

## TRANSMITTAL TO CITY COUNCIL

Case No. APCSV-2013-676-BL	Planning Staff Name(s) and Contact No. Sarah Hounsell (818) 374-9909	C.D. No. 2
Related Case No(s). VTT-72202-SL	Last Day to Appeal SEP 23 2013	

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

14052-14062 W. Collins Street and 5656 Hazeltine Avenue

The construction of the previously approved 26 single-family dwellings (pursuant to ordinance No. 176,354 –small lot subdivision) on a 36,657 square-foot site, in the [Q]RD1.5-1 Zone, in conjunction with a building line removal.

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

The Collintine Modern, LLC 1180 S. Beverly Drive #320 Los Angeles, CA 90035 Tel No. (818) 888-9443 (818) 347-7426	Ken Stockton Architects, Inc. c/o Brian Trejo 26500 W. Aguora Road Calabasas, CA 91302
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**Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.**

**Not Applicable**

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


1. **Approved and recommended** that the City Council, Pursuant to LAMC Section 12.32-R, remove a 20-foot **Building Building Line** along the east side of Hazeltine Avenue, established by Ordinance No. 96,567 on June 2, 1950, to allow for construction of 26 new single-family dwellings.
2. **Adopted** the Findings.
3. **Adopted** Mitigated Negative Declaration No. ENV-2013-675-MND.
4. **Advised** the Applicant that, pursuant to California State Public Resources Code Section 210.81.6, 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.
5. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Items Appealable to Council

**Building Line Removal**

<b>Fiscal Impact Statement</b> <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> <b>Yes</b>	<b>Env. No.:</b> <b>2013-675-MND</b>	<b>Commission Vote:</b> <b>5-0</b>
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- In addition to this transmittal sheet, City Clerk needs:
- (1) One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
  - (2) Staff recommendation report
  - (3) Appeal, if applicable;
  - (4) Environmental document used to approve the project, if applicable;
  - (5) Public hearing notice;
  - (6) Commission determination mailing labels
  - (7) *Condo projects only: 2 copies of Commission Determination mailing labels (includes project's tenants) and 500 foot radius mailing list*

 Fely C. Pingol, Commission Executive Assistant South Valley Area Planning Commission	DATE: SEP 10 2013
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# SOUTH VALLEY AREA PLANNING COMMISSION

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

Determination Mailing Date: SEP 03 2013

**CASE NO. APCSV-2013-676-BL**  
Incidental Related Case: VTT-72202-SL

**Location:** 14052-14062 W. Collins Street &  
5656 N. Hazeltine Avenue

**Council District:** 2

**Plan Area:** Van Nuys-North Sherman Oaks

**Zone:** [Q]RD1.5-1

**Request(s):** Building Line Removal

**CEQA:** ENV 2013-675-MND

**Applicant:** The Collintine Modern, LLC  
Representative: Ken Stockton, Ken Stockton Architects, Inc.

At its meeting on **July 25, 2013**, the following action was taken by the **South Valley Area Planning Commission**:

1. **Approved and recommended** that the City Council, Pursuant to LAMC Section 12.32-R, remove a 20-foot **Building Line** along the east side of Hazeltine Avenue, established by Ordinance No. 96,567 on June 2, 1950, to allow for construction of 26 new single-family dwellings.
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5. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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

This action was taken by the following vote:

**Moved:** Commissioner Guzman  
**Seconded:** Commissioner Mather  
**Ayes:** Commissioners Cochran, Murley, and Epstein

**Vote:** 5 – 0

Fely C. Pingol, Commission Executive Assistant  
South Valley Area Planning Commission

**Appeals:** If the Commission has disapproved the Building Line Removal request, in whole or in part, only the applicant may appeal that disapproval to the Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

SEP 23 2013

LAST DAY TO APPEAL: \_\_\_\_\_.

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 becomes 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: Building Line Removal Ordinance, Building Line Map, Building Line Signature Sheet, Findings

