

TRANSMITTAL TO CITY COUNCIL

Case No. APCNV-2012-2703-ZC	Planning Staff Name(s) and Contact No. Sarah Hounsell (818) 374-9909	C.D. No. 12
Related Case No(s).	Last Day to Appeal N/A	

Location of Project (Include project titles, if any.)
17825-17831 West Devonshire Street

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

Applicant: Devonshire Villas at Northridge, LLC 4400 Ellenita Avenue Tarzana, CA Tel No. (818) 776-1515	Representative: Eric Lieberman, QES, INC. 14549 Archwood Street Van Nuys, CA 91405 Tel No. (818) 997-8033
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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.)

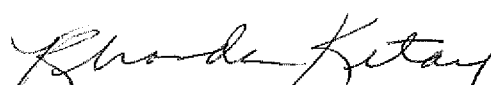
Project description: A zone change from C2-1VL and P1VL to (T)(Q)RAS3-1VL for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot.

1. Approved and Recommended that the City Council adopt a Zone Change from C2-1VL and P1VL to (T)(Q)RAS3-1VL, consistent with the existing Highway Oriented Commercial land use designation and as conditioned.
2. Adopted the Findings.
3. Adopted Negative Declaration No. ENV-2012-2704-ND.
4. Recommended that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative 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.
5. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. Advised the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now 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

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2012-2704-ND	Commission Vote: 4 - 0
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- 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	MAR 29 2013 DATE:
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NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

MAR 29 2013

Determination Mailing Date _____

CASE NO.: APCNV-2012-2703-ZC

CEQA: ENV-2012-2704-ND

Address: 17825-17831 West Devonshire Street

Council District: 12

Plan Area: Granada Hills-Knollwood

Zone: C2-1VL and P1VL

Applicant: Devonshire Villas at Northridge, LLC
Representative: Eric Lieberman, QES, Inc.

At the meeting on **March 21, 2013**, 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 C2-1VL and P1VL to (T)(Q)RAS3-1VL, consistent with the existing Highway Oriented Commercial land use designation and as conditioned.
2. Adopted the Findings.
3. Adopted Negative Declaration No. ENV-2012-2704-ND.
4. Recommended that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative 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.
5. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. Advised the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now 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 Vo-Ramirez

Seconded: Commissioner Sampson

Ayes: Commissioners Vo-Ramirez, Sampson, Harootonian, and Leyner

Absent: Commissioner Padilla

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, Findings.

cc: Notification List
Sarah Hounsell

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.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedication. Devonshire Street (Major Highway –Class II) –A 2-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way in accordance with Major Highway –Class II standards.
 - b. Street Improvement. Devonshire Street –Construct additional 2.5-foot concrete sidewalk in the dedicated area to complete a 12-foot full width sidewalk and repair any broken, off-grade or bad order concrete curb, gutter and existing sidewalk. Upgrade all driveways to comply with ADA requirements and close any unused driveways.

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.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

- c. No major drainage problems are involved.

- d. Sewer lines exist in Devonshire Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - e. Obtain a revocable permit form the Valley District Office of the Bureau of Engineering for any structures, wall, fence or landscaping to remain in the dedicated right-of-way (818) 374-4621.
 - 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.
3. Stormwater. The project shall comply with stormwater regulations under LAMC Section 64.70, in consultation with the City's Bureau of Sanitation Watershed Protection Division (WPD).
 4. Cable Television. The applicant shall make 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 17.05.N, to the satisfaction of the Information Technology Agency.
 5. 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.

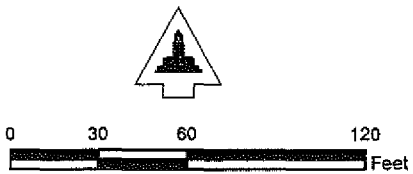
Notice: Certificates of Occupancies for the subject properties will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

ORDINANCE NO. _____

An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

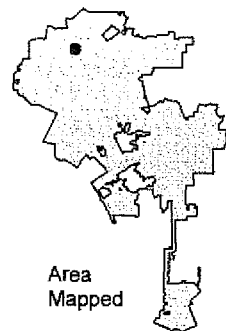
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



C.M. 204 B 129	APCNV-2012-2703-ZC
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CF/ *SS*

032613



(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.

1. **Use.** The use and area regulations for the new development on-site shall be developed for residential uses as permitted in the RAS3 Zone as defined in LAMC Section 12.10.5.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" and dated August 2012 attached to the file.
3. **Floor Area.** The floor area of all buildings shall be limited to the buildable area as defined in LAMC Section 12.21.1-A,1.
4. **Density.** The site shall be limited to a maximum of 24-unit.
5. **Height.** The height of the dwelling on the subject properties shall not exceed LAMC Section 12.21.1-A.
6. **Elevations.**
 - a. Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive façades.
 - b. Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.
7. **Parking.** Provide a minimum of LAMC covered off-street parking spaces in accordance with the following:
 - a. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
 - b. Garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.
 - c. Parking lot mechanical venting, if any, shall be toward Devonshire Street away from surrounding residential properties.
 - d. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - e. If any guest parking is located behind security gates, the following shall be apply:
 - (1) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.

- (2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - (3) The security gate shall be set back at least 30 feet from the public right-of-way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right-of-way by waiting guest vehicles.
 - (4) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.
8. **Bike Parking.** Provide a minimum of 10 bicycle parking spaces to the satisfaction of the City Planning Department and Council Office.
9. **Landscaping.** The proposed project areas of the subject site shall be attractively landscaped and 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).
 - a. Use landscape features (hardscape and/or softscape) to screen any portion of a parking level or podium that is above grade (rear yard area).
10. **Utilities-Local Water Supplies.** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
 - a. 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.
 - b. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - d. 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.)
 - e. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - f. 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.

- g. 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 responsible for ensuring compliance.

- 11. **Greenhouse Gas Emissions.** Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- 12. **Fire.** Submit plot plans for Fire Department approval and review prior to the approval of a building permit.

Other Conditions

- 13. **Construction.** Prior to the issuance of a grading permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the applicant and all successors to the following:

- a. 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 case number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
 - (1) Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - (2) 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.
 - (3) 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.
- b. All construction activities shall conform to the provisions of the Los Angeles Municipal Code including the following:
 - (1) 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.
 - (2) The construction area shall be kept sufficiently dampened to control dust cause by grading and hauling, and at all times provide reasonable control of dust cause by wind.

