

TRANSMITTAL TO CITY COUNCIL

Case No. APCNV-2012-2711-ZC-DB	Planning Staff Name(s) and Contact No. Milena Zasadzien (818) 374-5054	C.D. No. 6
Related Case No(s).	Last Day to Appeal N/A	

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

7941 North Ventura Canyon Avenue

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

Applicant: Fredy Monge, Serrano Development Group
500 North Brand Boulevard, Unit 2120
Glendale, CA 91203
Tel No. (310) 264-9933

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

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

Project description: The demolition of two single-family dwellings, and the construction of a new 34-unit apartment building, five stories, 55 56-feet in height, with 69 65 parking spaces, on a 20,625 square-foot lot. The project is also requesting a Density Bonus to allow nine additional dwelling units and a ten-foot increase in height over what is permitted by Code, and decreased front yard and side yard setback requirements, by setting aside four dwelling units for Very Low Income households.


- Adopted the Mitigated Negative Declaration, ENV-2012-2712-MND.
- Approved and recommended that the City Council approve the Zone Change from RA-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
- Approved a Density Bonus Compliance Review for a 35 percent (nine unit) density bonus for a project setting aside at least 11 percent (four units) of its pre-density bonus units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - An increase in height up to 55 56-feet in lieu of a maximum height of 45-feet;
 - A reduced front yard setback of 12-feet in lieu of the minimum 15-feet required;
 - A reduced side yard setback of 6.4-feet in lieu of the minimum 8-feet required.
- Adopted the Findings.
- Revised the allowable parking from 69 parking spaces to 65 parking spaces.
- 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.

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.: 2012-2712-MND	Commission Vote: 4 - 0
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- In addition to this transmittal sheet, City Clerk needs:
- One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
 - Staff recommendation report
 - Appeal, if applicable;
 - Environmental document used to approve the project, if applicable;
 - Public hearing notice;
 - Commission determination mailing labels
 - 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

Determination Mailing Date MAR 29 2013

CASE NO.: APCNV-2012-2711-ZC-DB

CEQA: ENV-2012-2712-MND

Address: 7941 North Ventura Canyon Avenue
Council District: 6
Plan Area: Mission Hills-Panorama City-
North Hills
Zone: RA-1

Applicant: Fredy Monge, Serrano Development Group

At the meeting on **March 21, 2013**, the following action was taken by the North Valley Area Planning Commission:

1. Adopted the Mitigated Negative Declaration, ENV-2012-2712-MND.
2. Approved and recommended that the City Council approve the Zone Change from RA-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
3. Approved a Density Bonus Compliance Review for a 35 percent (nine unit) density bonus for a project setting aside at least 11 percent (four units) of its pre-density bonus units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. An increase in height up to 56-feet in lieu of a maximum height of 45-feet;
 - b. A reduced front yard setback of 12-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 6.4-feet in lieu of the minimum 8-feet required.
4. Adopted the Findings.
5. Revised the allowable parking from 69 parking spaces to 65 parking spaces.
6. 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.

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 Harootonian
Seconded: Commissioner Sampson
Ayes: Commissioners Harootonian, Sampson, Vo-Ramirez, 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, Conditions, Zone Change Signature Sheet, Findings.

cc: Notification List
Milena Zasadzien

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

1. That the following improvements be constructed or that the construction be suitably guaranteed:
 - a. Dedication Required:
 - i. **Ventura Canyon Avenue (Local Street)** – A 5-foot wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street standards.
 - ii. **Strathern Street (Secondary Highway)** – An approximate 9.96-foot and variable width strip of land along portion of the property frontage to complete a minimum 45-foot half right-of-way in accordance with Secondary Highway Street standards.
 - b. Improvements required:
 - i. **Ventura Canyon Avenue** – Construct additional surfacing to join the existing improvements to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot wide full width concrete sidewalk. These improvements should suitably transition to join the existing improvements.
 - ii. **Strathern Street** – Remove the existing asphalt concrete sidewalk fronting the property and construct a 10-foot wide concrete sidewalk. Repair any broken, off-grade or bad order existing sidewalk, concrete curb and gutter along the property frontage. Close any unused driveways with standard curb height, gutter and sidewalk. Upgrade all driveways to comply with ADA requirements.
 - iii. Catch basin exists in Ventura Canyon Avenue. Relocate catch basin per B-Permit plan check requirements.
 - iv. Sewers exist in Ventura Canyon Avenue. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - v. BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION
Street Tree Planting - Ventura Canyon Avenue - Plant a maximum of four 24" box size Bradford Pear (*Pyrus calleryana*) trees in a five foot parkway. Trees shall be planted per Standard Plans S-450, 456, 663.

- vi. **Street Tree Planting - Strathern Street** - Plant a maximum of three 24" box size Japanese Privet (*Ligustrum japonica*) trees in a five foot parkway. Trees shall be planted per Standard Plans S-450, 456, 663.

Contact the Urban Forestry Division at (213) 847-3077 prior to planting or if you have any questions.

BUREAU OF STREET LIGHTING

- vii. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights: one (1) on Strathern St. and one (1) on Ventura Canyon Ave.
2. The Bureau of Engineering may need to investigate the existing public sewers for sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090
 3. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
 4. That the Quimby fee be based on the R3 Zone if condominiums are constructed.
 5. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
 6. 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: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

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

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:

STRATHERN ST 86

VAR

125

(T)(Q) R3-1

165

165

125

VENTURA CANYON AVE

55

60



NOT TO SCALE

C.M. 189 B 157

APCNV 2012-2711 ZC DB

LH/

091912



AREA
MAPPED

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10 of the L.A.M.C.
2. **Plans.** The use and development of the property shall be in substantial conformance with the Site Plan, Parking Plan, Floor Plans, and Building Elevations (Exhibit No. E-2) of the subject case file. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Building Design.** The project plan elevations shall include articulation of the façades along Strathern Street and Ventura Canyon Avenue by providing a minimum variation of one-foot in depth for every twenty-feet of building frontage.
4. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
5. **Fire Department Conditions.**
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Entrance to the main lobby shall be located off the address side of the building.
 - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. Private roadways for general access use shall have a minimum width of 20 feet.
 - e. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
 - f. Building designs for multi residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street on Fire Lane.
 - g. No fire hydrants are required at this time.
 - h. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

B. Environmental Conditions.

1. **Aesthetics (Design).** The project shall be in substantial conformance with the applicable Urban Design Standards (Chapter V) of the Mission Hills - Panorama City - North Hills Community Plan and the City of Los Angeles Citywide Design Guidelines and Walkability Checklist, including but not limited to: Maximizing the applications of architectural features or articulations to building facades; Creating a distinguishable

pedestrian entrance; Requiring useable open space for outdoor activities; Landscaping to screen parking structures.

2. **Tree Removal (Non-Protected Trees).** All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
3. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Asbestos.** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
4. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Lead Paint.** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
5. **Utilities (Local Water Supplies - Landscaping).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

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

6. **Utilities (Local Water Supplies - All New Construction)** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

7. **Utilities (Local Water Supplies - New Residential).** Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

8. **Utilities (Solid Waste Recycling). Operational.** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
9. **Utilities (Solid Waste Recycling). Construction/Demolition.** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
10. **Utilities (Solid Waste Recycling). Construction/Demolition.** To facilitate on-site separation and recycling of demolition- and 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.
11. **Utilities (Solid Waste Disposal).** All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.

2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **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.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A.25 of the Municipal Code (Affordable Housing Incentives – Density Bonus), the following limitations are hereby imposed upon the subject development project.

A. Development Conditions:

1. **Site Development.** The subject property shall be developed substantially as shown on the submitted Site Plan, Parking Plan, Floor Plans, and Elevations dated February 21, 2013, attached to the case file and labeled Exhibit E-2 (10 pages).
2. **Permitted Uses.** Uses on the subject property shall be restricted to those uses permitted in the R3-1 zone, Section 12.10 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Density.** The project shall be limited to a maximum of thirty-four (34) residential dwelling units, 25 of which are “by right” units and the remaining 9 density bonus units. Four (4) of the twenty-five (25) “by right” units shall be reserved as a Very Low Income Restricted Affordable Unit (35 percent density bonus).
4. **Height.** The proposed building is limited in height to 56-feet, an increase of 11-feet above the 45-foot height limit of the R3-1 Zone, excluding roof structures. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
5. **Setbacks.** The project is granted a reduced front yard setback of 12-feet along Strathern Street and a reduced side yard setback of 6.4-feet along Ventura Canyon Ave. All other remaining setbacks shall conform to the standards of the Municipal Code.
6. **Automobile Parking.** The project shall provide a minimum of 65 parking spaces for the project, meeting the requirements of Parking Option 1 in Section 12.22 A.25(d)(1) of the LAMC.
7. **Housing Department Requirements.** In compliance with LAMC 12.22.25(h)(2), prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department to make 15 percent (four (4) units) of the pre-density bonus units of the development available for rent solely as Very Low Income Restricted Affordable Units, at a rent determined to be affordable to Very Low Income Restricted Affordable households by the Los Angeles Housing Department, for a period of at least 30 years. The project shall comply with any monitoring requirements established by the Los Angeles Housing Department. The applicant shall present a copy of the recorded covenant to the Department of City Planning.
8. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate **landscape points for the project equivalent to 10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines “O”.