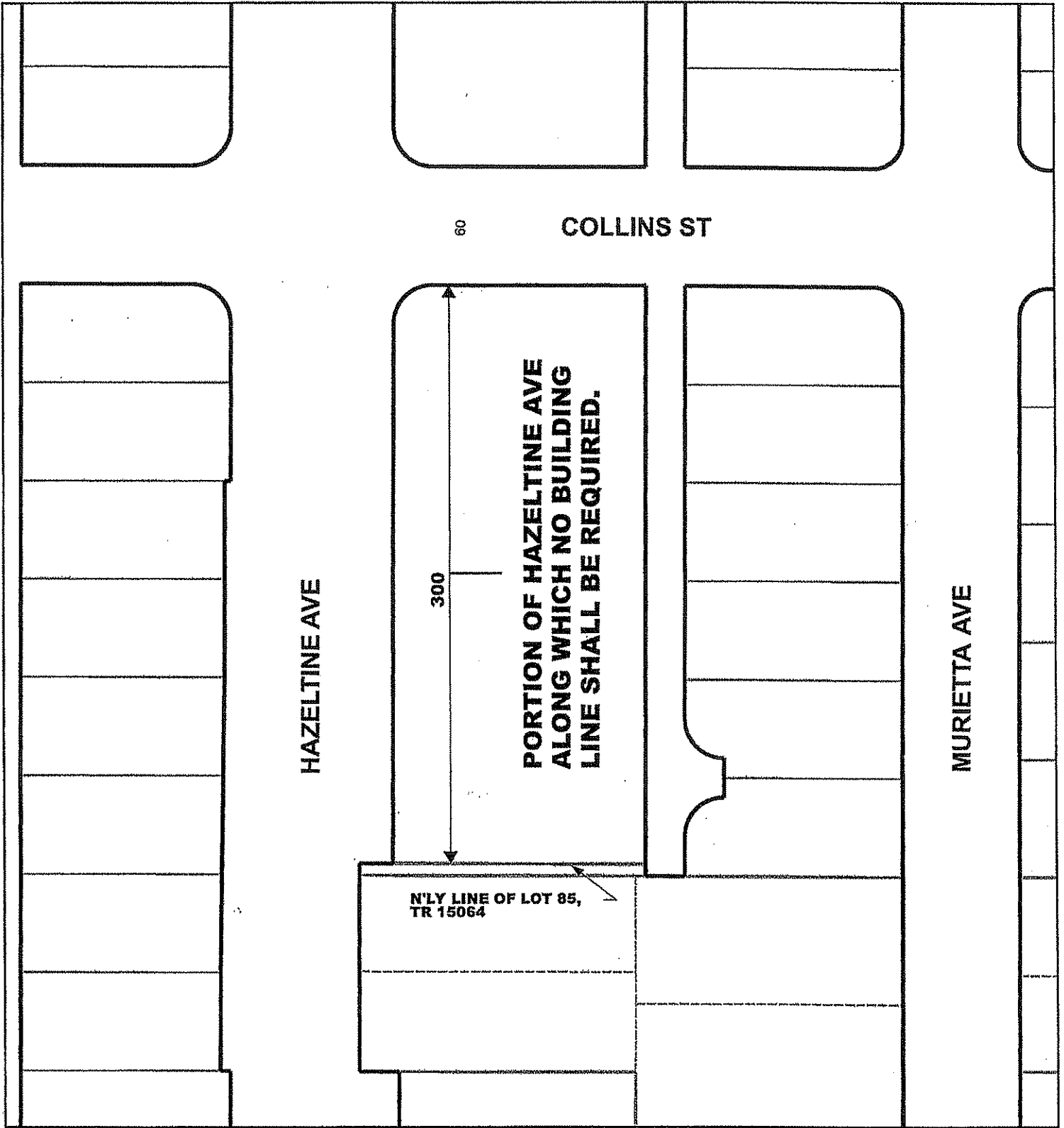
c: Notification List  
Sarah Housell

ORDINANCE NO. \_\_\_\_\_

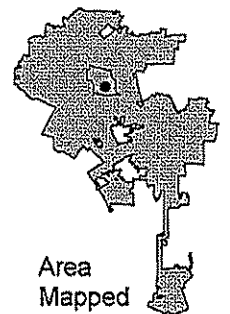
**An ordinance amending Ordinance No. 96,567, establishing a building line.**

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

Section 1. Ordinance No. 96,567 entitled ....“An Ordinance which in part established a building line on Hazeltine Avenue between a line parallel with and distant 150 feet northerly measured at right angles from the northerly line of Sherman Way (50 feet in width) and a line parallel with the distant 120 feet northerly measured at right angles from the northerly line of Ventural Boulevard (100 feet in width), in the City of Los Angeles” approved June 2, 1950 is hereby amended, by repealing the provisions establishing the building line on that portion Hazeltine Avenue as depicted on the following diagram:



C.M. 174 B 153	APCSV 2013-676 BL
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LH/LS 072913

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 South Valley Area Planning Commission on July 25, 2013, recommended this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
South Valley Area Planning Commission

File No. \_\_\_\_\_

## FINDINGS

### General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The subject property is located within the area covered by the Van Nuys-North Sherman Oaks Community Plan which was adopted through an update by the City Council on September 9, 1998. The Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2 and RZ2.2, and limited to Height District No. 1. The property is zoned [Q]RD1.5-1. The proposed project is in conformance with the General Plan in that the 26 dwellings are permitted by the land use designation and the Small Lot Subdivision Ordinance.

Related to the instant entitlement request, the building line was originally established (by Ordinance No. 96,567 on June 2, 1950) to set aside land to accommodate the development of the rights-of-way for circulation purposes and uniform setbacks as neighborhoods was developed to their capacity. The current designation of Hazeltine Avenue is a Secondary Highway dedicated to a variable width between 82 and 85 feet at the project's approximate 290-foot street frontage and improved with curb, gutter, sidewalk, landscaped parkway, street trees, and utility poles. The plans show the area to be dedicated adjacent to the subject project negating the need for the building line. Moreover, the General Plan encourages the preservation and enhancement of existing residential neighborhoods and makes it a goal to meet the physical needs of existing and future residents. Removal of the building line is a technical issue, which is not specifically addressed in the Community Plan or other elements of the General Plan. The Housing Element of the General Plan further promotes the development, preservation and enhancement of the quality residential neighborhoods of the City, and the proposed project is consistent with such policies.

- 2. General Plan Text.** The property contains approximately 0.84 net acres (36,657 net square feet after required dedication) and is presently zoned [Q]RD1.5-1. The project will provide new housing to meet the needs of projected population of the Community Plan. All dwelling will have three or more bedrooms to provide family housing. The development is in conformance with the zone and the land use of the Community Plan. The 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 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Program: Recent changes in the Zoning Code set height limits (30-45 feet, Sec. 12.21.1 L.A.M.C.) for new single family residential development.

Although the Plan year of 2010 has passed (without an update to the Van Nuys-North Sherman Oaks Community Plan), the objective is still relevant, and project meets this objective by meeting the diverse housing needs within the community. Diversity in product as demonstrated by the development, offers conventional, single-family, attached, fee-simple lots and small-lot townhomes.

The project satisfies these programs by offering aesthetically designed homes, which are compatible, in terms of density, massing, and height with adjacent and nearby multiple-family residentially developed properties. The height is below the 35-foot limitation and is still consistent with the nearby multi-family and commercial building heights.

The development will enhance the current residential neighborhood experience by introducing well-designed new homes that are compatible in scale to the current surrounding residential properties. The architectural design of the houses will vary in material, articulation and unit plan to add interest to the community.

Policy 1-3.1: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

Program: The Plan includes Design Guidelines which establishes design standards for residential development to implement this policy.

The architecture is a compatible infill project, and its character and scale is consistent with neighboring residential properties. The project demonstrates quality architecture that is consistent with accepted design principles.

The proposed development of 26 single-family dwellings allowable under the existing zone and the land use designations. Streets will be developed to improve circulation for current and future residences within the neighborhood including alley upgrades, street lights, and street trees. As stated, the small lots will be limited to a 35-foot height which will be to scale with other development within the vicinity.

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: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

The proposed project will provide single-family dwellings designed in the townhome style. Each dwelling within the small lot portion of the project will include individual two car garages with front entrances opposite the garage. The benefits of a small lot include a compact design which provides for less of a foot print than traditional condominiums or apartment buildings. Guest parking is located along the common driveway accesses within the internal circulation to deter from overcrowding on the surface streets. All automobile access to the parking will be off the public alley. There will be no driveway cut for the project site along the frontages of either street.



Objective 1-5: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.4: Provide for development of townhouses and other similar condominium type housing units to increase home ownership options.

Program: The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

The final tract map (Case No. VTT-72202-SL) is contingent upon the building line removal which allows for the minimum yard setbacks under the Small Lot Subdivision, Ordinance No. 176,354 (effective January 31, 2005). Additionally, no certificates of occupancies are to be issued prior to the final map being recorded. This ensures that the development will be subdivided and in conformance with the Small Lot Ordinance.

The proposed development conforms to the General Plan Framework Element and other General Plan Element objectives as follows:

## HOUSING

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the project housing needs by income levels of future population.

Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.

Policy 4.1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4.1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4.1.7 Establish incentives for the development of housing units appropriate for families with children and larger families.