- (3) 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.
- (4) All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- (5) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- (6) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- (7) Trucks having no current hauling activity shall not idle but be turned off.
- (8) 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.
- (9) Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- (10) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- (11) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- (12) The applicant shall provide a staked signage at the site with a minimum 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- (13) Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - A. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - B. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- (14) To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins

on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

- (15) 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.

Administrative Conditions

14. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews 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.
15. **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.
16. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
17. **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.
18. **Building Plans.** Page 1 of the grant 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.
19. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
20. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or 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.

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 March 21, 2013, recommended this ordinance be adopted by the City Council.



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission

File No. _____

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Granada Hills-Knollwood Community Plan area, which was adopted through an update by the City Council on July 10, 1996 (CF No. 95-0994). The Community Plan has been designed to accommodate the anticipated growth in population of the Community. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for. The Community Plan designates the subject property for Highway Oriented Commercial with the corresponding zones of C1, C2, CR, RAS3, and P and a height limitation of three-stories (Footnote No. 4). The subject property contains approximately 0.47 acres and is currently zoned C2-1VL and P-1VL. The proposed Zone is (T)(Q)RAS3-1VL for the entire site, consistent with the adopted land use designation.

2. **General Plan Text.** The Granada Hills-Knollwood Plan text includes the following relevant land use objectives:

Objective 3: To make provision for housing as is required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 4: To encourage the preservation and enhancement of the varied and distinctive residential character of the Community

The proposed development is in conformance with the land use pattern and intensity of those required by the General Plan and zoning requirements. The Plan encourages multiple residential dwelling units proposed in proximity to commercial development and near transit routes. There is commercial located within the immediate vicinity and bus stops located at the intersection just to the west of the project site.

The design of walls and fences shall be compatible with that of the principal structures on the site. Walls or fences visible from a public street should be articulated by architectural detailing in the wall plane facing the public street. Examples are staggered walls, indentations in the wall, rhythmic spacing of columns or series of raised planters.

The Plan encourages protecting and improving the existing and designated bikeways. Devonshire Street is designated a Bike Land under the 2010 Bicycle Plan and has a designed striped lane along both sides of the street. The development of bikeways provides recreation and alternate means of transportation and is encouraged throughout the City. Further the project has been conditioned to provide on-site bicycle parking. Due to its proximity to California State University Northridge (about a mile southwest of the project site) and adjacency to the public transit, the project will only benefit from providing bicycle parking.

The property is not within the area a Specific Plan or Interim Control Ordinance area. The site's current zoning is C2-1VL and P-1VL and the recommended (T)(Q)RAS3-1VL zone change will be in conformance with the intent and purpose of the City's General Plan. The proposed 24-unit apartment is a permitted use according to the current City Zoning Code and provides for anticipated population growth in the community. 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 and commercial

neighborhood. This project would not encroach into any single-family area and is adequately buffered by the commercial to the west and multi-family residences on the north and east.

The **Housing Element** of the General Plan further promotes the development, preservation and enhancement of the quality residential neighborhoods of the City, and the proposed project is consistent with such policies.

The **Framework Element** for the General Plan was adopted by the City of Los Angeles 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 project site is an under improved parcel designated for commercial land uses which also allows for multi-family residential development. The project provides an infill development in a neighborhood comprised of multi-family and commercial 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 the lot within a designated commercial and 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.

The project will only be utilizing one driveway and the parking is subterranean, which is in conformance with **Residential Citywide Design Guideline** Objective 4: "Minimizing the appearance of driveways and parking area". The project is placing the 20 foot wide driveway for parking access toward the east edge of the project and is maintaining continuity of the sidewalk by minimizing the number of curb cuts. Open space is also in conformance with Citywide Design Guidelines which provide each unit with balconies and provides direct access to the rear yard open space from the central courtyard area that includes vegetation and benches.

Compliance with aforementioned standards and criteria of the Land Use Policies of the Community Plan, Residential Citywide Design Guidelines, and Framework Element demonstrates that the proposed use is proper in relation to adjacent uses and will not be detrimental to the character of the immediate neighborhood or welfare and development of the community. Therefore, as conditioned herein, the proposed project will be consistent with the General Plan.

- 3. Transportation Element.** Devonshire Street, located to the south of the site, is classified as a Major Highway Class II and the project would be required to comply with the Highway and Street Standards of the Los Angeles Municipal Code. In a memo dated March 21, 2013 the Bureau of Engineering conditioned the project with regards to site development and those have been incorporated within the (T) Tentative Classification herewith. The Granada Hills-Knollwood Community Plan states that "where feasible, highways and local streets shall be expeditiously improved to their greatest capacities to meet the existing and anticipated circulation needs and that parking shall be restricted during peak period on

Devonshire Boulevard between Lindley Avenue and Haskell Avenue to provide 3 lanes in each direction".

The proposed project will provide off-street parking spaces in accordance with that requirement of the LAMC and has proposed two parking spaces per dwelling unit and six guest parking spaces at the request of the Council Office for a total of 54 parking spaces, all within the semi-subterranean parking area. A parking area and driveway plan is conditioned for approval prior to any building permits and a fee to be paid in conformance with LAMC Section 19.15.

Entitlement Findings

4. Zone Change Findings.

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

The property is one of the few remaining under developed sites in the area. The requested zone change is consistent with the Granada Hills-Knollwood Community Plan which designates the subject site as Highway Oriented Commercial. The Plan map designation contains the corresponding C1, C2, CR, RAS3, and P Zones. Height District No. 1VL allows for a maximum height of 45 feet and limits the building to three stories (Footnote No. 4). For the RAS3 Zone, under LAMC Section 12.21.1-A,1, the height shall not exceed 50 feet. However, the proposal is for a maximum 43-foot height and three-stories over a semi-subterranean parking level. The project is requesting 24-unit (one less than that permitted by the maximum base density), 15-foot front and rear yards, and 7-foot side yards in accordance with other multiple-family standards in the vicinity (less than that required of the RAS3 Zone).

A proposed zone change from the current C2-1VL and P-1VL Zones to the recommended (T)(Q)RAS3-1VL Zone would result in a consistent zoning designation for highest best use of the site, which would allow multiple-family residential improvements to proceed on the property. The site's proximity to Zelzah Avenue 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 and providing opportunity for rental housing.