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 _____.

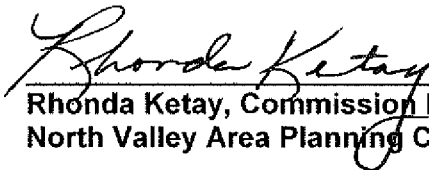
JUNE LAGMAY, City Clerk

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. _____

ZONE CHANGE & DENSITY BONUS FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject property as Medium Residential which corresponds to the R3 zone. The proposed zone change is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

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

Policy 1-1.4 Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

Program: The Plan includes an Urban Design Chapter which is supplemented by Design Guidelines and Standards for residential development.

Policy 1-1.6 The City should promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences.

Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

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

Policy 1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Medium Residential land use designation. The site is located along a row of other multi-family developments along Ventura Canyon Boulevard, and the proposed R3 zone and new thirty-four unit apartment building would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to dedicate and improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the

neighborhood. Other utilities and public services for the site, including the availability of sewer and drainage facilities in Ventura Canyon Avenue, were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Adequate access to the site is available from the two surrounding streets along the property borders, including Strathern Street (Major Highway), and a driveway entrance is located along the less intensely used Ventura Canyon Boulevard (Local Street) to decrease possible traffic conflicts. The Plan also sets standards for Urban Design, coupled with the recently adopted Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, for useable open space to be provided for residents, and for a building design of quality and character. The submitted building plans are consistent with these design standards. Pedestrian access from the street will be provided from Strathern Street, close to Woodman Avenue and bus transit access, and from Ventura Canyon Avenue which also has the building's driveway entrance. Open space will be provided within numerous balconies, a large recreation room, and a central courtyard containing landscaping. Additionally trees will be planted around the perimeter of the property for adequate screening of the parking ground floor. The building elevations are designed with variations in height, depth, and building materials to achieve an articulated façade, in order to mitigate the allowances for increased height and reduced setbacks.

The site is also subject to Footnote 7 of the Community Plan, which states that "There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood." Since the development is seeking a 35% increase in density, the project has been adequately conditioned to provide for a component of Affordable Housing, additional landscaping and open space beyond what is required by the Municipal Code, articulated facades and design compatible with adjacent buildings, and mitigation measures identified in the environmental review document.

The site is not otherwise located within any other specific plan or special land use district.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the R3 Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

1. **Zone Change, L.A.M.C. Sec. 12.32-F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The (T)(Q)R3-1 zone is consistent with the existing Medium Residential General Plan Land Use designation in that this land use category allows for a corresponding zone of R3. The project is convenient in location to several major streets, such as Woodman Avenue and Saticoy Street, and as an infill project will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for multi-family and affordable housing in the vicinity. Properties in the immediate neighborhood primarily consist of multi-family residential buildings on R3-Zoned lots, with single-family homes located across Ventura Canyon Avenue east of the site in the R1, RS, and RA Zones. The subject RA lot is one of the last remaining parcels along the western side of

Ventura Canyon Boulevard not developed with either condos or apartments. A zone change from RA-1 to R3-1 and construction of a 34-unit apartment building would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The action, as recommended, has been made contingent upon compliance with the "(Q)" and "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

2. **Density Bonus - Affordable Housing Incentives, L.A.M.C. Sec. 12.22 A.25:**

- a. **The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.**

As conditioned by this approval, the subject project complies with applicable provisions of Section 12.22 A.25, Affordable Housing Incentives – Density Bonus, of the LAMC. The project qualifies for up to a 35 percent density bonus because at least 11 percent of its pre-density bonus units are set aside as Very Low Income Restricted Affordable Units. The set aside units automatically allow the applicant to qualify for increases in density and reduced parking requirements. In addition, since the project sets aside at least 15 percent of its pre-density bonus units as Very Low Income Restricted Affordable Units, the project qualifies for up to three incentives.

- i. **Density.** The subject property is proposing a zoning of R3-1, which allows for a maximum of one unit per 800 square-feet of lot area. The approximate 19,950 square foot lot (after dedication) permits twenty-five (25) "by right" pre-density bonus units. Section 12.22 A.25, however, allows up to a 35 percent density bonus if the project includes affordable units. Based on these incentives, the applicant would be permitted to build up to nine (9) additional units. The applicant is providing 16 percent of the pre-density units as Very Low Income Restricted Affordable Units, and qualifies for a 35 percent density bonus, or nine (9) units; therefore, the proposed project is within this permitted density.

Automobile Parking. Section 12.22 A.25 of the LAMC provides two parking options for density bonus projects, in addition to the standard parking requirements outlined in LAMC Section 12.21.A.4. The project proposes to use Parking Option 1, one on-site parking space per Residential Unit with zero to one bedroom, and two on-site parking spaces per Residential Unit with two or three bedrooms. As proposed, the project will have three one-bedroom units and thirty-one two-bedroom units, requiring 65 parking spaces. The project will provide 65 parking spaces, thus meeting this parking requirement.

- ii. **Incentives:**

To be eligible for any on-menu incentives, a project shall comply with the following:

1. The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface.
2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.
3. The project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.
4. The project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of this Code.

After thorough consideration of the information and plans contained in the application, the project's Mitigated Negative Declaration, and Section 12.22 A.25 of the LAMC, I find that the project meets these requirements. Per Section 12.22 A.25(e), projects which set aside at least fifteen (15) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units qualify for up to three incentives. Since the project sets aside sixteen (16) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units, the project qualifies for the following incentives:

Height. Per Section 12.22 A.25(f)(5), the project is eligible for a height increase equal to the percentage of the Density Bonus, or eleven (11) feet, whichever is less. The proposed project is eligible for an increase in height of 11-feet (33 percent) above the 45 foot height limit (as permitted by Section 8.B.2a of the Foothill Boulevard Corridor Specific Plan), excluding roof structures. As the subject property is located beyond 50 feet from any lot classified in a single-family residential zone, the height incentive per Section 12.22-A.25(f)(5) is available to the proposed project. Therefore, a height increase of up to 11-feet, excluding roof structures, is permitted for the project site. The applicant is requesting an 11-foot increase, up to 56-feet in building height, which is granted for this project.

Front-yard and Side-yard Setback. Per Section 12.22 A.25(f)(1), the project is eligible for a up to a 20% reduction in the required width or depth of any individual yard or setback except along any property line abutting a single-family residential zone, provided that landscaping is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by the Landscape Ordinance. The project is not abutting a single-family residential zone, and is conditioned to submit a Landscape Plan that exceeds the Landscape Ordinance's point requirements for the project by more than 10%. Therefore, the project may receive a 20% reduction (equal to 3-feet) from the required 15-foot front yard setback, and a 20% reduction (equal to 1.6-feet), from the required 8-foot side yard setback, allowing for a minimum front-yard setback of 12-feet and side yard setback of 6.4-feet. The applicant's plans indicate a front yard setback of 12-feet and a side yard setback of 6.4-feet, which are within the permitted allowances.

- b. **The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the incentive(s) will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income Households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.**

In compliance with requirements of the California Environmental Quality Act (CEQA), the project was issued a Mitigated Negative Declaration (ENV-2012-2712-MND) in accordance with the City of Los Angeles CEQA guidelines. Conditions are imposed as mitigation measures for environmental impacts pursuant to this grant and the project's Mitigated Negative Declaration attached to the subject case file.

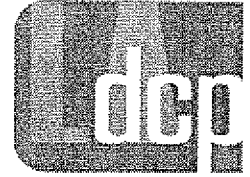
C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2012-2712-MND on November 14, 2012. 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 and as modified by the above referenced changes, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



North Valley Area Planning Commission

Date:	March 21, 2013	Case No.:	APCNV-2012-2711-ZC-DB
Time:	After 4:30 p.m.*	CEQA No.:	ENV-2012-2712-MND
Place:	Marvin Braude Building First Floor Conference Room 6262 Van Nuys Boulevard Van Nuys CA 91401	Incidental Cases:	none
		Related Cases:	none
		Council No.:	6 - Cardenas
		Plan Area:	Mission Hills – Panorama City – North Hills
Public Hearing:	January 28, 2013	Specific Plan:	None
Appeal Status:	Zone Change and Density Bonus may be appealed by the applicant if denied.	Certified NC:	Panorama City
		GPLU:	Medium Residential
Expiration Date:	March 21, 2013	Zone:	RA-1
Multiple Approval:	Zone Change and Density Bonus	Applicant:	Serrano Development Group (Fredy Monge)

PROJECT LOCATION: 7941 N. Ventura Canyon Ave.