The subdivision will provide 26 dwellings at a density that is consistent with the Low Medium II Residential land use designation. These single-family residences will each contain three to four bedrooms, 2.5 to 3.5 baths, and a two garage, appropriate for families with children or extended families.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density development and surrounding lower-density residential neighborhoods.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Burbank Boulevard, just to the south of the project site, is served by several bus lines that connect to larger transportation systems in the vicinity including the Amtrak/Metrolink Station, Van Nuys and Burbank airports, and the Orange and Red Lines.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, has been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

The use as presented is permitted in the proposed zone and is consistent with the policies and objectives of the adopted General Plan Framework. The project furthers the goals and objectives of the Van Nuys-North Sherman Oaks Community Plan by providing for-sale housing, completing street dedications and limiting height. Therefore, the proposed Building Line Removal is in keeping with public necessity, convenience, and general welfare and represents good zoning practice and will be consistent with the General Plan.

3. The **Transportation Element** of the General Plan may be affected by the recommended action herein.

Hazeltine Avenue is a Secondary Highway dedicated to a variable width between 82 and 85 feet at the project's approximate 290-foot street frontage and improved with curb, gutter, sidewalk, landscaped parkway, street trees, and utility poles. The Bureau of Engineering is requiring a 3-foot wide strip of land be dedicated along Hazeltine Avenue adjoining the subdivision to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with Collins Street.

Collins Street is a Local Street dedicated to a 60-foot width at the project's approximately 128-foot street frontage and improved with curb, gutter, sidewalk, and landscaped parkway. The public alley is improved and dedicated to a 20-foot width with a fire turnaround across from the southeast corner of the site.

This project is not subject to any geographic specific plan requirements. The proposed project will provide a minimum 42 residential parking spaces in conformance with the LAMC. In addition, a quarter guest parking space per dwelling, which is conditioned under the tract map, will be provided in excess of that required by the LAMC. The Department of Transportation is conditioned to approve the driveway and circulation plan. Urban Forestry Division of Street Service, the Street Lighting Bureau, Department of Water and Power, and Sanitation have also conditioned additional improvements.

### **Entitlement Findings**

4. **Building Line Removal.** The requested building line removal is in conformity with public necessity, convenience, general welfare, and good zoning practice in that its retention on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. The 20-foot Building Line at 5656 N. Hazeltine Avenue along the east side of street was established on portions of Hazeltine Avenue "between a line parallel with and distant 150 feet northerly measured at right angles from the northerly line of Sherman Way (50 feet in width) and a line parallel with and distant 120 feet northerly measured at right angles from the northerly line of Ventura

Boulevard (100 feet in width) in the City of Los Angeles" by Ordinance No. 96,567 approved on June 2, 1950.

Historically the primary function of the building line was to provide uniform setback of buildings. These are now considered archaic, as yard setbacks are required per the respective zone under the current LAMC. The imposition of the 20-foot building line would necessitate that approximately a third of the residential dwelling be eliminated or downsized from this project. It is also not necessary for the purpose of obtaining minimum, uniform alignment from the street at which buildings, structures or improvements may be built or maintained, since a minimum front and side yard setbacks must be observed from the new lot line for any new building or structure.

Hazeltine Avenue is classified as a Secondary Highway with 90-feet of highway from the north side to the south side of the street and would be sufficient for the current daily traffic flow. The subject will be required to dedicate 3 feet for additional right-of-way widening along the project's Hazeltine Avenue frontage (conditioned within VTT-72202-SL); therefore making the building line unnecessary as there is no need to further dedicate in the future. The front and side yard alignments will be in conformance with the setback approval under Case No. VTT-72202-SL and the street improvements will assure conformity with the Transportation Element of the General Plan.

#### CEQA Findings

5. **Environmental.** A Mitigated Negative Declaration (ENV-2013-675-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt the Mitigated Negative Declaration and impose those conditions in this approval.



# SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
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Determination Mailing Date: SEP 03 2013

**CASE NO. APCSV-2013-676-BL**  
Incidental Related Case: VTT-72202-SL

**Location:** 14052-14062 W. Collins Street &  
5656 N. Hazeltine Avenue

**Council District:** 2  
**Plan Area:** Van Nuys-North Sherman Oaks  
**Zone:** [Q]RD1.5-1

**CEQA:** ENV 2013-675-MND

**Request(s):** Building Line Removal

**Applicant:** The Collintine Modern, LLC  
Representative: Ken Stockton, Ken Stockton Architects, Inc.

At its meeting on **July 25, 2013**, the following action was taken by the **South Valley Area Planning Commission**:

1. **Approved and recommended** that the City Council, Pursuant to LAMC Section 12.32-R, remove a 20-foot **Building Line** along the east side of Hazeltine Avenue, established by Ordinance No. 96,567 on June 2, 1950, to allow for construction of 26 new single-family dwellings.
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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 Guzman  
**Seconded:** Commissioner Mather  
**Ayes:** Commissioners Cochran, Murley, and Epstein

**Vote:** 5 – 0

Fely C. Pingol, Commission Executive Assistant  
South Valley Area Planning Commission

**Appeals:** If the Commission has disapproved the Building Line Removal request, in whole or in part, only the applicant may appeal that disapproval to the Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

SEP 23 2013

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Attachments: Building Line Removal Ordinance, Building Line Map, Building Line Signature Sheet, Findings