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 Highway Oriented Commercial. The property is currently underutilized commercial site. 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 a project that would be consistent with applicable zoning regulations for the RAS3 Zone and will be compatible with the setbacks of the adjoining multi-family neighborhood.

The design is an appropriately transitions between the commercial on the corner and the condominiums to the north, east and south, and provides family sized apartment units that are compatible and respectful to existing neighborhoods in the subject

area. As such, the proposed project will not be detrimental to the character of development in the immediate neighborhood and therefore represents good zoning practice.

- b. The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to: (1) protect the best interests of and to assure a development more compatible with surrounding property and neighborhood; (2) secure an appropriate development in harmony with the General Plan; and (3) prevent or mitigate the potential adverse environmental effects of the zone change.

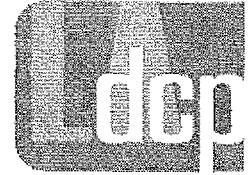
CEQA Findings

5. **Environmental.** A Negative Declaration (ENV-2012-2704-ND) was prepared for the proposed project. 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 Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Negative Declaration, imposed the conditions shown in that document on this approval.



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



North Valley Area Planning Commission

Date: Thursday, March 21, 2013
Time: 4:30 p.m.*
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Public Hearing: December 18, 2012
Appeal Status: Pursuant to LAMC Section 12.32-D, appealable to the City Council by applicant only if disapproved
Expiration Date: April 30, 2013
Multiple Approval: No

Case No.: APCNV-2012-2703-ZC
CEQA No.: ENV-2012-2704-ND
Incidental Cases: None
Related Cases: None
Council No.: 12
Plan Area: Granada Hills-Knollwood
Specific Plan: None
Certified NC: Granada Hills South
GPLU: Highway Oriented Commercial
Zone: C2-1VL & P-1VL (Proposed RAS3-1VL)
Applicant: Devonshire Villa's at Northridge, LLC
Representative: QES, Inc.; Eric Lieberman

PROJECT LOCATION: 17825-17831 West Devonshire Street

PROPOSED PROJECT: A zone change from C2-1VL and P1VL to (T)(Q)RAS3-1VL for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot.

REQUESTED ACTION:

1. Pursuant to LAMC Section 12.32-F, a **Zone Change** from C2-1VL (Commercial Zone) and P1VL to (Automobile Parking Zone) to (T)(Q)RAS3-1VL (Residential/Accessory Services Zone).
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the **Negative Declaration** (ND) for the above referenced project.

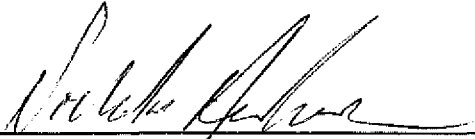
RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council adopt a **Zone Change** from C2-1VL and P1VL to (T)(Q)RAS3-1VL, consistent with the existing Highway Oriented Commercial land use designation and as conditioned.
2. **Adopt** the attached Findings.
3. **Adopt** Negative Declaration No. ENV-2012-2704-ND.
4. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative 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.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now 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



Nick Hendrick, City Planner



Sarah Hounsell, City Planning Associate

Telephone: (818) 374-9909

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, the proposed project involves a Zone Change from the C2-1VL (Commercial Zone) and P1VL (Automobile Parking Zone) to the RAS3-1VL (Residential/Accessory Services Zone) for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces within a semi-subterranean level on an approximate 20,633 square-foot lot. Twelve of the unit will be two-bedrooms and the other half will contain three-bedrooms. The project will maintain 4,245 square feet of open space including a 1,395 square-foot enter court yard and 2,250 square-foot rear yard.

The proposed RAS3 Zone requires a minimum 800 square feet of lot area for each dwelling unit, a 5-foot front and side yards, and 15-foot rear yard. The Zone Change will be consistent with the Highway Oriented Commercial land use designation. The proposed zone change would permit the development of 24-unit multiple-family building consistent with the development standards of the RAS3 Zone and the General Plan and allow for a 3:1 Floor Area Ratio (FAR) in lieu of the 1.5:1 FAR permitted in a commercial zone.

Background

The subject 20,633 square-foot parcel is located mid-block on Devonshire Street in the Granada Hills-Knollwood Community Plan Area. The site is 500 feet west of White Oak Avenue and approximately 132 feet east of Zelzah Avenue. The site was used as a pottery store and more recently as a Pumpkin Patch and Christmas tree lot, but is currently vacant activity. There is a surface parking lot, overhead roof structure and a small commercial building constructed in 1961 which was previously used as the fast-food restaurant Burger Chef.

A Historic Resource Assessment was performed by Chattel, Inc. (dated, January 18, 2013) and submitted to the Office of Historic Resources of the Department of City Planning. The assessment concluded that the existing structure is not considered to be significant under the CEQA Statute. Staff of the Department of City Planning's Office of Historic Resources concurs with the conclusions of the Historic Resource Assessment.

The subject property is designated for Highway Oriented Commercial uses which also permits multiple-family residential uses at a density consistent with the R3 or RAS3 Zones. The Community Plan, which adopted a revision by the City Council on July 10, 1996 (CF No. 95-0994). The Plan map designation contains the corresponding C1, C2, CR, RAS3, and P Zones and the height is limited to three stories (Footnote No. 4). The property is currently zoned C2-1VL & P-1VL.

Surrounding Properties:

The surrounding area is substantially developed with commercial and multi-family land uses subject to the C2-1VL, R3-1, RD1.5-1, PF-1XL, and RE11-1 Zones. Abutting on the north and east are a 26-unit and a 27-unit condominium, both in the (Q)RD1.5-1 Zone, to the south across Devonshire Street is 131-unit condominium in the (Q)RD1.5-1 Zone and a gas station in the C2-1VL Zone on the southwest corner of Zelzah Avenue, abutting on the west on the northwest corner of Zelzah Avenue is an auto repair facility in the C2-1VL Zone. Across Zelzah Avenue to the west is a mini-shopping center and gas station in the (Q)C2-1VL and C2-1VL Zones and on the southwest corner across the intersection are State of California Offices in the PF-1XL Zone. All properties to the south of Devonshire are located within the Northridge Community Plan.