PROPOSED PROJECT: The demolition of two single-family dwellings, and the construction of a new 34-unit apartment building, five stories, 55-feet in height, with 69 parking spaces, on a 20,625 square-foot lot. The project is also requesting a Density Bonus to allow nine additional dwelling units and a ten-foot increase in height over what is permitted by Code, and decreased front yard and side yard setback requirements, by setting aside four dwelling units for Very Low Income households.

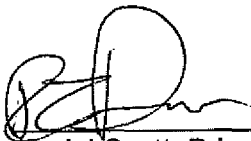
REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2012-2712-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone); and
3. Pursuant to Section 12.22 A.25 of the Municipal Code, a **Density Bonus Compliance Review** for a 35 percent (nine unit) density bonus for a project setting aside at least 11 percent (four units) of its pre-density bonus units as Very Low Income Restricted Affordable Units, and requests for the following three on-menu incentives:
 - a. An increase in height up to 55-feet in lieu of a maximum height of 45-feet;
 - b. A reduced front yard setback of 12-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 6.4-feet in lieu of the minimum 8-feet required.

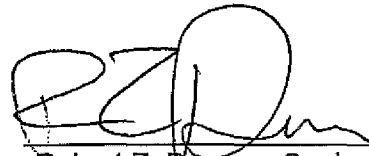
RECOMMENDED ACTIONS:

1. **Adopt** the Mitigated Negative Declaration, ENV-2012-2712-MND;
2. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)R3-1 for the subject property, with the attached conditions of approval;
3. **Approve a Density Bonus Compliance Review** for a 35 percent (nine unit) density bonus for a project setting aside at least 11 percent (four units) of its pre-density bonus units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. An increase in height up to 55-feet in lieu of a maximum height of 45-feet;
 - b. A reduced front yard setback of 12-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 6.4-feet in lieu of the minimum 8-feet required.
4. **Adopt** the attached Findings; and
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.

MICHAEL LOGRANDE
Director of Planning



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner



Milena Zasadzien, Planning Assistant
Telephone: (818) 374-5054
Email: Milena.Zasadzien@lacity.org

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, 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 this 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

The applicant requests a Zone Change from RA-1 to (T)(Q)R3-1, a 35% Density Bonus increase in the number of residential units permitted, as well as a ten-foot increase in height and decreased front yard and side yard setback requirements, all in order to develop the subject site with a new 34-unit apartment building. Four of these dwelling units will be set aside for Very Low Income households under Density Bonus regulations, which would allow the project to qualify by-right for an additional nine dwelling units over the twenty-five units allowed per Code. Parking will also be provided under Parking Option 1 of the Density Bonus provisions of the Municipal Code, and will total 69 spaces.

Staff recommends approval of the Zone Change, as the (T)(Q)R3-1 zone and the development of the property with a 34-unit apartment building would be compatible with the adjacent zoning and existing neighborhood character. Staff also recommends approval of the Density Bonus requests, since the requests for increased height and decreased setbacks are necessary to provide for the additional Affordable Housing and would not cause any adverse impacts.

Background

The subject site is zoned RA-1 and is located within the Mission Hills - Panorama City - North Hills Community Plan with a land use designation of Medium Residential (corresponding zone of R3).

Surrounding properties to the north, west, and south all primarily fall within the R3 Zone and Medium Residential land use and are developed with apartment buildings or condominium complexes. Exceptions to this include a large parking lot directly north of the site in the RA Zone, and one R3-Zoned property to the south that remains vacant. Properties east of the site are zoned R1, RA, or RS in the Low Residential land use and contain single-family homes.

The property is a rectangular-shaped parcel of land, consisting of 20,625 sq-ft, having a frontage of approximately 104 feet on the south side of Strathern Street (a designated Secondary Highway), and a frontage of 135 feet both on the west side of Ventura Canyon Blvd (Local Street). While the public right-of-way along Strathern Street is currently improved with sidewalk, curb, and gutter, the area adjacent to the site along Ventura Canyon Blvd remains unimproved. The site is currently developed with two single-family homes and some landscaping.

Related Cases:

ON-SITE:

none

OFF-SITE:

ZA-2011-0161-ZV - On April 25, 2011, a Zoning Administrator granted a Zone Variance to permit 50 residential condominium units in lieu of the 48 units permitted in the R3 Zone at 7851 N. Ventura Canyon Ave.

APCNV-2001-4275-ZC - On February 9, 2003, Ordinance 175,035 became effective granting a Zone Change from RA-1 to [Q]R3-1 at 7925 N. Ventura Canyon Ave.

ZA-2003-2151-ZV-CU - On August 13, 2003, a Zoning Administrator granted a Conditional Use permit and several Zone Variances for a medical center and parking structure at 8033 N. Ventura Canyon Ave. One of the approved requests included a height increase up to 53-feet in lieu of the 45-feet permitted by the Code.

City Agency Reports Received:

Letters were received from the Bureau of Engineering, Bureau of Sanitation, Bureau of Street Lighting, Bureau of Street Services, and Fire Department, prior to the completion of the Hearing Officer's report. These recommendations have been incorporated as conditions of approval.

Hearing Officer Comments:

The proposed project is located within the Mission Hills - Panorama City - North Hills, within a land use designation of Medium Residential, which allows for a corresponding zone of R3. The proposed R3 zone will meet the zoning and density envisioned by the Medium Residential Land Use designation.

The Mission Hills - Panorama City - North Hills Community Plan also includes some relevant land use issues, goals, objectives, policies, and programs that must be considered when evaluating the proposed project. In general, the Community Plan has identified the need to preserve the residential character of existing single and multi-family neighborhoods, to foster good site planning and urban design, and to consider such factors as compatibility, livability, and impacts on infrastructure when evaluating new projects.

The site is also subject to Footnote 7 of the Community Plan, which states that "There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood."

The proposed R3 zone would fill in one of the last remaining single-family uses on a predominantly multi-family-zoned block on the west side of Ventura Canyon Avenue. The development of the site would also be in-line with the character and density of neighboring apartment complexes and condominium buildings, but would also need to remain sensitive to the adjacent single-family homes on the east side of Ventura Canyon Avenue. The subject property provides adequate access to the site from major streets and the development of thirty-four new apartment residences is not expected to have a significant impact on traffic, public services, or available utilities. The project's site plan and elevations incorporate some important design features such as articulation of the façade, appropriate landscaping, screening of the parking facilities, and the inclusion of useable open space for residents.

DENSITY BONUS COMMENTS

The applicant proposes to demolish the two existing single-family homes, and to construct a new five-story, 34-unit apartment building. The 20,625 sq-ft site is expected to dedicate a 5-foot wide strip of land, approximately 135-feet in length along Ventura Canyon Avenue, resulting in a net site area of 19,950 sq-ft. By-right, the 19,950 square-foot property is permitted a maximum of twenty-five (25) residential dwelling units on the site. In accordance with the Affordable Housing Incentives - Density Bonus Sections of the LAMC (Section 12.22 A.25), the applicant proposes to designate four (4) units of the project as a Very Low Income Restricted Affordable Units, thus allowing for a 35 percent bonus in density for the project. This density increase

would result in an additional nine (9) permitted dwelling units, for a total of thirty-four (34) units to be provided on-site. The project will offer sixty-nine (69) subterranean parking spaces for the development, meeting the requirements of Parking Option 1 of the Density Bonus Section of the Code. The project also requests three on-menu incentives for a proposed project height of 56-feet (a 22% percent (i.e. 10-foot) increase in height from the maximum 45-feet that is permitted by Code), a front yard setback of 12-feet (a 20% decrease from the minimum 15-feet required by Code), and a side yard setback of 6.4-feet (a 20% decrease from the minimum 8-feet required by Code).

Issues

A public hearing was held for the subject Zone Change and Density Bonus Compliance Review on January 28, 2012, attended by the project representatives and approximately five neighbors in support and seven in opposition of the project. Additionally, two letters in support, two petitions in support with a total of thirty-one signatures, and one petition opposing the project with thirty-six signatures, were received prior to the completion of the Staff Report. The project representative and proponents of the development generally described the proposed apartment building as an attractive improvement and amenity to the area, which would upgrade the existing streetscape, provide quality housing near a major employment center, and which would be consistent with the general plan land use, zoning, and pattern of development in the area. Neighbors in opposition of the project primarily were concerned with the negative impacts that the project's increase in density and height would have on the surrounding neighborhood, including an increase in crime, traffic and parking congestion, a loss of privacy for the easterly single-family homes, and the overwhelming massing and out-of-scale character of the development.