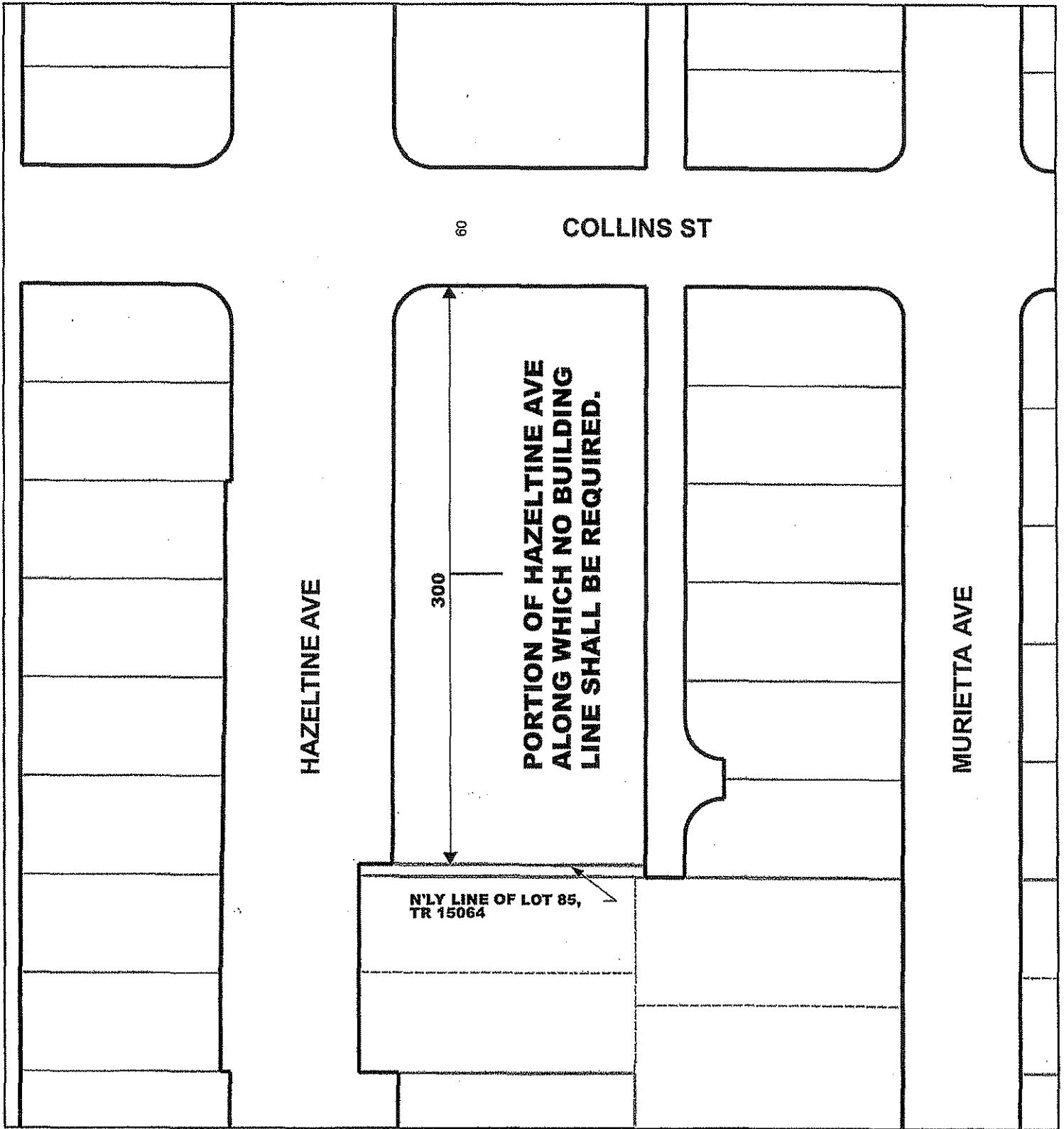
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ORDINANCE NO. \_\_\_\_\_

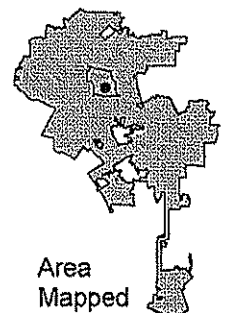
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C.M. 174 B 153	APCSV 2013-676 BL
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LHI/LS 072913

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 South Valley Area Planning Commission on July 25, 2013, recommended this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
Fely C. Pijngol, Commission Executive Assistant  
South Valley Area Planning Commission

File No. \_\_\_\_\_



## FINDINGS

### General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The subject property is located within the area covered by the Van Nuys-North Sherman Oaks Community Plan which was adopted through an update by the City Council on September 9, 1998. The Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2 and RZ2.2, and limited to Height District No. 1. The property is zoned [Q]RD1.5-1. The proposed project is in conformance with the General Plan in that the 26 dwellings are permitted by the land use designation and the Small Lot Subdivision Ordinance.

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**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 1-1.2:** Protect existing single family residential neighborhood from new, out of scale development.

**Program:** Recent changes in the Zoning Code set height limits (30-45 feet, Sec. 12.21.1 L.A.M.C.) for new single family residential development.

Although the Plan year of 2010 has passed (without an update to the Van Nuys-North Sherman Oaks Community Plan), the objective is still relevant, and project meets this objective by meeting the diverse housing needs within the community. Diversity in product as demonstrated by the development, offers conventional, single-family, attached, fee-simple lots and small-lot townhomes.

The project satisfies these programs by offering aesthetically designed homes, which are compatible, in terms of density, massing, and height with adjacent and nearby multiple-family residentially developed properties. The height is below the 35-foot limitation and is still consistent with the nearby multi-family and commercial building heights.

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Program: The Plan includes Design Guidelines which establishes design standards for residential development to implement this policy.

The architecture is a compatible infill project, and its character and scale is consistent with neighboring residential properties. The project demonstrates quality architecture that is consistent with accepted design principles.

The proposed development of 26 single-family dwellings allowable under the existing zone and the land use designations. Streets will be developed to improve circulation for current and future residences within the neighborhood including alley upgrades, street lights, and street trees. As stated, the small lots will be limited to a 35-foot height which will be to scale with other development within the vicinity.

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: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

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Program: The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

The final tract map (Case No. VTT-72202-SL) is contingent upon the building line removal which allows for the minimum yard setbacks under the Small Lot Subdivision, Ordinance No. 176,354 (effective January 31, 2005). Additionally, no certificates of occupancies are to be issued prior to the final map being recorded. This ensures that the development will be subdivided and in conformance with the Small Lot Ordinance.

The proposed development conforms to the General Plan Framework Element and other General Plan Element objectives as follows:

## HOUSING

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the project housing needs by income levels of future population.

Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.

Policy 4.1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4.1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4.1.7 Establish incentives for the development of housing units appropriate for families with children and larger families.

The subdivision will provide 26 dwellings at a density that is consistent with the Low Medium II Residential land use designation. These single-family residences will each contain three to four bedrooms, 2.5 to 3.5 baths, and a two garage, appropriate for families with children or extended families.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density development and surrounding lower-density residential neighborhoods.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Burbank Boulevard, just to the south of the project site, is served by several bus lines that connect to larger transportation systems in the vicinity including the Amtrak/Metrolink Station, Van Nuys and Burbank airports, and the Orange and Red Lines.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, has been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

The use as presented is permitted in the proposed zone and is consistent with the policies and objectives of the adopted General Plan Framework. The project furthers the goals and objectives of the Van Nuys-North Sherman Oaks Community Plan by providing for-sale housing, completing street dedications and limiting height. Therefore, the proposed Building Line Removal is in keeping with public necessity, convenience, and general welfare and represents good zoning practice and will be consistent with the General Plan.

3. The **Transportation Element** of the General Plan may be affected by the recommended action herein.

Hazeltine Avenue is a Secondary Highway dedicated to a variable width between 82 and 85 feet at the project's approximate 290-foot street frontage and improved with curb, gutter, sidewalk, landscaped parkway, street trees, and utility poles. The Bureau of Engineering is requiring a 3-foot wide strip of land be dedicated along Hazeltine Avenue adjoining the subdivision to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with Collins Street.

Collins Street is a Local Street dedicated to a 60-foot width at the project's approximately 128-foot street frontage and improved with curb, gutter, sidewalk, and landscaped parkway. The public alley is improved and dedicated to a 20-foot width with a fire turnaround across from the southeast corner of the site.

This project is not subject to any geographic specific plan requirements. The proposed project will provide a minimum 42 residential parking spaces in conformance with the LAMC. In addition, a quarter guest parking space per dwelling, which is conditioned under the tract map, will be provided in excess of that required by the LAMC. The Department of Transportation is conditioned to approve the driveway and circulation plan. Urban Forestry Division of Street Service, the Street Lighting Bureau, Department of Water and Power, and Sanitation have also conditioned additional improvements.