Street and Circulation:

Devonshire Street is a Major Highway Class II dedicated to variable width between approximately 122 feet at the project's west frontage and 100 feet width at the east street frontage, and improved with curb, gutter, sidewalk, street tree wells (no trees), and street lights. The development of the site may be subject to further improvement requirements of the Department of Transportation and the Bureau of Engineering under the "T" Conditions herewith.

Relevant Cases:**On-site:**

CPC-2006-5568-CPU/EIR-2006-5623-EIR: On February 21, 2013 the open house and public hearing was held on the Granada Hills-Knollwood Community Plan Update. The plan will be considered by the City Planning Commission on May 23, 2013.

CPC-1986-785-GPC: On July 3, 1998, Ordinance No. 163,637 became effective which under Subarea No. 1990 change the Height District of the site from 1 to 1-VL.

Permit No. 12041-30000-23277: On October 1, 2012 an electrical permit was issued for 19 temporary lights for Ray's Pumpkin Patch & Christmas Tree lots.

Permit No. 12020-20000-02042: On October 1, 2012 a use of land permit was issued for combined pumpkin and Christmas tree sales - pumpkin sales shall be limited to October 15 to October 31st and Christmas tree sales shall be limited to December 1st to December 31st under the following conditions: (1) lights shall reflect away from residentially zoned property, (2) sound equipment not permitted on residentially zoned property, and (3) no sawing, hammering, unloading between 10:00 PM and 7:00 AM.

Off-site:

APCNV-2002-5714-ZC-ZAA: On March 20, 2004, Ordinance No. 175,775 became effective changing the zone of the site from RA-1 to (T)(Q)RE9-1 for the development of six-lots and reduced yards, on 1.69 net acres located at 17810 and 17820 Fullerfarm Street.

Issues

Staff had concerns regarding with some design elements not shown on the site plan, elevations, and preliminary landscape plan. Parking venting, transformers, bicycle parking, and street trees are often over looked in site design. It is recommended that the applicant incorporate some of these specific into the building and site design. Some other areas that are lacking in design are the middle of the rear yard area over the parking podium and the first floor elevation around the building.

In looking at the Citywide Design Guidelines, which "establishes best practices for designing high-quality development that meets the objectives of the General Plan", staff is recommending certain items apply to site planning and others to building design and aesthetics.

Objective 2: Employ Distinguishable and Attractive Building Design.

Building Façade, Guideline 4: Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive façades.

Building Façade, Guideline 6: Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.

The front elevation facing Devonshire is articulated, the main entrance is emphasized, differing textures are added to the portion of the wall that is blank of windows, and the south elevation provides grounding of the first floor through a cornice detail, which staff assumes will be a different color or texture from the upper floors. These details should be incorporated into the other three elevations to employ attractive building design.

Conclusion

Based on the information submitted, the surrounding uses, input from the public hearing, and the project's proposed compliance with the land use designation of the Granada Hills-Knollwood Community Plan, the Department of City Planning is recommending that the North Valley Area Planning Commission approve the requested entitlement. Maximum density allowed by the Community Plan designation is 25-units and the yards are consistent with RAS3 development standards. The proposal is for a 43-foot high, 24-units apartment in the (T)(Q)RAS3-1VL Zone.

The proposed Zone Change will be consistent with the development rights available to adjacent commercially zoned and Medium Land Use designated properties to the west and to the south. Other conditions herewith will lessen any impacts that may otherwise arise.

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.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Public Improvements. Provide the following, or assurances of suitable guarantees without expense to the City of Los Angeles, to the satisfaction of the City Engineer. Provide copies of any approvals or guarantees to the Planning Department.
 - a. Street Dedication and Improvements. Dedicate and improve all adjacent streets to the satisfaction of the City Engineer.
 - b. Street Lighting. Provide street lighting to the satisfaction of the Bureau of Street Lighting.
 - c. Urban Forestry. Construct tree wells and plant street trees to the satisfaction of the Urban Forestry Division of the Bureau of Street Maintenance.
 - d. Sewers. Construct sewers to the satisfaction of the City Engineer.

Notice. If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice. Certificates of Occupancies 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.

3. Stormwater. The project shall comply with stormwater regulations under LAMC Section 64.70, in consultation with the City's Bureau of Sanitation Watershed Protection Division (WPD).
4. Cable Television. The applicant shall make 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 17.05.N, to the satisfaction of the Information Technology Agency.

5. 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.

Notice: Certificates of Occupancies for the subject properties 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.

(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.

1. **Use.** The use and area regulations for the new development on-site shall be developed for residential uses as permitted in the RAS3 Zone as defined in LAMC Section 12.10.5.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" and dated August 2012 attached to the file, with the following additions:
3. **Floor Area.** The floor area of all buildings shall be limited to the buildable area as defined in LAMC Section 12.21.1-A,1.
4. **Density.** The site shall be limited to a maximum of 24-unit.
5. **Height.** The height of the dwelling on the subject properties shall not exceed LAMC Section 12.21.1-A.
6. **Elevations.**
 - a. Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive façades.
 - b. Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.
7. **Parking.** Provide a minimum of LAMC covered off-street parking spaces in accordance with the following:
 - a. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
 - b. Garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.
 - c. Parking lot mechanical venting, if any, shall be toward Devonshire Street away from surrounding residential properties.
 - d. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - e. If any guest parking is located behind security gates, the following shall be apply:
 - (1) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.

- (2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - (3) The security gate shall be set back at least 30 feet from the public right-of-way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right-of-way by waiting guest vehicles.
 - (4) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.
8. **Bike Parking.** Provide a minimum of 24 long-term bicycle parking spaces and a minimum of two short-term bicycle parking spaces.
9. **Landscaping.** The proposed project areas of the subject site shall be attractively landscaped and 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).
 - a. Use landscape features (hardscape and/or softscape) to screen any portion of a parking level or podium that is above grade (rear yard area).
10. **Utilities-Local Water Supplies.** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
 - a. 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.
 - b. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - d. 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.)
 - e. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - f. 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.

- g. 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 responsible for ensuring compliance.
11. **Greenhouse Gas Emissions.** Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
12. **Department of Transportation.** Submit a parking area and driveway plan must be submitted to the Bureau of Engineering and the DOT's Valley Development Review Section for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
13. **Fire.** Submit plot plans for Fire Department approval and review prior to the approval of a building permit.