Given the community's concerns about traffic and parking, Staff re-examined the environmental review documents associated with the project (Exhibit E-3). Although an increase in traffic and parking is expected due to the implementation of the project, these increases would not be significant enough in size and number to warrant additional mitigations for the project, above and beyond the Municipal Code requirements.

Additionally, Staff analyzed the project's impact on the potential loss of privacy for the adjacent single-family homes to the east (Exhibit E-4). Generally, the backyards of the three homes located at 7832, 7942, and 7850 Ventura Canyon Avenue would not be visible from even the highest point of the new development. However, to the south, more than half of the backyard of 7930 Ventura Canyon Avenue would be visible, although only one set of master bedroom windows from the project will be facing this area. A majority of this same backyard area is also already currently visible from the existing four-story apartment building adjacent to the project, so the construction of the proposed project will have a minimal impact in reducing the existing private backyard area of the property. Further east, the only backyard areas of residences along Allott Avenue that could be visible from the new development would be located directly east of the property at 7939 and 7945 Allott Avenue. Of these two homes, one (7939 Allott Ave) appears to have two large mature trees along its western property line, so privacy within the backyard may not necessarily be impacted if the development is constructed.

Without the additional ten-feet of height requested by the applicant, the resulting reduced visibility would only provide between five to seven lineal feet of additional private backyard space for any impacted homes. Alternatively, if the project's upper-floors were set-back west about ten feet further from the property line, visibility onto the neighboring properties would only be reduced by about one or two feet of lineal backyard space. Therefore, any large height or setback reductions of the proposed project would not significantly impact and improve the privacy of nearby homes.

Neighbors of the site also had concerns about the massing and height of the proposed development, and the proposed project would in fact be much larger than the majority of the housing in the neighborhood. The five-story apartment would be the second tallest building in the area, after the Kaiser Permanente campus further north, which was developed with much larger setbacks from adjacent streets. The project site is otherwise surrounded by mostly two-story apartment buildings, one-story homes, a single four-story apartment building, and another four-story building currently under construction. Given the site's prominent location on the corner of Ventura Canyon Avenue and Strathern Street, requests for increased height and reduced yard setbacks, and a projecting large tower element on the corner of the building, the proposed building design will be a prominent feature in the neighborhood. Since the project design does provide some articulation and variation in building facades and rooflines, Staff recommends including a condition to ensure that this articulation be maintained.

Additionally, the project plans show that the main pedestrian entrance to the project, located off Strathern Avenue, essentially acts as only an entrance to the first floor parking garage. The second floor lobby instead provides direct access to the site's amenities, such as the outdoor open space, recreation room, and laundry room. Therefore, the applicant should consider that the main pedestrian entrance be altered for more prominent connectivity to the second floor lobby, possibly with the addition of an exterior grand staircase entrance.

Since the public hearing, Staff has requested revised plans from the applicant to include changes to address massing/height issues and improvements to the main entrance. At the time of writing the report, the applicant has submitted plans with slight modifications which do not fully address these issues, but which still meet the general requirements of the Municipal Code and Design Guidelines. Therefore Staff recommends including a condition requiring building articulations along the façade, and also suggests that the applicant consider design issues for recessed upper-stories or reduced massing at the corner of the building, as well as a stairway entrance into the second floor. These recommendations reflect the Community Plan policies and Footnote 7 of the Plan to foster good site planning and urban design, improve livability and neighborhood compatibility, and increase privacy to adjacent properties. Additionally, these design suggestions are supported by the adopted Citywide Residential Urban Design Guidelines. For reference, below are renderings of the proposed project and excerpts from the Design Guidelines illustrating the concepts of recessed upper-stories or reduced massing at the corner of the building:

PROPOSED PROJECT

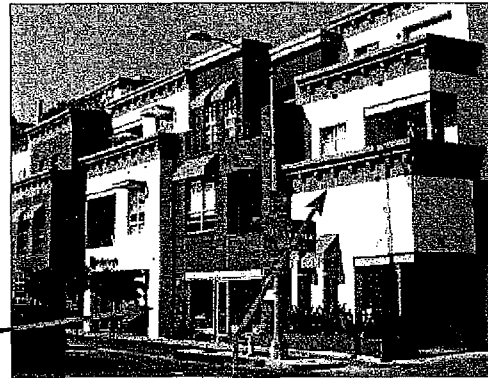


CITYWIDE URBAN DESIGN GUIDELINES

RECOMMENDED



✓ Upper stories are offset



✓ Building base establishes pedestrian scale

✓ Modulated façade and variation in wall planes provide additional articulation



Reduced massing at corner

Conclusion

The requested R3-1 zone is within the range of corresponding zones of the Medium Residential Plan designation, and is in conformance with the public necessity, convenience, general welfare, and good zoning practice. Staff's recommendation is for approval of the (T)(Q)R3-1 zone with the attached (Q) Qualified and (T) Tentative conditions, which support the policies of the Land Use Element of the General Plan.

The additional request for a 35% Density Bonus increase in the number of residential units and requests for three on-menu incentives (increased height and decreased front and side yard setbacks) meet the Code requirements for Affordable Housing by providing at least four units for Very Low Income households and the development of the site would not pose any significant risks to public health, safety, or the environment.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10 of the L.A.M.C.
2. **Plans.** The use and development of the property shall be in substantial conformance with the Site Plan, Parking Plan, Floor Plans, and Building Elevations (Exhibit No. E-2) of the subject case file. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Building Design.** The project plan elevations shall include articulation of the façades along Strathern Street and Ventura Canyon Avenue by providing a minimum variation of one-foot in depth for every twenty-feet of building frontage.
4. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
5. **Fire Department Conditions.**
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Entrance to the main lobby shall be located off the address side of the building.
 - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. Private roadways for general access use shall have a minimum width of 20 feet.
 - e. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
 - f. Building designs for multi residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater then 150ft horizontal travel distance from the edge of the public street, private street on Fire Lane.
 - g. No fire hydrants are required at this time.
 - h. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

B. Environmental Conditions.

6. **Aesthetics (Design).** The project shall be in substantial conformance with the applicable Urban Design Standards (Chapter V) of the Mission Hills - Panorama City - North Hills Community Plan and the City of Los Angeles Citywide Design Guidelines and Walkability Checklist, including but not limited to: Maximizing the applications of architectural features or articulations to building facades; Creating a distinguishable pedestrian entrance; Requiring useable open space for outdoor activities; Landscaping to screen parking structures.

7. **Tree Removal (Non-Protected Trees).** All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
8. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Asbestos.** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
9. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Lead Paint.** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
10. **Utilities (Local Water Supplies - Landscaping).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

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

11. **Utilities (Local Water Supplies - All New Construction)** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from

process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

12. **Utilities (Local Water Supplies - New Residential).** Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

13. **Utilities (Solid Waste Recycling). Operational.** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

14. **Utilities (Solid Waste Recycling). Construction/Demolition.** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

15. **Utilities (Solid Waste Recycling). Construction/Demolition.** To facilitate on-site separation and recycling of demolition- and 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.

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

C. Administrative Conditions:

17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.

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

19. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
20. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
21. **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.
22. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
23. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
24. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

1. That the following improvements be constructed or that the construction be suitably guaranteed:
 - a. Dedication Required:
 - i. **Ventura Canyon Avenue** (Local Street) – A 5-foot wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street standards.
 - ii. **Strathern Street** (Secondary Highway) – An approximate 9.96-foot and variable width strip of land along portion of the property frontage to complete a minimum 45-foot half right-of-way in accordance with Secondary Highway Street standards.
 - b. Improvements required:
 - i. **Ventura Canyon Avenue** – Construct additional surfacing to join the existing improvements to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot wide full width concrete sidewalk. These improvements should suitably transition to join the existing improvements.
 - ii. **Strathern Street** – Remove the existing asphalt concrete sidewalk fronting the property and construct a 10-foot wide concrete sidewalk. Repair any broken, off-grade or bad order existing sidewalk, concrete curb and gutter along the property frontage. Close any unused driveways with standard curb height, gutter and sidewalk. Upgrade all driveways to comply with ADA requirements.
 - iii. Catch basin exists in Ventura Canyon Avenue. Relocate catch basin per B-Permit plan check requirements.
 - iv. Sewers exist in Ventura Canyon Avenue. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - v. BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION
Street Tree Planting - Ventura Canyon Avenue - Plant a maximum of four 24" box size Bradford Pear (*Pyrus calleryana*) trees in a five foot parkway. Trees shall be planted per Standard Plans S-450, 456, 663.