### **Entitlement Findings**

4. **Building Line Removal.** The requested building line removal is in conformity with public necessity, convenience, general welfare, and good zoning practice in that its retention on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. The 20-foot Building Line at 5656 N. Hazeltine Avenue along the east side of street was established on portions of Hazeltine Avenue "between a line parallel with and distant 150 feet northerly measured at right angles from the northerly line of Sherman Way (50 feet in width) and a line parallel with and distant 120 feet northerly measured at right angles from the northerly line of Ventura

Boulevard (100 feet in width) in the City of Los Angeles” by Ordinance No. 96,567 approved on June 2, 1950.

Historically the primary function of the building line was to provide uniform setback of buildings. These are now considered archaic, as yard setbacks are required per the respective zone under the current LAMC. The imposition of the 20-foot building line would necessitate that approximately a third of the residential dwelling be eliminated or downsized from this project. It is also not necessary for the purpose of obtaining minimum, uniform alignment from the street at which buildings, structures or improvements may be built or maintained, since a minimum front and side yard setbacks must be observed from the new lot line for any new building or structure.

Hazeltine Avenue is classified as a Secondary Highway with 90-feet of highway from the north side to the south side of the street and would be sufficient for the current daily traffic flow. The subject will be required to dedicate 3 feet for additional right-of-way widening along the project's Hazeltine Avenue frontage (conditioned within VTT-72202-SL); therefore making the building line unnecessary as there is no need to further dedicate in the future. The front and side yard alignments will be in conformance with the setback approval under Case No. VTT-72202-SL and the street improvements will assure conformity with the Transportation Element of the General Plan.

#### CEQA Findings

- 5. Environmental.** A Mitigated Negative Declaration (ENV-2013-675-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt the Mitigated Negative Declaration and impose those conditions in this approval.



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT



### South Valley Area Planning Commission

**Date:** Thursday, July 25, 2013  
**Time:** 4:30 p.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Public Hearing:** Tuesday, June 4, 2013  
**Appeal Status:** Applicant may appeal if  
disapproved, in whole or in part.  
**Expiration Date:** July 26, 2013  
**Multiple Approval:** No

**Case No.:** APCSV-2013-676-BL  
**CEQA No.:** ENV-2013-675-MND  
**Incidental Cases:** VTT-72202-SL  
**Related Cases:** None  
**Council No.:** 2  
**Plan Area:** Van Nuys-North Sherman  
Oaks  
**Specific Plan:** None  
**Certified NC:** Greater Valley Glen  
**GPLU:** Low Medium II Residential  
**Zone:** [Q]RD1.5-1  
**Applicant:** The Collintine Modern, LLC  
**Representative:** Ken Stockton; Ken Stockton  
Architects, Inc.

**PROJECT LOCATION:** 14052-14062 W. Collins Street and 5656 N. Hazeltine Avenue

**PROPOSED PROJECT:** The construction of the previously approved 26 single-family dwellings (pursuant to Ordinance No. 176,354 –small lot subdivision) on a 36,657 square-foot site, in the [Q]RD1.5-1 Zone, in conjunction with a building line removal.

**REQUESTED ACTION:**

1. Pursuant to LAMC Section 12.32-R, the removal of a 20-foot Building Line along the east side of Hazeltine Avenue, established by Ordinance No. 96,567 on June 2, 1950, to allow for construction of 26 new single-family dwellings.
2. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

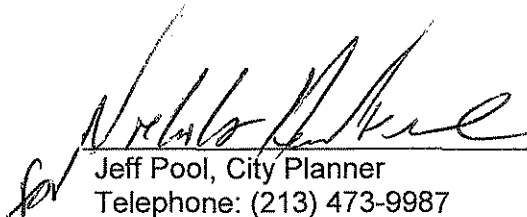
### RECOMMENDED ACTIONS:

1. **Approve** and **recommend** that the City Council adopt the Building Line Removal.
2. **Adopt** the attached Findings.
3. **Adopt** Mitigated Negative Declaration No. ENV-~~2012-3244~~<sup>2013-675</sup>-MND.
4. **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.
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

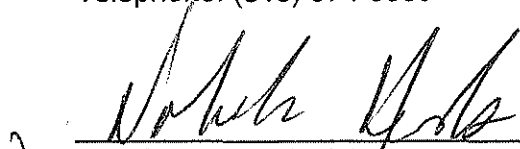
MICHAEL J. LOGRANDE  
Director of Planning



Sarah Hounsell, Hearing Officer  
Telephone: (818) 374-9909



Jeff Pool, City Planner  
Telephone: (213) 473-9987



Dan Scott, Principal Planner

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

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- CEQA Findings

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**Exhibits:**

- 1 – Vicinity Map and Radius Map
- 2 – Proposed Building Line Repeal
- 3 – Preliminary Plans (Site Plan-Exhibit “A”, Floor Plans, Elevations)
- 4 – Environmental Clearance (Case No. ENV-2013-675-MND)



## PROJECT ANALYSIS

### Project Summary

The proposed project includes the construction of the approved 26 small lot subdivision (VTT-72202-SL) on a 36,657 square-foot site, in the [Q]RD1.5-1 Zone, in conjunction with a building line removal at 5656 N. Hazeltine Avenue. The 20-foot Building Line along the east side of Hazeltine Avenue was established by Ordinance No. 96,567 on June 2, 1950 and is requested for removal.

### Background

The subject flat, rectangular shaped property, located at the southeast corner of Hazeltine Avenue and Collins Street, is vacant of development or vegetation. The site is approximately 36,657 net square-foot site and is zoned [Q]RD1.5-1. All dirt will be graded and recompacted on-site.

Based on the lot size and the [Q]RD1.5-1 Zone, the maximum permitted density on the site is 26 units (calculation include ½ the alley) and a maximum height of 35 feet ("Q" Condition). The site was previously approved for a 26-unit condominium under Case Nos. TT-65109 and ENV-2005-9360-MND. An apartment complex was demolished along with 14 non-protected trees. Recently, a new tentative tract map (VTT-72202-SL) was approved for the site permitting a small lot subdivision pursuant to Ordinance No. 176,354 for the construction of 26 single-family dwellings on individual lots with 52 resident parking spaces and 1/4 guest parking spaces per dwelling. No appeals were filed and the 10 day period was complete as of July 1, 2013.

The townhomes will consist of three-story buildings with individual two-car garages at grade. The residential project will be composed of 22 three-bedroom 2.5 bath dwellings and four four-bedroom 3.5 bath dwellings. Vehicular access will be along the east property line through the public alley and proposed motor courts. The alley is south of Collins Street and terminates mid-block at the property's southern edge.