Other Conditions

14. **Construction.** Prior to the issuance of a grading permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the applicant and all successors to the following:
- a. 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 case number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- (1) Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - (2) 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.
 - (3) 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.
- b. All construction activities shall conform to the provisions of the Los Angeles Municipal Code including the following:
- (1) 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.

- (2) The construction area shall be kept sufficiently dampened to control dust cause by grading and hauling, and at all times provide reasonable control of dust cause by wind.
- (3) 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.
- (4) All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- (5) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- (6) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- (7) Trucks having no current hauling activity shall not idle but be turned off.
- (8) 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.
- (9) Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- (10) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- (11) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- (12) The applicant shall provide a staked signage at the site with a minimum 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- (13) Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - A. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

- B. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- (14) To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- (15) 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.

Administrative Conditions

15. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews 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.
16. **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.
17. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
18. **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.
19. **Building Plans.** Page 1 of the grant 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.
20. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or

its agents, officers, or employees relating to or 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.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Granada Hills-Knollwood Community Plan area, which was adopted through an update by the City Council on July 10, 1996 (CF No. 95-0994). The Community Plan has been designed to accommodate the anticipated growth in population of the Community. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for. The Community Plan designates the subject property for Highway Oriented Commercial with the corresponding zones of C1, C2, CR, RAS3, and P and a height limitation of three-stories (Footnote No. 4). The subject property contains approximately 0.47 acres and is currently zoned C2-1VL and P-1VL. The proposed Zone is (T)(Q)RAS3-1VL for the entire site, consistent with the adopted land use designation.

2. **General Plan Text.** The Granada Hills-Knollwood Plan text includes the following relevant land use objectives:

Objective 3: To make provision for housing as is required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 4: To encourage the preservation and enhancement of the varied and distinctive residential character of the Community

The proposed development is in conformance with the land use pattern and intensity of those required by the General Plan and zoning requirements. The Plan encourages multiple residential dwelling units proposed in proximity to commercial development and near transit routes. There is commercial located within the immediate vicinity and bus stops located at the intersection just to the west of the project site.

The design of walls and fences shall be compatible with that of the principal structures on the site. Walls or fences visible from a public street should be articulated by architectural detailing in the wall plane facing the public street. Examples are staggered walls, indentations in the wall, rhythmic spacing of columns or series of raised planters.

The Plan encourages protecting and improving the existing and designated bikeways. Devonshire Street is designated a Bike Lane under the 2010 Bicycle Plan and has a designed striped lane along both sides of the street. The development of bikeways provides recreation and alternate means of transportation and is encouraged throughout the City. Further the project has been conditioned to provide on-site bicycle parking. Due to its proximity to California State University Northridge (about a mile southwest of the project site) and adjacency to the public transit, the project will only benefit from providing short- and long-term bicycle parking.

The property is not within the area a Specific Plan or Interim Control Ordinance area. The site's current zoning is C2-1VL and P-1VL and the recommended (T)(Q)RAS3-1VL zone change will be in conformance with the intent and purpose of the City's General Plan. The proposed 24-unit apartment is a permitted use according to the current City Zoning Code and provides for anticipated population growth in the community. 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 and commercial

neighborhood. This project would not encroach into any single-family area and is adequately buffered by the commercial to the west and multi-family residences on the north and east.

The **Housing Element** of the General Plan further promotes the development, preservation and enhancement of the quality residential neighborhoods of the City, and the proposed project is consistent with such policies.

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 policies 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 under improved parcel designated for commercial uses land uses which also allows for multi-family residential development. The project provides an infill development in a neighborhood comprised of multi-family and commercial 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.

The project will only be utilizing one driveway and the parking is subterranean, which is in conformance with **Residential Citywide Design Guideline** Objective 4: "Minimizing the appearance of driveways and parking area". The project is placing the 20 foot wide driveway for parking access toward the east edge of the project and is maintaining continuity of the sidewalk by minimizing the number of curb cuts. Open space is also in conformance with Citywide Design Guidelines which provide each unit with balconies and provides direct access to the rear yard open space from the central courtyard area that includes vegetation and benches.

Compliance with aforementioned standards and criteria of the Land Use Policies of the Community Plan, Residential Citywide Design Guidelines, and Framework Element demonstrates that the proposed use is proper in relation to adjacent uses and will not be detrimental to the character of the immediate neighborhood or welfare and development of the community. Therefore, as conditioned herein, the proposed project will be consistent with the General Plan.

- 3. Transportation Element.** Devonshire Street, located to the south of the site, is classified as a Major Highway Class II and the project would be required to comply with the Highway and Street Standards of the Los Angeles Municipal Code. The Granada Hills-Knollwood Community Plan states that "where feasible, highways and local streets shall be expeditiously improved to their greatest capacities to meet the existing and anticipated circulation needs and that parking shall be restricted during peak period on Devonshire Boulevard between Lindley Avenue and Haskell Avenue to provide 3 lanes in each direction".

The proposed project will provide off-street parking spaces in accordance with that requirement of the LAMC and has proposed two parking spaces per dwelling unit and 6 guest parking spaces (54 spaces total), all within the semi-subterranean parking area. A parking area and driveway plan is conditioned for approval prior to any building permits and a fee to be paid in conformance with LAMC Section 19.15.

Entitlement Findings

4. Zone Change Findings.

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

The property is one of the few remaining under developed sites in the area. The requested zone change is consistent with the Granada Hills-Knollwood Community Plan which designates the subject site as Highway Oriented Commercial. The Plan map designation contains the corresponding C1, C2, CR, RAS3, and P Zones. Height District No. 1VL allows for a maximum height of 45 feet and limits the building to three stories (Footnote No. 4). For the RAS3 Zone, under LAMC Section 12.21.1-A,1, the height shall not exceed 50 feet. However, the proposal is for a maximum 43-foot height and three-stories. The project is requesting 24-unit (one less than that permitted by the maximum base density), 15-foot front and rear yards, and 7-foot side yards in accordance with other multiple-family standards in the vicinity.

A proposed zone change from the current C2-1VL and P-1VL Zones to the recommended (T)(Q)RAS3-1VL Zone would result in a consistent zoning designation for highest best use of the site, which would allow multiple-family residential improvements to proceed on the property. The site's proximity to Zelzah Avenue 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 and providing opportunity for rental housing.

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 Highway Oriented Commercial. The property is currently underutilized commercial site. 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 a project that would be consistent with applicable zoning regulations for the RAS3 Zone and said zone would be compatible with the adjoining multi-family neighborhood.