- vi. **Street Tree Planting - Strathern Street** - Plant a maximum of three 24" box size Japanese Privet (*Ligustrum japonica*) trees in a five foot parkway. Trees shall be planted per Standard Plans S-450, 456, 663.

Contact the Urban Forestry Division at (213) 847-3077 prior to planting or if you have any questions.

BUREAU OF STREET LIGHTING

- vii. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights: one (1) on Strathern St. and one (1) on Ventura Canyon Ave.
2. The Bureau of Engineering may need to investigate the existing public sewers for sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090
 3. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
 4. That the Quimby fee be based on the R3 Zone if condominiums are constructed.
 5. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
 6. 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: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

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

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A.25 of the Municipal Code (Affordable Housing Incentives – Density Bonus), the following limitations are hereby imposed upon the subject development project.

A. Development Conditions:

1. **Site Development.** The subject property shall be developed substantially as shown on the submitted Site Plan, Parking Plan, Floor Plans, and Elevations dated February 21, 2013, attached to the case file and labeled Exhibit E-2.
2. **Permitted Uses.** Uses on the subject property shall be restricted to those uses permitted in the R3-1 zone, Section 12.10 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Density.** The project shall be limited to a maximum of thirty-four (34) residential dwelling units, 25 of which are "by right" units and the remaining 9 density bonus units. Four (4) of the twenty-five (25) "by right" units shall be reserved as a Very Low Income Restricted Affordable Unit (35 percent density bonus).
4. **Height.** The proposed building is limited in height to 55-feet, an increase of 10-feet above the 45-foot height limit of the R3-1 Zone, excluding roof structures. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
5. **Setbacks.** The project is granted a reduced front yard setback of 12-feet along Strathern Street and a reduced side yard setback of 6.4-feet along Ventura Canyon Ave. All other remaining setbacks shall conform to the standards of the Municipal Code.
6. **Automobile Parking.** The project shall provide a minimum of 69 parking spaces for the project, meeting the requirements of Parking Option 1 in Section 12.22 A.25(d)(1) of the LAMC.
7. **Housing Department Requirements.** In compliance with LAMC 12.22.25(h)(2), prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department to make 15 percent (four (4) units) of the pre-density bonus units of the development available for rent solely as Very Low Income Restricted Affordable Units, at a rent determined to be affordable to Very Low Income Restricted Affordable households by the Los Angeles Housing Department, for a period of at least 30 years. The project shall comply with any monitoring requirements established by the Los Angeles Housing Department. The applicant shall present a copy of the recorded covenant to the Department of City Planning.
8. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate **landscape points for the project equivalent to 10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O".

ZONE CHANGE FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject property as Medium Residential which corresponds to the R3 zone. The proposed zone change is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

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

Policy 1-1.4 Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

Program: The Plan includes an Urban Design Chapter which is supplemented by Design Guidelines and Standards for residential development.

Policy 1-1.6 The City should promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences.

Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

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

Policy 1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Medium Residential land use designation. The site is located along a row of other multi-family developments along Ventura Canyon Boulevard, and the proposed R3 zone and new thirty-four unit apartment building would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to dedicate and improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the

neighborhood. Other utilities and public services for the site, including the availability of sewer and drainage facilities in Ventura Canyon Avenue, were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Adequate access to the site is available from the two surrounding streets along the property borders, including Strathern Street (Major Highway), and a driveway entrance is located along the less intensely used Ventura Canyon Boulevard (Local Street) to decrease possible traffic conflicts. The Plan also sets standards for Urban Design, coupled with the recently adopted Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, for useable open space to be provided for residents, and for a building design of quality and character. The submitted building plans are consistent with these design standards. Pedestrian access from the street will be provided from Strathern Street, close to Woodman Avenue and bus transit access, and from Ventura Canyon Avenue which also has the building's driveway entrance. Open space will be provided within numerous balconies, a large recreation rooms, and a central courtyard containing landscaping. Additionally trees will be planted around the perimeter of the property for adequate screening of the parking ground floor. The building elevations are designed with variations in height, depth, and building materials to achieve an articulated façade, in order to mitigate the allowances for increased height and reduced setbacks.

The site is also subject to Footnote 7 of the Community Plan, which states that "There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood." Since the development is seeking a 35% increase in density, the project has been adequately conditioned to provide for Affordable Housing, additional landscaping and open space beyond what is required by the Municipal Code, articulated facades and design compatible with adjacent buildings, and mitigation measures identified in the environmental review document.

The site is not otherwise located within any other specific plan or special land use district.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the R3 Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

1. **Zone Change, L.A.M.C. Sec. 12.32-F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The (T)(Q)R3-1 zone is consistent with the existing Medium Residential General Plan Land Use designation in that this land use category allows for a corresponding zone of R3. The project is convenient in location to several major streets, such as Woodman Avenue and Satcoy Street, and as an infill project will be have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for multi-family and affordable housing in the vicinity. Properties in the immediate neighborhood primarily consist of multi-family residential buildings on R3-Zoned lots, with single-family homes located across Ventura Canyon Avenue east of the site in the R1, RS, and RA Zones. The subject RA lot is one of the last remaining parcels along the western side of Ventura Canyon Boulevard not developed with either condos or apartments. A zone

change from RA-1 to R3-1 and construction of a 34-unit apartment building would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The action, as recommended, has been made contingent upon compliance with the "(Q)" and "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

2. **Density Bonus - Affordable Housing Incentives, L.A.M.C. Sec. 12.22 A.25:**

- a. **The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.**

As conditioned by this approval, the subject project complies with applicable provisions of Section 12.22 A.25, Affordable Housing Incentives – Density Bonus, of the LAMC. The project qualifies for up to a 35 percent density bonus because at least 11 percent of its pre-density bonus units are set aside as Very Low Income Restricted Affordable Units. The set aside units automatically allow the applicant to qualify for increases in density and reduced parking requirements. In addition, since the project sets aside at least 15 percent of its pre-density bonus units as Very Low Income Restricted Affordable Units, the project qualifies for up to three incentives.

- i. **Density.** The subject property is proposing a zoning of R3-1, which allows for a maximum of one unit per 800 square-feet of lot area. The approximate 19,950 square foot lot (after dedication) permits twenty-five (25) "by right" pre-density bonus units. Section 12.22 A.25, however, allows up to a 35 percent density bonus if the project includes affordable units. Based on these incentives, the applicant would be permitted to build up to nine (9) additional units. The applicant is providing 16 percent of the pre-density units as Very Low Income Restricted Affordable Units, and qualifies for a 35 percent density bonus, or nine (9) units; therefore, the proposed project is within this permitted density.

Automobile Parking. Section 12.22 A.25 of the LAMC provides two parking options for density bonus projects, in addition to the standard parking requirements outlined in LAMC Section 12.21.A.4. The project proposes to use Parking Option 1, one on-site parking space per Residential Unit with zero to one bedroom, and two on-site parking spaces per Residential Unit with two or three bedrooms. As proposed, the project will have three one-bedroom units and thirty-one two-bedroom units, requiring 65 parking spaces. The project will provide 69 parking spaces, thus meeting this parking requirement.

- ii. **Incentives:**

To be eligible for any on-menu incentives, a project shall comply with the following:

1. The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface.
2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.
3. The project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.
4. The project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of this Code.

After thorough consideration of the information and plans contained in the application, the project's Mitigated Negative Declaration, and Section 12.22 A.25 of the LAMC, I find that the project meets these requirements. Per Section 12.22 A.25(e), projects which set aside at least fifteen (15) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units qualify for up to three incentives. Since the project sets aside sixteen (16) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units, the project qualifies for the following incentives:

Height. Per Section 12.22 A.25(f)(5), the project is eligible for a height increase equal to the percentage of the Density Bonus, or eleven (11) feet, whichever is less. The proposed project is eligible for an increase in height of 11-feet (33 percent) above the 45 foot height limit (as permitted by Section 8.B.2a of the Foothill Boulevard Corridor Specific Plan), excluding roof structures. As the subject property is located beyond 50 feet from any lot classified in a single-family residential zone, the height incentive per Section 12.22-A.25(f)(5) is available to the proposed project. Therefore, a height increase of up to 11-feet, excluding roof structures, is permitted for the project site. The applicant is only requesting a 10-foot increase, up to 55-feet in building height, which is granted for this project.