The property is zoned [Q]RD1.5-1, located in the Van Nuys-North Sherman Oaks Community Plan (adopted through an update by the City Council on September 9, 1998), has a Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2 and RZ2.2, and limited to Height District No. 1. The site is also located within the Greater Valley Glen Neighborhood Council, and Council District No. 2, is susceptible to liquefaction, within an inundation area, is located 6.562468 km from the Hollywood Fault, and contains a 17-foot building line (20-foot building line prior to dedications).

The Bureau of Engineering is requiring a 3-foot wide strip of land be dedicated along Hazeltine Avenue adjoining the site to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with Collins Street. The dedications and improvement are conditioned under the tract map approval (VTT72202-SL). As Hazeltine Avenue will meet the Secondary Highway standards as conditioned within the tract approval, there is no need for further dedication in the future. Therefore the request herewith is for the removal or repeal of a 20-foot Building Line along the east side of Hazeltine Avenue (established by Ordinance No. 96,567 on June 2, 1950) frontage is justified.

### Surrounding Properties:

Surrounding uses include multiple-family along Hazeltine Avenue, single-family along the local streets, and commercial uses at the intersection of Burbank Boulevard. To the north across Collins Street is a 20-unit apartment in the [Q]RD1.5-1 Zone, to the east across the alleyway are single-family residences in the R1-1 Zone fronting Murrieta Avenue, abutting on the south is a triplex in the [Q]RD1.5-1 Zone, and to the west across Hazeltine Avenue is a 40-unit apartment building and two single-family homes in the [Q]R3-1 Zone.

### Street and Circulation:

Hazeltine Avenue is a Secondary Highway dedicated to a variable width between 82 and 85 feet at the project's approximate 290-foot street frontage and improved with curb, gutter, sidewalk, landscaped parkway, street trees, and utility poles.

Collin Street is a Local Street dedicated to a 60-foot width at the project's approximately 128-foot street frontage and improved with curb, gutter, sidewalk, and landscaped parkway.

The public alley is improved and dedicated to a 20-foot width with a fire turnaround across from the southeast corner of the site.

### Relevant Cases:

Case No. VTT-72202-SL: On June 20, 2013, the Advisory Agency approved the tentative tract map for a maximum 26 single-family lots in accordance with the Small Lot Subdivision as shown on map stamp-dated March 12, 2013. A correction letter was issued on June 27, 2013 which added construction conditions to the approval. (Note: A joint hearing held on Tuesday, June 4, 2013 took testimony for both the tract map and the requested building line removal. No appeals were filed.)

Case No. CPC-1986-784-GPA: Ordinance No. 167,939 Area 9, Subarea 65, effective June 28, 1992, limits the height of any residential building to 35-feet except roof structures under the [Q] Condition.

Case No. TT-65109: On July 7, 2006, the Advisory Agency approved the tentative map composed of one-lot, located at 5632 Hazeltine Avenue (project site) for a maximum 26 residential condominium units as shown on map stamp-dated December 23, 2005.

Case No. CPC-28948: Ordinance No. 155,190 amended Ordinance No. 96,567 by repealing the provisions establishing a building line on the west portion of Hazeltine Avenue north of Haynes Street for a distance of 150 feet located at 6545-6551 N. Hazeltine Avenue.

### Conclusion

The proposed small lot housing development was recently approved, based on entitlements which would encroach into the existing building line. The current request to remove the building line is to allow for the property to be built in conformance approved action of the Los Angeles Municipal Code (LAMC) and Small Lot Ordinance (No. 176,354). The project is in conformance with the approved Vesting Tentative Tract Map No. 72202-SL and conditioned within said approval including Hazeltine Avenue meeting the Secondary Highway standards. Consequently, there is no need for further dedication in the future and the building line is no longer necessary. No appeals were filed on the tract map case.

Building lines are no longer utilized as a planning tool. They were originally created to provide a uniformed setback and to allow land for future street widening and improvements. The current Municipal Code requires specific setback for each zone and City's street improvement standards pursuant to street classifications. Building Lines are being removed as a planning practice.

Based on the information submitted, the surrounding uses, input from the public hearing, and the project's proposed compliance with the Van Nuys-North Sherman Oaks Community Plan, the Department of City Planning is recommending that the South Valley Area Planning Commission approve the requested entitlement for building line removal.

## FINDINGS

### General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Van Nuys-North Sherman Oaks Community Plan which was adopted through an update by the City Council on September 9, 1998. The Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2 and RZ2.2, and limited to Height District No. 1. The property is zoned [Q]RD1.5-1. The proposed project is in conformance with the General Plan in that the 26 dwellings are permitted by the land use designation and the Small Lot Subdivision Ordinance.

Related to the instant entitlement request, the building line was originally established (by Ordinance No. 96,567 on June 2, 1950) to set aside land to accommodate the development of the rights-of-way for circulation purposes and uniform setbacks as neighborhoods was developed to their capacity. The current designation of Hazeltine Avenue is a Secondary Highway dedicated to a variable width between 82 and 85 feet at the project's approximate 290-foot street frontage and improved with curb, gutter, sidewalk, landscaped parkway, street trees, and utility poles. The plans show the area to be dedicated adjacent to the subject project negating the need for the building line. Moreover, the General Plan encourages the preservation and enhancement of existing residential neighborhoods and makes it a goal to meet the physical needs of existing and future residents. Removal of the building line is a technical issue, which is not specifically addressed in the Community Plan or other elements of the General Plan. The Housing Element of the General Plan further promotes the development, preservation and enhancement of the quality residential neighborhoods of the City, and the proposed project is consistent with such policies.

2. **General Plan Text.** The property contains approximately 0.84 net acres (36,657 net square feet after required dedication) and is presently zoned [Q]RD1.5-1. The project will provide new housing to meet the needs of projected population of the Community Plan. All dwelling will have three or more bedrooms to provide family housing. The development is in conformance with the zone and the land use of the Community Plan. The 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 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Program: Recent changes in the Zoning Code set height limits (30-45 feet, Sec. 12.21.1 L.A.M.C.) for new single family residential development.

Although the Plan year of 2010 has passed (without an update to the Van Nuys-North Sherman Oaks Community Plan), the objective is still relevant, and project meets this objective by meeting the diverse housing needs within the community. Diversity in product

as demonstrated by the development, offers conventional, single-family, attached, fee-simple lots and small-lot townhomes.

The project satisfies these programs by offering aesthetically designed homes, which are compatible, in terms of density, massing, and height with adjacent and nearby multiple-family residentially developed properties. The height is below the 35-foot limitation and is still consistent with the nearby multi-family and commercial building heights.

The development will enhance the current residential neighborhood experience by introducing well-designed new homes that are compatible in scale to the current surrounding residential properties. The architectural design of the houses will vary in material, articulation and unit plan to add interest to the community.

Policy 1-3.1: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

Program: The Plan includes Design Guidelines which establishes design standards for residential development to implement this policy.