The design is an appropriately transitions between the commercial on the corner and the condominiums to the north, east and south, and provides family sized apartment units that are compatible and respectful to existing neighborhoods in the subject area. As such, the proposed project will not be detrimental to the character of development in the immediate neighborhood and therefore represents good zoning practice.

- b. The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to: (1) protect the best interests of and to assure a development more compatible with surrounding property and neighborhood; (2) secure an appropriate development in harmony with the General Plan; and (3) prevent or mitigate the potential adverse environmental effects of the zone change.

CEQA Findings

5. **Environmental.** A Negative Declaration (ENV-2012-2704-ND) was prepared for the proposed project. 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 Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Negative Declaration, imposed the conditions shown in that document on this approval.

PUBLIC HEARING AND COMMUNICATIONS

Hearing

A public hearing conducted by the Hearing Officer (Nicholas Hendricks) on this matter was held in the Marvin Braude San Fernando Valley Constituent Services Center, 6262 Van Nuys Boulevard, Room 1B, on Tuesday, December 18, 2012 and is summarized herewith.

Approximately 15 persons attended the public hearing and expressed concerns regarding the height and size of the project and the possible historic/cultural impact to an existing structure (former burger chef restaurant). There were also statements of concern regarding traffic safety relative to the placement of driveways near a busy intersection at this location. One individual was concerned about the project's impact to the unit he owns relative to light and views from his unit.

The applicant provided testimony establishing that the zone change request only changes the floor area potential for the site and does not change the density or height of the project. The existing C2 Zone allows multi-family development at an R3 zoning density.

Staff's Response to Comments

The project would involve the demolition of the existing commercial structures and redevelopment of an apartment complex. The proposed project would be of similar height to the apartment located on Hiawatha Street and Zelzah Avenue in the immediate area. Yard setbacks are in conformance with those of the R3 and RD1.5 Zones and surrounding multiple-family residential developments. The project would incorporate architectural treatments to enhance the aesthetic character of the site consistent with planning policies and the zoning code (Municipal Code). Therefore, the project would not degrade the existing visual character or quality of the site or its surroundings.

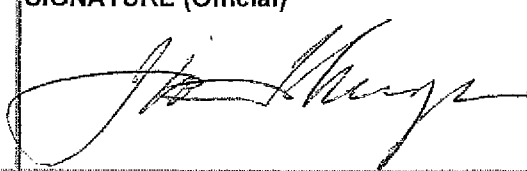
The project does not involve any deviations from traffic standards or policies. The project is consistent with the policies of the General Plan and therefore would not conflict with the Congestion Management Plan relative regional traffic impacts.

In response to public concern regarding a potential historic resource on the project site (a former "Burger Chef" restaurant structure), an Historic Resource Assessment was performed by Chattel, Inc. (dated, January 18, 2013) and submitted to the Office of Historic Resources (Department of City Planning). The assessment concluded that the existing structure is not considered to be significant under the CEQA Statute. Staff of the Department of City Planning's Office of Historic Resources concurs with the conclusions of the Historic Resource Assessment.

The project is conforming with setbacks consistent with adjacent zoned residential, which will allow for proper lighting and ventilation to the site and surrounding properties. There are no provisions in the Municipal Code or General Plan which protect views. Individuals and developers have the right to develop their land within the restrictions of the land use designation of the Community Plan and the Municipal Code. The City does not compensate for the loss of views, nor protects view sheds within this area or any other area of the City from private property.

EXHIBIT 4

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles		COUNCIL DISTRICT 12	
PROJECT TITLE ENV-2012-2704-ND		CASE NO. APCNV-2012-2703-ZC	
PROJECT LOCATION 17825 W DEVONSHIRE ST			
PROJECT DESCRIPTION The project involves a Zone Change from the C2-1VL and P1VL Zones to the RAS3-1VL Zone for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Devonshire Villas at Northridge, LLC 4400 Ellenita Avenue Tarzana, CA			
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
NAME OF PERSON PREPARING THIS FORM		TITLE	TELEPHONE NUMBER
NICHOLAS HENDRICKS		City Planning Associate	(818) 374-5046
ADDRESS		SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012			03/13/2013

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 12 - GREIG SMITH	DATE: 02/21/2013
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2012-2704-ND		RELATED CASES: APCNV-2012-2703-ZC	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: CONSTRUCTION OF A 24 UNIT APARTMENT COMPLEX, 43 FT IN HEIGHT WITH 3 LEVELS OF RESIDENTIAL OVER 1 LEVEL OF SEMI SUBTERRANEAN PARKING WITH 48 RESIDENTIAL PARKING & 6 GUEST PARKING SPACES			
ENV PROJECT DESCRIPTION: The project involves a Zone Change from the C2-1VL and P1VL Zones to the RAS3-1VL Zone for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot.			
ENVIRONMENTAL SETTINGS: The subject property is located on the northwesterly corner of Devonshire Street and Zelzah Avenue in the Granada Hills-Knollwood Community Plan Area. The site was used as a pottery store and more recently as a Christmas Tree lot. The area is urban and built-out, and void of substantial environmental resources such as protect tree species, native plan assemblages, significant wildlife, wildlife corridors, etc. Further, the surrounding area is substantially developed with commercial and multi-family land uses subject to the C2-1VL, R3-1, RD1.5-1, PF-1XL, and RE11-1 Zones.			
PROJECT LOCATION: 17825 W DEVONSHIRE ST			
COMMUNITY PLAN AREA: GRANADA HILLS - KNOLLWOOD STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: NORTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: GRANADA HILLS SOUTH
EXISTING ZONING: C2-1VL P-1VL		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: R3	LA River Adjacent: NO
GENERAL PLAN LAND USE: HIGHWAY ORIENTED COMMERCIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Highway Oriented Commercial 25 du's	
		PROPOSED PROJECT DENSITY: RAS3-1VL	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planning Associate

(818) 374-5046

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Devonshire Villas at Northridge, LLC

PHONE NUMBER:

(818) 776-1515

APPLICANT ADDRESS:

4400 Ellenita Avenue
Tarzana, CA

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

10/02/2012

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Prilo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?			✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as ENV-2012-2704-ND and the associated case(s), APCNV-2012-2703-ZC .