Front-yard and Side-yard Setback. Per Section 12.22 A.25(f)(1), the project is eligible for a up to a 20% reduction in the required width or depth of any individual yard or setback except along any property line abutting a single-family residential zone, provided that landscaping is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by the Landscape Ordinance. The project is not abutting a single-family residential zone, and is conditioned to submit a Landscape Plan that exceeds the Landscape Ordinance's point requirements for the project by more than 10%. Therefore, the project may receive a 20% reduction (equal to 3-feet) from the required 15-foot front yard setback, and a 20% reduction (equal to 1.6-feet), from the required 8-foot side yard setback, allowing for a minimum front-yard setback of 12-feet and side yard setback of 6.4-feet. The applicant's plans indicate a front yard setback of 12-feet and a side yard setback of 6.4-feet, which are within the permitted allowances.

- b. **The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the incentive(s) will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income Households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.**

In compliance with requirements of the California Environmental Quality Act (CEQA), the project was issued a Mitigated Negative Declaration (ENV-2012-2712-MND) in accordance with the City of Los Angeles CEQA guidelines. Conditions are imposed as mitigation measures for environmental impacts pursuant to this grant and the project's Mitigated Negative Declaration attached to the subject case file.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2012-2712-MND on November 14, 2012. 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 and as modified by the above referenced changes, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

The public hearing was held at the Marvin Braude Constituent Service Center on January 28, 2013. The public hearing was attended by the project representatives and approximately five neighbors in support and seven in opposition of the project.

Communications Received

Two letters in support, two petitions of support, and one petition opposing the project, were received prior to the completion of the Staff Report. One letter and one petition with twenty-four signatures was submitted by several employees of the nearby Kaiser Permanente Hospital, stating their support for the project because it would provide potential housing for Kaiser Staff within a walkable distance near the hospital. Another letter of support was written by the developer of the property immediately south of the subject site, which endorsed the project as a neighborhood improvement benefiting all stakeholders. Additionally, a petition in support of the project was received with seven signatures of adjacent owners and tenants, and a petition in opposition of the project was also received with thirty-six signatures of neighboring residents.

Summary of Public Hearing Testimony

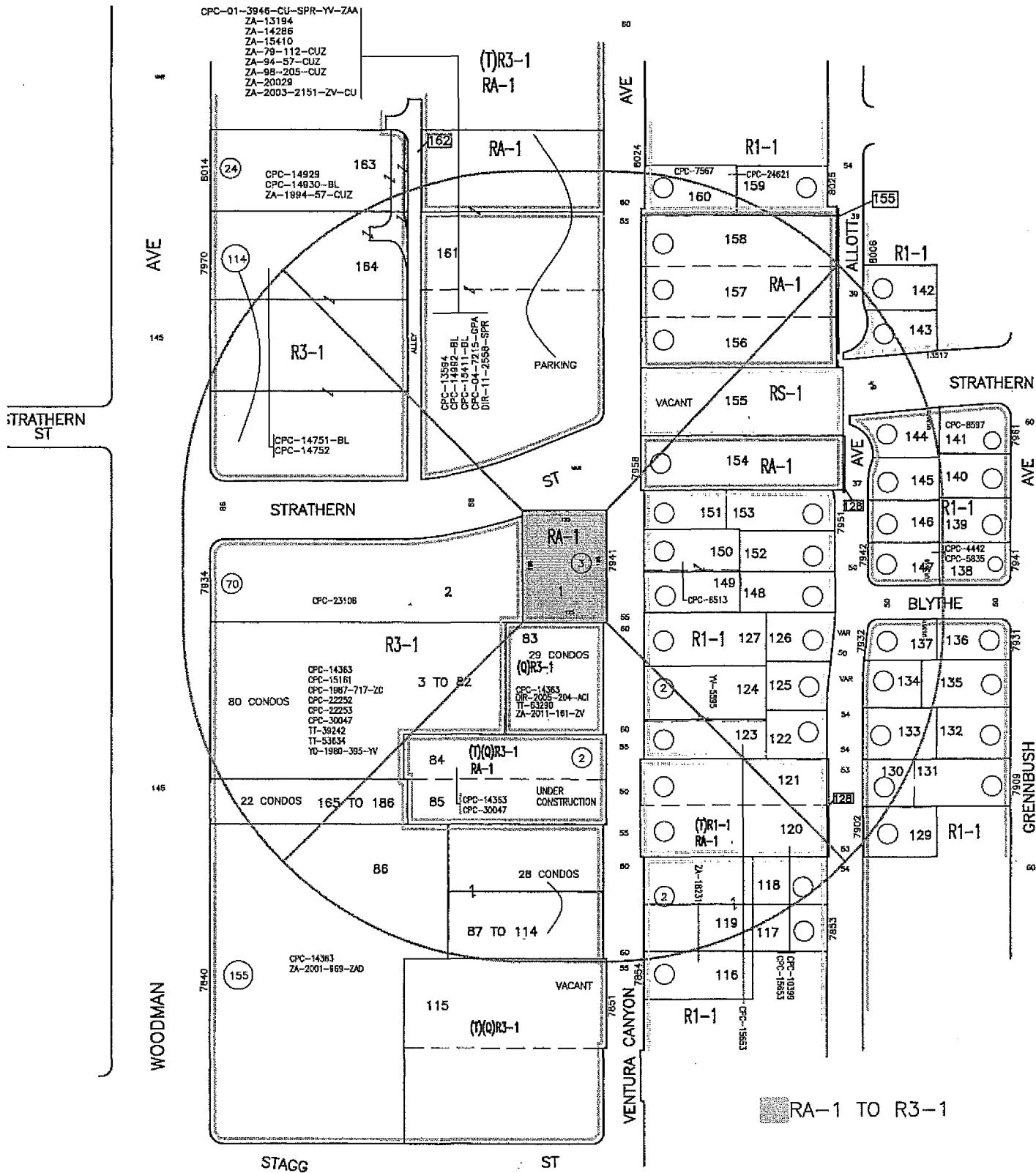
The project representative, Dan Mahoney of Serrano Development, first spoke and presented the project on behalf of the applicant. He stated the R3 multi-family residential zone would be consistent with the general plan land use and zoning for the area, and would be an improvement to the neighborhood given the recent multi-family developments in the area and the Kaiser Hospital expansion. He noted that the project would be designed in the Spanish architectural style, and that the project would provide amenities such as an improved streetscape and proximity to a major employment center. Employees of Kaiser would be able to rent units at the project and would be close enough to work to walk. Mr. Mahoney also detailed the applicant's neighborhood outreach efforts of introducing the project plans door-to-door and explaining mitigations of some of the construction impacts. He further stated that he had met with the Council District Planning Deputy as well as the Land Use Committee of the Neighborhood Council (NC), but did not receive a NC recommendation since there was no quorum at the committee meeting. The representative also clarified that the Hearing Notice erroneously stated that the applicant was requesting a parking reduction, when in fact, parking would be to Code.

One developer and two neighbors, representing five members in attendance, then spoke in favor of the project. The developer of the new apartment building directly south of the site spoke in support and commended the project as an improvement to the area which would increase housing values and complete the build-out of the street. The two neighbors added that the project would be consistent with the nearby housing and designed in an attractive architectural style. They also maintained that the project would increase property values, would improve the street dramatically with a new curb, gutter, sidewalk, and would replace an unappealing corner that might be currently deterring Kaiser Hospital employees from living in the area.

Next, several neighbors spoke in opposition of the project, the majority of which resided on the east side of Ventura Canyon Avenue in the adjacent single-family residences. The first neighbor stated that a greater density and more apartments would bring more traffic and at least six months of construction and noise impacts to the area, which is being built-up with few remaining open lots for development. He continued with concerns about the five-story building's easterly-

facing balconies and the intrusion into the privacy of the adjacent single-family homes. Additionally, parking and sewer back-ups are problematic on the street, and the gravel portion of Strathern Street on the east side of Ventura Canyon Avenue should be improved. The following two speakers echoed similar trepidations, primarily about loss of privacy for the adjacent single-family homes that would result from the height of the new building, as well as parking and traffic concerns. The fourth speaker added that the affordable housing component of the project would bring problems and increased crime to the area, and that the building would decrease surrounding property values, and would be overwhelming in size and uncharacteristic to the 1940s-style housing and the historic horse-keeping area. The following two speakers similarly stated that the project would increase crime in the area, and would result in a loss of privacy for adjacent homes.

Lastly, the project representative, Mr. Mahoney spoke again to address the crime issue brought up by neighbors, and stated that the apartment management similarly wants responsible tenants and does not want crime, so all tenants would be screened, including those of the affordable housing portion of the project.



