in need of zone change, variance, or other entitlement.

A. Type of use ____________________________

B. Total number of square feet of floor area _______

C. Number of units if hotel/motel ___________________

D. Number of stories ______, height ______ feet.

E. Total number of parking spaces provided: ___________________

F. Hours of operation ___________________ Days of operation ___________________

G. If fixed seats or beds involved, number _______

H. Describe night lighting of the project ____________________________
   (Include plan for shielding light from adjacent uses, if available)

I. Number of employees per shift ___________________

J. Number of students/patients/patrons ___________________

K. Describe security provisions for project ___________________

L. Percent of total project proposed for: Building ___________________
   Paving ___________________
   Landscaping ___________________

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

☐ National Register of Historic Places ___________________

☐ California Register of Historic Resources ___________________

☐ City of Los Angeles Cultural Historic Monument ___________________

☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) ___________________

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V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. [ ]

A. Regulatory Identification Number (if known)
B. Licensing Agency
C. Quantity of daily discharge

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I,                      Owner (Owner in escrow)*
(Please Print)
Signed: ___________________________ __

I,                      Consultant*
(Please Print)
Signed: ___________________________ __

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California
County of Los Angeles

On September 24, 2011 before me, Natalie Bledsoe, Notary Public personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Natalie Bledsoe
(Seal)

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CP-1204 (Rev. 02/03/09)

P:WORLPROCICPFO/RMSCP10001294.2-03-09.wpd
Determination Letter
APCNV-2011-2155-ZC-BL-DB
Mailing Date: 6/21/12

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Chatsworth, CA 91311

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