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
NICHOLAS HENDRICKS	City Planning Associate	(818) 374-5046	02/13/2013

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The subject property is not located on a scenic highway and does not contain any public scenic resources.
b.	NO IMPACT	The subject site is vacant and formerly occupied by a Christmas Tree Lot. There are no rock outcroppings, historic buildings or other aesthetically desirable resources on the subject site.
c.	NO IMPACT	The project would involve the demolition of the existing structures and redevelopment of an apartment complex. The proposed project would be of similar size and shape as other apartment/condominium structures found throughout the immediate area. The project would incorporate architectural treatments to enhance the aesthetic character of the site consistent with planning policies and the zoning code (Municipal Code). Therefore, the project would not degrade the existing visual character or quality of the site or its surroundings.
d.	NO IMPACT	The project will be required to incorporate shielded lighting consistent with recent development observed in the area. Therefore, illumination effects are not expected.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project would not involve the conversion of farmland to non-agricultural uses. The property is not currently used for agricultural land uses.
b.	NO IMPACT	The project site is subject to residential zoning and is not currently used for agricultural purposes.
c.	NO IMPACT	As indicated in previous responses, the project site is not used for agricultural land uses. Therefore, impacts to agricultural uses would not occur as a result of the proposed project.
d.	NO IMPACT	The project is not located within or adjacent to any forest land.
e.	NO IMPACT	See previous response.
III. AIR QUALITY		

Impact?	Explanation	Mitigation Measures
a. NO IMPACT	The project does not propose to conflict with or obstruct the implementation of the SCAQMD or Congestion Management Plan. The project would be required to comply with all applicable air quality standards and mitigation measures for construction related activities. The project's scope is consistent with the population and employment projections of the Air Quality Management Program, as the project is consistent with the land use designation of the Community Plan. Therefore, projects that are consistent with the anticipated regional growth projections of the AQMP are considered not to have an adverse impact on attainment to State or National Air Quality Standards identified in the AQMP.	
b. NO IMPACT	As noted previously, the project is consistent with the underlying land use designation for the site. Further, the project does not propose to deviate from any applicable air quality regulations or policies and would not result in changes to the anticipated densities or populations forecasted by the Southern California Association of Governments (SCAG) and the General Plan (the population forecasts are used in establishing anticipated air quality impacts and subsequent policies for air quality controls of the SCAQMD and Congestion Management Plan).	
c. LESS THAN SIGNIFICANT IMPACT	Cumulative impacts would not be substantial as the project is required to comply with the air quality standards of the SCAQMD (i.e., Rules 403 (fugitive dust), 1113 (Architectural Coatings), 1121 (Nitrogen Oxide Controls), 1186 (PM10 Emissions)) and other air quality standards of the Los Angeles Municipal Code and the SCAQMD. Therefore, the application of the above air quality standards serves to diminish potential incremental impacts to air quality.	
d. NO IMPACT	The project site is located within a well established residential neighborhood. The proposed project is consistent with the land uses allowed by the community plan.	
e. NO IMPACT	The type of project, relative to the environmental setting, is not known to cause objectionable odors.	
IV. BIOLOGICAL RESOURCES		

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The project site is of low habitat value and does not provide substantial habitat associated with candidate, sensitive, or special status wildlife species. The area is urban and built-out.	
b.	NO IMPACT	There are no native plant assemblages that occur anywhere on the property. Further, no riparian habitat exists on the property and therefore, impacts to riparian habitat could not occur.	
c.	NO IMPACT	The project site is not located within a wetland area.	
d.	NO IMPACT	The project site is located in an urban area containing roads, freeways, commercial development, residences and other development that is not conducive to wildlife movement.	
e.	NO IMPACT	The project would involve the removal of twelve non-native trees on site. However, the all trees to be removed will be required to be replaced at a minimum of one tree per one tree removed.	
f.	NO IMPACT	The project site is not subject to any habitat conservation plan or natural community conservation plan.	
V. CULTURAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	In response to public concern regarding a potential historic resource on the project site (a former "Burger Chef" restaurant structure), an Historic Resource Assessment was performed by Chattel, Inc. (dated, January 18, 2013) and submitted to the Office of Historic Resources (Department of City Planning). The assessment concluded that the existing structure is not considered to be significant under the CEQA Statute. Staff of the Department of City Planning's Office of Historic Resources concurs with the conclusions of the Historic Resource Assessment.	
b.	NO IMPACT	The project site does not contain any known prehistoric or historic archaeological resources.	
c.	NO IMPACT	The project site does not contain any known prehistoric or historic archaeological resources.	
d.	NO IMPACT	The project site does not contain any prehistoric or historic archaeological resources relative to human remains (i.e., burial site).	
VI. GEOLOGY AND SOILS			

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. The project site is not located within an Alquist-Priolo Fault Zone. All new construction of structures is required to conform to the seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008, as a matter of law. Therefore, significant impacts would not occur as a result of the proposed project.	
b.	NO IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. All new construction of structures is required to conform to the seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008, as a matter of law. Therefore, no significant impact would occur as a result of the proposed project.	
c.	NO IMPACT	The project site is located within a liquefaction zone. All new construction must conform to the seismic requirements for buildings located in liquefaction zones as provided by the California Building Code (2007). Therefore, no significant impacts would occur as a result of the proposed project.	
d.	NO IMPACT	The project site is not located in an area prone to landslides.	
e.	NO IMPACT	Soil erosion could occur on the project site during construction activities. However, soil erosion controls are required by Los Angeles Municipal Code.	
f.	NO IMPACT	The project site is not known to contain unstable geological units or soil conditions.	
g.	NO IMPACT	The project site does not contain expansive soil conditions.	
h.	NO IMPACT	The project would not involve the use of septic tanks or other alternative waste water disposal systems. Existing development is connected to the City's sewage and stormwater drainage facilities.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	Significant greenhouse gas emissions are not expected to occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any applicable greenhouse gas emission standards.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The project would not involve the routine transporting, handling, use or disposal of hazardous materials as the development involves the subdivision of land for residential dwelling units.	
b.	NO IMPACT	The project would not involve the use or storage of hazardous substances.	
c.	NO IMPACT	Please see previous responses.	
d.	NO IMPACT	The project site is not located on a hazardous materials site.	
e.	NO IMPACT	The project site is not located within an airport land use plan area.	
f.	NO IMPACT	The project is not located near any private airports.	
g.	NO IMPACT	The project site is not subject to any emergency evacuation plan.	
h.	NO IMPACT	The project site is not located within an area prone to fire hazards. The development of the site is subject to the Fire Code and other applicable provisions of the Los Angeles Municipal Code.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The project is subject to water quality control standards and would be required to connect to the City's sanitary sewer facilities.	
b.	NO IMPACT	The project would not involve the use of wells and therefore would not draw groundwater from any local aquifers.	
c.	NO IMPACT	The project would not involve the alteration of any streams, creeks, rivers or any other watercourse.	
d.	NO IMPACT	The project would not involve the alteration of any streams, creeks, rivers or any other watercourse.	
e.	LESS THAN SIGNIFICANT IMPACT	The project would be required to direct all stormwater runoff to existing stormwater drainage facilities.	
f.	LESS THAN SIGNIFICANT IMPACT	The project is required to comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494.	
g.	NO IMPACT	The project site is not subject to flood hazards.	
h.	NO IMPACT	The project site is not subject to flood hazards.	
i.	NO IMPACT	The project site is not subject to flood hazards.	