LEGAL DESCRIPTION: TRACT 1212, LOT FR 130, ARB 5 M.B. 1:

LEON MAPPING & GIS SERVICES
 15031 CHATSWORTH ST #17
 MISSION HILLS, CA 91345
 PHONE 818-235-7649
 FAX 866-298-7934
 WWW.LARADIOUSMAPS.COM
 leonmapping@hotmail.com

THOMAS BROTHERS
 PAGE 594 - GRID F3
 Community Plan Area Mission Hills - Panorama City - North Hills
 Area Planning Commission North Valley
 Neighborhood Council Panorama City
 Council District CD 6 - Tony Cardenas
 Census Tract # 1204.00

ZONE CHANGE

USES: FIELD
 SCALE: 1" = 100'
 DW 189B157
 ACREAGE: 0.47
 CONTACT: SERRANO DEVELOPMENT GROUP
 PHONE: (310) 264-9933

CASE #
 DATE: 07/05/2012
 UPDATE:

EXHIBIT E-1: Radius Map
 APCNV-2012-2711-ZC-DB
 Date: 02/21/2013

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 6
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PROJECT TITLE ENV-2012-2712-MND	CASE NO. APCNV-2012-2711-ZC-DB
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PROJECT LOCATION
7941 N VENTURA CANYON AVE

PROJECT DESCRIPTION
 A request for a Zone Change from RA-1 to (T)(Q)R3-1 and a Density Bonus for a 35% increase in dwelling units (nine units); for the construction and use of new five-story 34-unit apartment building with 45,303 sq-ft in floor area and 69 parking spaces, with recreation areas to include a courtyard and rec-room on an approximately 20,625 sq-ft lot. The project is utilizing a Density Bonus to allow four affordable dwelling units, increased height, and reduced parking, front and side yard setbacks. Two single-family homes are to be demolished.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Fredy Monge
 500 N. Brand Blvd. Suite 2120
 Glendale, CA 91203

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

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 the mitigated 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
MILENA ZASADZIEN	City Planning Assistant	(818) 374-5054

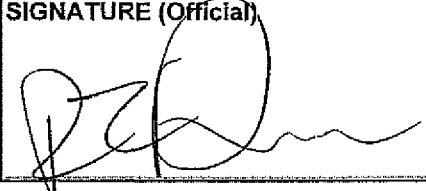
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		NOV 14 2012

EXHIBIT E-3:
 Environmental Clearance
 APCNV-2012-2711-ZC-DB
 Date: 02/21/2013

I-150. Aesthetics

- The project will result in aesthetic impacts. However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- The project shall be in substantial conformance with the applicable Urban Design Standards (Chapter V) of the Mission Hills - Panorama City - North Hills Community Plan and the City of Los Angeles Citywide Design Guidelines and Walkability Checklist, including but not limited to: Maximizing the applications of architectural features or articulations to building facades; Creating a distinguishable pedestrian entrance; Requiring useable open space for outdoor activities; Landscaping to screen parking structures

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and 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.

XVII-100. Utilities (Solid Waste Disposal)

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

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 6 - TONY CARDENAS	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2012-2712-MND	RELATED CASES: APCNV-2012-2711-ZC-DB	
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: NEW 34 UNIT APARTMENT BUILDING (45,303 SF) , 25 OF THE UNITS ARE BY RIGHT WITH A 35% BONUS (9 UNITS), 4 UNITS BEING SET ASIDE FOR VERY LOW RESTRICTED AFFORDABLE RENTAL		
ENV PROJECT DESCRIPTION: A request for a Zone Change from RA-1 to (T)(Q)R3-1 and a Density Bonus for a 35% increase in dwelling units (nine units); for the construction and use of new five-story 34-unit apartment building with 45,303 sq-ft in floor area and 69 parking spaces, with recreation areas to include a courtyard and rec-room on an approximately 20,625 sq-ft lot. The project is utilizing a Density Bonus to allow four affordable dwelling units, increased height, and reduced parking, front and side yard setbacks. Two single-family homes are to be demolished.		
ENVIRONMENTAL SETTINGS: The property is a rectangular-shaped parcel of land, consisting of 20,625 sq-ft, having a frontage of approximately 104 feet on the south side of Strathern Street (a designated Secondary Highway), and a frontage of 135 feet both on the west side of Ventura Canyon Blvd (Local Street). The site is currently developed with two single-family homes and some landscaping. The site consists of one lot in the RA-1 Zone with a land use designation of Medium Residential, within the Mission Hills - Panorama City - North Hills Community Plan area. The site is subject to a Footnote 7 of the Community Plan, which states that "There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood." The site is located within the Los Angeles State Enterprise Zone for economic development, and 4.5 kilometers from the nearest fault (Verdugo Fault). The subject site is not within any other special hazard or land-use zones. There are no schools or parks within 500 feet of the project site. Surrounding properties to the north, west, and south all primarily fall within the R3 Zone and Medium Residential land use and are developed with apartment buildings or condominium complexes. Exceptions to this include a large parking lot directly north of the site in the RA Zone, and one R3-Zoned property to the south that remains vacant. Properties east of the site are zoned R1, RA, or RS in the Low Residential land use and contain single-family homes.		
PROJECT LOCATION: 7941 N VENTURA CANYON AVE		
COMMUNITY PLAN AREA: MISSION HILLS - PANORAMA CITY - NORTH HILLS 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: PANORAMA CITY

EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 5000 sq-ft / d.u.	LA River Adjacent: NO
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 800 sq-ft / d.u.	
	PROPOSED PROJECT DENSITY: 607 sq-ft / d.u.	

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 Assistant

(818) 374-5054

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 checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)	
<i>Background</i>	
PROPONENT NAME: Fredy Monge	PHONE NUMBER: (310) 264-9933
APPLICANT ADDRESS: 500 N. Brand Blvd. Suite 2120 Glendale, CA 91203	
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-Priolo 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?				✓
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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?			✓	

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 may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2012-2712-MND and the associated case(s), APCNV-2012-2711-ZC-DB . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

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:
MILENA ZASADZIEN	City Planning Assistant	(818) 374-5054	10/18/2012

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

I. AESTHETICS		
a.	NO IMPACT	The project is not located near a Scenic Vista.
b.	NO IMPACT	The project is not located near any scenic resources.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project can impact the visual character in the neighborhood by introducing a new five-story multi-family development which is denser and taller than other permitted structures in the area, thereby being a dominant and visible feature in the immediate neighborhood.</p> <p>I-150 Implementation of the Mission Hills - Panorama City - North Hills Community Plan's Urban Design standards and the City of LA's Citywide Design Guidelines and Walkability Standards will ensure a higher quality of design and encourage pedestrian-friendly environments and compatibility with the abutting sidewalks, streets, and single-family and multi-family residences.</p>
d.	LESS THAN SIGNIFICANT IMPACT	The project will increase lighting on the site compared to existing levels, but the site only directly abuts two other properties and is otherwise bordered by streets. The neighboring building to the south will be separated by an approximately 20-foot wide buffer, while the building to the west will be separated by approximately 48-feet. Security lighting and car headlights from first floor parking will likely not project onto neighboring residences.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is not used or designated as farmland of importance.
b.	NO IMPACT	The site is not zoned for agricultural uses and does not hold a Williamson Act contract.
c.	NO IMPACT	The project site is not zoned for forest land or timberland.
d.	NO IMPACT	The project site does not contain or impact any forest land.
e.	NO IMPACT	The project would not result in a conversion of farmland to a non-agricultural use, or forest to a non-forest use.
III. AIR QUALITY		

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, but these should be controlled on-site by existing regulations. The project is also expected to generate additional vehicle trips (mobile source emissions. However, the project is below the SCAQMD's 261 unit operational daily threshold for residential apartments and therefore is not potentially significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, but these should be controlled on-site by existing regulations. The project is also expected to generate additional vehicle trips (mobile source emissions. However, the project is below the SCAQMD's 261 unit operational daily threshold for residential apartments and therefore is not potentially significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, but these should be controlled on-site by existing regulations. The project is also expected to generate additional vehicle trips (mobile source emissions. However, this will not result in a cumulatively considerable net increase of any criteria pollutants.	
d.	NO IMPACT	The project is not expected to expose sensitive receptors to pollutant concentrations.	
e.	NO IMPACT	The project is not expected to generate objectionable odors.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The site is located in a built-up residential area and does not support any known protected or special-status species.	
b.	NO IMPACT	The site is located in a built-up residential area and does not support any significant riparian or special status habitats.	
c.	NO IMPACT	The site does not contain any federally protected wetlands.	
d.	NO IMPACT	The site is located in a built-up residential area and does not support any known wildlife corridor or designated migration path.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will require the removal of four non-protected trees.	IV-70 Non-protected trees will be replanted at a minimum 1:1 ratio. Therefore no net loss of trees will occur on-site.