The architecture is a compatible infill project, and its character and scale is consistent with neighboring residential properties. The project demonstrates quality architecture that is consistent with accepted design principles.

The proposed development of 26 single-family dwellings allowable under the existing zone and the land use designations. Streets will be developed to improve circulation for current and future residences within the neighborhood including alley upgrades, street lights, and street trees. As stated, the small lots will be limited to a 35-foot height which will be to scale with other development within the vicinity.

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: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

The proposed project will provide single-family dwellings designed in the townhome style. Each dwelling within the small lot portion of the project will include individual two car garages with front entrances opposite the garage. The benefits of a small lot include a compact design which provides for less of a foot print than traditional condominiums or apartment buildings. Guest parking is located along the common driveway accesses within the internal circulation to deter from overcrowding on the surface streets. All automobile access to the parking will be off the public alley. There will be no driveway cut for the project site along the frontages of either street.

Objective 1-5: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.4: Provide for development of townhouses and other similar condominium type housing units to increase home ownership options.

Program: The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

The final tract map (Case No. VTT-72202-SL) is contingent upon the building line removal which allows for the minimum yard setbacks under the Small Lot Subdivision, Ordinance No. 176,354 (effective January 31, 2005). Additionally, no certificates of occupancies are to be issued prior to the final map being recorded. This ensures that the development will be subdivided and in conformance with the Small Lot Ordinance.

The proposed development conforms to the General Plan Framework Element and other General Plan Element objectives as follows:

## HOUSING

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the project housing needs by income levels of future population.

Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.

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Policy 4.1.7 Establish incentives for the development of housing units appropriate for families with children and larger families.

The subdivision will provide 26 dwellings at a density that is consistent with the Low Medium II Residential land use designation. These single-family residences will each contain three to four bedrooms, 2.5 to 3.5 baths, and a two garage, appropriate for families with children or extended families.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density development and surrounding lower-density residential neighborhoods.

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Burbank Boulevard, just to the south of the project site, is served by several bus lines that connect to larger transportation systems in the vicinity including the Amtrak/Metrolink Station, Van Nuys and Burbank airports, and the Orange and Red Lines.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, has been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

The use as presented is permitted in the proposed zone and is consistent with the policies and objectives of the adopted General Plan Framework. The project furthers the goals and objectives of the Van Nuys-North Sherman Oaks Community Plan by providing for-sale housing, completing street dedications and limiting height. Therefore, the proposed Building Line Removal is in keeping with public necessity, convenience, and general welfare and represents good zoning practice and will be consistent with the General Plan.

3. The **Transportation Element** of the General Plan may be affected by the recommended action herein.

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This project is not subject to any geographic specific plan requirements. The proposed project will provide a minimum 42 residential parking spaces in conformance with the LAMC. In addition, a quarter guest parking space per dwelling, which is conditioned under the tract map, will be provided in excess of that required by the LAMC. The Department of Transportation is conditioned to approve the driveway and circulation plan. Urban Forestry Division of Street Service, the Street Lighting Bureau, Department of Water and Power, and Sanitation have also conditioned additional improvements.

### **Entitlement Findings**

4. **Building Line Removal.** The requested building line removal is in conformity with public necessity, convenience, general welfare, and good zoning practice in that its retention on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. The 20-foot Building Line at 5656 N. Hazeltine Avenue along the east side of street was established on portions of Hazeltine Avenue "between a line parallel with and distant 150 feet northerly measured at right angles from the northerly line of Sherman Way (50 feet in width) and a line parallel with and distant 120 feet northerly measured at right angles from the northerly line of Ventura Boulevard (100 feet in width) in the City of Los Angeles" by Ordinance No. 96,567 approved on June 2, 1950.

Historically the primary function of the building line was to provide uniform setback of buildings. These are now considered archaic, as yard setbacks are required per the respective zone under the current LAMC. The imposition of the 20-foot building line would necessitate that approximately a third of the residential dwelling be eliminated or downsized from this project. It is also not necessary for the purpose of obtaining minimum, uniform alignment from the street at which buildings, structures or improvements may be built or maintained, since a minimum front and side yard setbacks must be observed from the new lot line for any new building or structure.

Hazeltine Avenue is classified as a Secondary Highway with 90-feet of highway from the north side to the south side of the street and would be sufficient for the current daily traffic flow. The subject will be required to dedicate 3 feet for additional right-of-way widening along the project's Hazeltine Avenue frontage (conditioned within VTT-72202-SL); therefore making the building line unnecessary as there is no need to further dedicate in the future. The front and side yard alignments will be in conformance with the setback approval under Case No. VTT-72202-SL and the street improvements will assure conformity with the Transportation Element of the General Plan.

### **CEQA Findings**

5. **Environmental.** A Mitigated Negative Declaration (ENV-2013-675-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt the Mitigated Negative Declaration and impose those conditions in this approval.



## PUBLIC HEARING AND COMMUNICATIONS

A public hearing conducted by the Hearing Officer on this matter was held at the Marvin Braude Building on Tuesday, June 4, 2013.

1. Attendance:

Present at the hearing were the applicant representative (Ellia Thompson), applicant's architect (Ken Stockton), several members of the community, and a representative of Councilman Paul Krekorian's Office (Karo Torossian).

2. Initial Indication and Testimony: The following statements were made of the request.

Ken Stockton presented the proposed plans and made the following comments:

- I represent the owner Collintine Modern, LLC, the subdivider.
- Surrounding uses include multi-family along Hazeltine to the north, west and south and single-family across the public alley to the east.
- The site was previously approved for a 26-unit condominium. The new map is requesting 26 fee simple lots designed in a townhome fashion.
- Building line removal is requested as the streets are established.
- The site is currently vacant of development and vegetation.
- Each residence will have a two car garage with direct access into the home.
- All automotive access is taken from the alley –directly for 8 dwellings and along two motor courts for the remaining with 9 dwellings from each court.
- We will comply with small lot ordinance and the Q Condition of 35 feet in lieu of the zoned 45 feet.
- With only 9 dwelling accessing each gated motor court, we request a 17-foot reservoir space in lieu of the requested 20-foot since all access is off the public alley and not a street.
- We will be repaving and improving the alley.
- 14 lots will have direct access fronting the public sidewalk. Common pedestrian access is shown along the southern property line and in the center of the project off Hazeltine Avenue for the remaining lots.
- Request a 12-foot front yard setback on Hazeltine Avenue after required 3-foot dedication and after the building line removal is approved.
- We request no widening to maintain existing street trees and will provide for future dedication. The community would like to maintain these Olive trees even through the Urban Forestry Division has requested removal and replacement. We are asking to provide additional sidewalk width.
- There is no issue with fire access.
- There is a bonus room on the first floor which does not have a closet or bathroom, so it is not intended as a bedroom but rather for a kids play room, sitting room or additional storage.
- All sanitation bins will be located within each garage and bicycle parking will be located there as well.
- There will be a centralized mailbox for all homes.
- We have met with the Greater Valley Glen Neighborhood Council's PLUM Committee who has asked us to redesign some of the architecture (minor in nature)

and will continue to meet with the community through the Council Office (Karo Torossian) during these edits.