Impact?	Explanation	Mitigation Measures	
j.	NO IMPACT	The project site is not located in an area that would be impacted by the failure of a dam or a levee.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	The proposed subdivision would occur on private property and involve a use consistent with surrounding properties. The subject property is not used by the community as an access route and is not encumbered by easements for the purpose of public access. Therefore, the proposed project would not physically divide an established community.	
b.	NO IMPACT	The proposed project is consistent with Land Use Designation of the Community Plan and the Los Angeles Municipal Code. Therefore, the project would not have a substantial impact on the environment relative to Land Use Policies.	
c.	NO IMPACT	The project site is not subject to any Habitat or Natural Community Conservation Plan.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	The property is not located within a Mineral Resources Zone.	
b.	NO IMPACT	The Community Plan designates the site for multi-family residential land uses. The project site is not subject to any mineral resource policies of any City plans or regulations.	
XII. NOISE			
a.	NO IMPACT	The project is consistent with the Community Plan and with the residential land uses surrounding the subject property. Noise levels associated with the proposed use would be consistent with baseline conditions.	
b.	NO IMPACT	Residential land uses are not known to cause substantial vibration noises. See previous response. Construction related activities would be temporary and are subject to Code requirements intended to reduce nuisances and adverse impacts.	
c.	NO IMPACT	Residential land uses are not known to cause substantial ambient noise levels.	
d.	NO IMPACT	See previous responses.	
e.	NO IMPACT	The project is not located near any public airport.	
f.	NO IMPACT	The project is not located near any private airport.	
XIII. POPULATION AND HOUSING			

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project would involve net increase in the housing stock.	
b.	NO IMPACT	The project would involve a net increase in the housing stock.	
c.	NO IMPACT	The project does not involve the removal of housing and therefore would not cause the displacement of people.	

XIV. PUBLIC SERVICES

a.	NO IMPACT	The project would not cause impacts to fire services. Further, the project is subject to Fire Department review and is subject to Fire Code requirements for fire safety. The area is served by improved roads and streets, fire hydrants, and water supply infrastructure.	
b.	NO IMPACT	The project would not cause impacts to police services. The project would not change baseline conditions.	
c.	NO IMPACT	The project would not involve substantial physical changes to the environment.	
d.	NO IMPACT	The project would be required to pay fees for park and recreation facilities.	
e.	NO IMPACT	The project would not cause significant impacts to roads or other governmental services.	

XV. RECREATION

a.	NO IMPACT	The project would have minimal effects to neighborhood parks or other recreational facilities because the project would be required to pay fees for recreational facilities, and said development is consistent with the anticipated population forecasts of the General Plan.	
b.	NO IMPACT	Please see previous explanation	

XVI. TRANSPORTATION/TRAFFIC

a.	NO IMPACT	The project does not involve any deviations from traffic standards or policies.	
b.	NO IMPACT	The project is consistent with the policies of the General Plan and therefore would not conflict with the Congestion Management Plan relative regional traffic impacts.	
c.	NO IMPACT	The project would not affect air traffic patterns as the project does not involve a use or development near an airport.	
d.	NO IMPACT	The project provides adequate access for vehicles consistent with code requirements.	
e.	NO IMPACT	The project site is currently served by existing improved streets.	

Impact?	Explanation	Mitigation Measures	
f.	NO IMPACT	The project is not subject to any adopted alternative transportation policies.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	NO IMPACT	The project is required to be connected to existing wastewater facilities.	
b.	NO IMPACT	The project would not create substantial impacts on demand for water or wastewater facilities as the project would not involve the development of more than 500 units.	
c.	NO IMPACT	The project would not require the construction of new storm water drainage facilities (except as may be required to connect to existing facilities from the project site).	
d.	NO IMPACT	The project would not involve a use or density that would require a water supply study. The project falls below the threshold requirements of the Water Code (500 dwelling units).	
e.	NO IMPACT	The Hyperion wastewater treatment facility was upgraded to accommodate future wastewater treatment demands. The project would not impact the capacity of the Hyperion treatment plant.	
f.	NO IMPACT	The project would not generate solid waste in excess of existing landfill capacity. Further, the City mandates that recyclable materials are placed in separate city-provided containers, thereby reducing the amount of solid waste going to landfills. Private solid waste collection also sorts out recyclable materials.	
g.	NO IMPACT	The project would be served by the City's solid waste collection services; containers for recyclable material are provided by the City.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The subject site and surrounding area is a built-out urban environment containing single-family residences, multi-family residences, supporting infrastructure (including streets, pavement, structures, street lighting, vehicular traffic, gas and electrical lines and other utilities), that do not provide for a natural environment or habitat to sustain substantial native plant populations and animal species. Further, the project would be subject to numerous measures and requirements pertaining to construction activities (air quality, noise, geology, hydrology, etc.), and therefore would not cause substantial impacts to the environment.	

Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The project would involve the development residential uses within a substantially developed urban area. Baseline conditions would remain similar to existing surrounding conditions. Further, the development would be subject to Code requirements, which are intended to reduce cumulative effects on the environment for individual projects.	
c.	NO IMPACT	The project is within an urban environment that has been previous disturbed by development and grading activities. The project is consistent with zoning and land uses observed in the area.	

Determination Letter
APCNV-2012-2703-ZC
Mailing Date: 3/29/13

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