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project will not conflict with any conservation plans.	
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V. CULTURAL RESOURCES

a.	NO IMPACT	No historic resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Historic-Cultural Monuments & Historic Preservation Overlay Zones).	
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b.	NO IMPACT	No archeological resources are known to exist on-site, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas).	
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c.	NO IMPACT	No paleontological resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Vertebrate Paleontological Resources).	
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d.	NO IMPACT	No human remains are known to be located on-site.	
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VI. GEOLOGY AND SOILS

a.	NO IMPACT	The site is not located within the Alquist-Priolo Fault Zone.	
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b.	LESS THAN SIGNIFICANT IMPACT	The site is located 4.5 kilometers from the nearest fault, but the project will not cause or accelerate any geological hazards, and is subject to the seismic standards of the Department of Building and Safety's Uniform Building Code.	
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c.	NO IMPACT	The site is not located within an area subject to liquefaction.	
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d.	NO IMPACT	The site is not located within an area subject to landslides.	
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e.	NO IMPACT	The site is not located in an area of known or suspected erosion hazard.	
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f.	NO IMPACT	The site is not located within an unstable soil area, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
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g.	NO IMPACT	The site is not located on a known expansive soil area.	
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h.	NO IMPACT	The site does not propose new septic systems, and does not affect any existing sewer systems.	
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VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The project will directly produce mobile source emissions as a result of construction activities and an increase in the amount of daily vehicle trips. The project will also consume electricity and energy for the construction, use, and maintenance of the apartment buildings,	
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Impact?	Explanation	Mitigation Measures
	thus indirectly contributing to greenhouse gas emissions. However, these emissions are not expected to be significant.	
b. LESS THAN SIGNIFICANT IMPACT	The project is expected to generate additional mobile source emissions, but is not expected to conflict with any existing greenhouse gas reduction plans or policies, including the Los Angeles Green Building Program and the California Building Code.	
VIII. HAZARDS AND HAZARDOUS MATERIALS		
a. NO IMPACT	The project will not require the routine transport of hazardous materials.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project includes the demolition of existing structures (two single-family homes built in the 1930s and 40s) which may contain lead paint or asbestos-containing materials that can be hazardous to the health of workers and neighbors during demolition activities.	VIII-10 Abatement of any lead and asbestos-containing materials during demolition will ensure lower exposure to hazardous materials.
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is less than a quarter-mile to the nearest school (it is located 0.21 miles from Ranchito Elementary School) and may emit lead or asbestos into the air during demolition activities.	VIII-10 Abatement of any lead and asbestos-containing materials during demolition will ensure lower exposure to hazardous materials.
d. NO IMPACT	The site is not listed as a hazardous site, per the EPA's Cortese List.	
e. NO IMPACT	The site is not located within the vicinity of an airport.	
f. NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g. NO IMPACT	The project will not interfere with any emergency response plans.	
h. NO IMPACT	The site is not located within a fire hazard zone.	
IX. HYDROLOGY AND WATER QUALITY		
a. LESS THAN SIGNIFICANT IMPACT	The project will reduce the amount of permeable surface area of the project site, but run-off from the site is not expected to violate any water quality standards or waste discharge requirements.	
b. LESS THAN SIGNIFICANT IMPACT	The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the lot.	
c. NO IMPACT	The project will not significantly alter a drainage pattern and no rivers or streams exist on the site.	

Impact?	Explanation	Mitigation Measures
d. NO IMPACT	The project will not significantly alter a drainage pattern and no rivers or streams exist on the site.	
e. LESS THAN SIGNIFICANT IMPACT	The project will not result in a significant increase in stormwater run-off..	
f. NO IMPACT	The project will not otherwise substantially degrade water quality.	
g. LESS THAN SIGNIFICANT IMPACT	The project will construct additional residential structures within Flood Zone C (outside the 100- and 500-year flood plains) and is considered to be at a minimal risk of flooding.	
h. LESS THAN SIGNIFICANT IMPACT	The project will construct additional permanent structures within Flood Zone C (outside the 100- and 500-year flood plains) and is considered to be at a minimal risk of flooding.	
i. LESS THAN SIGNIFICANT IMPACT	The site is located within Flood Zone C (outside the 100- and 500-year flood plains) and is considered to be at a minimal risk of flooding.	
j. LESS THAN SIGNIFICANT IMPACT	The site is not within a tsunami, seiche, or mudflow area, per the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998.	
X. LAND USE AND PLANNING		
a. NO IMPACT	The project will not physically divide a community; it will provide a compatible land use neighboring other multi-family and single-family residential uses.	
b. LESS THAN SIGNIFICANT IMPACT	The project does not conflict with any other City environmental plans or policies, in that any adverse impacts related to the project requests for increased density or height, or reduced parking or setbacks, should be properly mitigated by conditions in the MND.	
c. NO IMPACT	The project will not conflict with any conservation plans.	
XI. MINERAL RESOURCES		
a. NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996.	
b. NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996.	
XII. NOISE		

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
b.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project may cause groundborne vibrations or noise, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a significant permanent increase in noise levels.	
d.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds. Additionally, the use of the site, vehicular driveways, and recreation areas by the residents of the 34 apartments will also produce noise levels beyond those normally generated by the occupants of the two existing single-family residential homes. However, the outdoor recreation areas are at least 50-feet from any neighboring buildings and are therefore adequately buffered from the neighboring multi-family complex to the west.	
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of an airstrip.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	The project will induce population growth greater than what was originally envisioned from the Community Plan land use and density designations, and proposes a net of 32 residential units. The physical secondary or indirect impacts of population and housing growth such as increased traffic or noise have been adequately mitigated or addressed in other portions of this document, and therefore the increase of population will have a less than significant effect.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is displacing two existing housing structures, but will be providing greater housing capacity after the construction of the multi-family residential building is complete.	

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	The project is displacing several existing residents, but will be providing greater housing capacity after construction of the multi-family residential building is complete.	
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	The site is located approximately 2.5 miles travel distance from the nearest Fire Truck Company (#89), greater than the maximum response distances preferred by the Los Angeles Fire Code (LAMC Sec. 57.09.07), but the project is not located in any fire hazard zones.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 32 residential units, which is below a threshold of 75 residential units. Therefore the project will have a less than significant impact.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 32 residential units, which is below a threshold of 75 residential units. Therefore the project will have a less than significant impact.	
d.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 32 residential units, which is below a threshold of 50 residential units. Therefore the project will have a less than significant impact.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 32 residential units, which is below a threshold of 75 residential units. Therefore the project will have a less than significant impact.	
XV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 32 residential units, which is below a threshold of 50 residential units. Therefore the project will have a less than significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 32 residential units, which is below a threshold of 50 residential units. Therefore the project will have a less than significant impact.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The project is expected to produce less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system, and therefore will not cause a significant or substantial increase in traffic.	

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project is expected to produce less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system, and therefore will not cause a significant or substantial increase in traffic.	
c.	NO IMPACT	The project will not alter air traffic patterns.	
d.	NO IMPACT	The project does not include changes to transportation design features, and will minimize the number of driveways onto Ventura Canyon Blvd from the project site from three to one.	
e.	NO IMPACT	The project will provide adequate emergency access.	
f.	NO IMPACT	The project will not interfere with public transit plans or policies.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, the project would produce approximately 5,320 gpd in wastewater flows, greater than the 4,000 gpd threshold.	XVII-10, XVII-20, XVII-40 Requirements for more efficient water-usage will reduce both water demand and wastewater production for the project.
b.	NO IMPACT	The project will not require the construction of additional water or wastewater facilities.	
c.	NO IMPACT	The project will not require additional stormwater drainage facilities.	
d.	NO IMPACT	The project has adequate water supply access from the City.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, the project would produce approximately 5,320 gpd in wastewater flows, greater than the 4,000 gpd threshold.	XVII-10, XVII-20, XVII-40 Requirements for more efficient water-usage will reduce both water demand and wastewater production for the project.
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will generate waste due to the demolition and construction of structures. Daily use of the multi-family residential buildings may significantly contribute to regular waste generation.	XVII-90, XVII-100 Implementing recycling programs during the construction and operation phases of the project will reduce the amount of waste sent to landfills.
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will generate waste due to the demolition and construction of structures. Daily use of the multi-family residential buildings may significantly contribute to regular waste generation.	XVII-90, XVII-100 Implementing recycling programs during the construction and operation phases of the project will reduce the amount of waste sent to landfills, and will help meet the State's and City's policies in solid waste reduction.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project will not otherwise significantly degrade the environment or affect any plant or wildlife areas.	
b.	NO IMPACT	The project will not result in any cumulative effects.	
c.	NO IMPACT	The project will not have any substantial adverse effects on human beings.	

Determination Letter
APCNV-2012-2711-ZC-DB
Mailing Date: 3/29/13

Council District 6
City Hall, Room 455
Mail Stop 210

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