A couple from the community had the following comments:

- We are not opposed to development, but are concerned with aesthetics and massing as the project seems big.
- Three stories seem extensive. Concerned about shade/shadow and the effects on our current solar system. The Solar Report in the file shows that our garage which has the solar panels might be impact during the winter solstice. We want to know if this is in fact the case. We do not believe the MND adequately address the solar study (Note: Architect volunteered to provide additional shade study to the neighbors and provide these on June 14, 2013).
- Some design changes may be necessary and the setback on Collins Street should be increased.
- Parking will be impacted in the neighborhood, as there are already too many cars parked on the street. There is commercial down the street with too little parking – Don't aim for the minimum standards.

At the hearing, Karo Torossian from Council District No. 2 spoke in support of the proposed project:

- Stated he would still be working with the applicant and neighborhood council on the design to mitigate the character.
- Our office is okay with the 12-foot front yard on Hazeltine Avenue and building line removal.
- My doors are open for any one at the hearing to be a part of the process (handed out his business card).

Ken Stockton and Ellia Thompson response to public comments:

- We are providing 2 parking spaces and ¼ guest parking space per dwelling. All guest parking spaces are secured within the motor court areas.
- We are requesting a future sidewalk easement in lieu of dedication (3-foot easement). The curb and sidewalk along with the existing Olive trees are in perfect condition.
- We will provide additional shade/shadow diagrams to both neighbors that requested such, but there will only be minor impacts in the late hours of the winter which will not affect current solar power.

The Bureau of Engineering made the following comments:

- This is a good project since all the auto access is off the alley and there are no driveway cuts on either street frontage. Therefore keeping all street parking accessible to the neighborhood.
- The alley and curb will be fully improvement and fixed with the construction on this project.
- We need to improve Hazeltine Avenue and dedicate 3 feet with a minimum 5-foot sidewalk with a parkway
- Olive trees are messy. However, as 2-3 neighbors agrees that street trees shall be maintain, you should go to the Board of Public Work with these supportive neighbors and request to maintain the trees. The Boards approval is necessary to allow for

future dedication with street bonding in lieu of widening with the development of the project.

### **Communications Received**

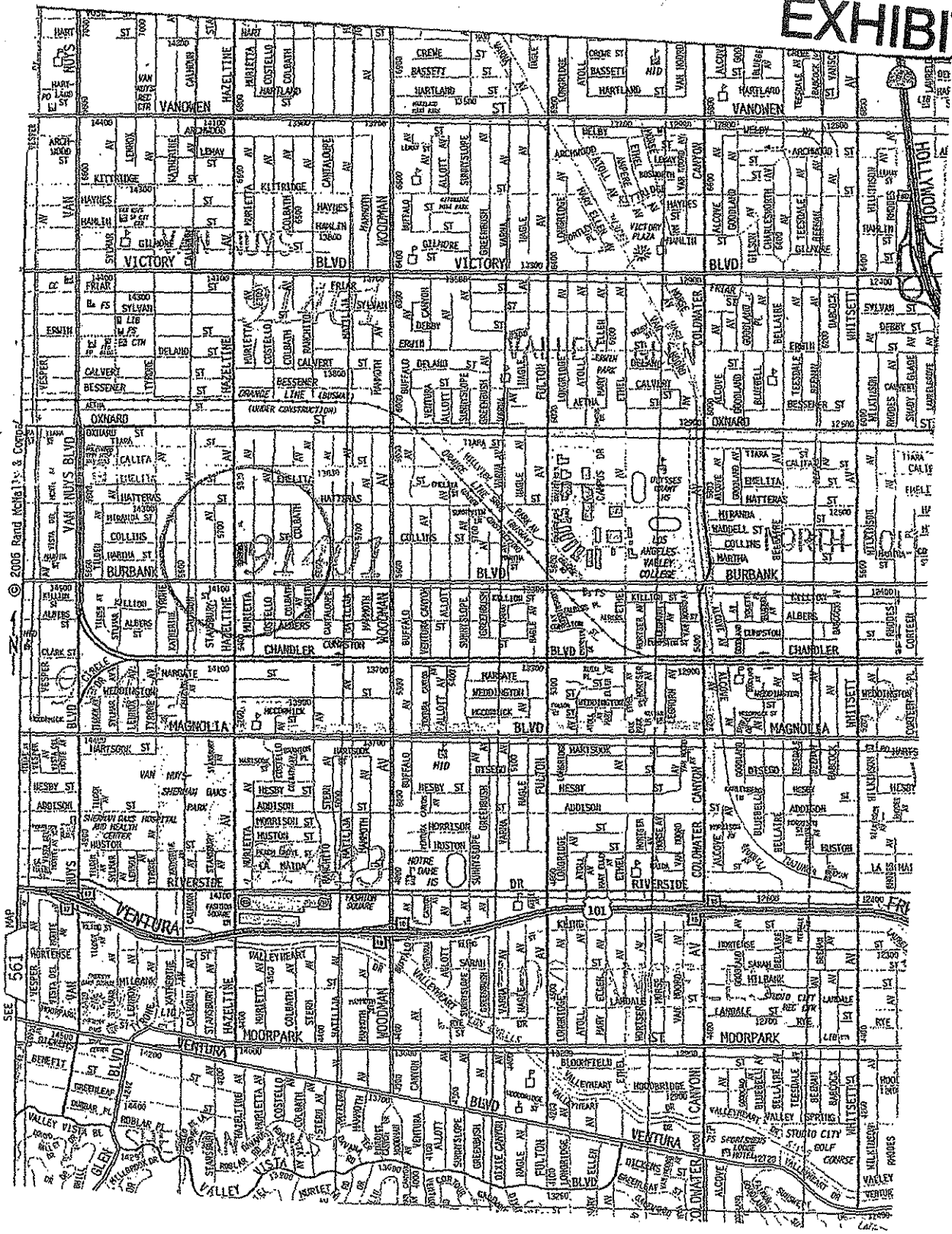
Letters were received from the Bureau of Engineering, Department of Building and Safety Zoning Division, Department of Transportation, Fire Department, Bureau of Street Lighting, Bureau of Sanitation, and the Urban Forestry Division. None of these departments indicated any need for the building line to be maintained.

Several letters have been received from the public which stated the following concerns:

- All parties notified about this Public Hearing should be informed as to the content and nature of the Building Line Ordinance.
- Our concern is the City's lack of effective ordinances and regulations that protect residential neighborhoods, particularly regarding traffic and parking by non-residents. The City has demonstrated an inability to protect housing values and a neighborhood environment in residential areas. And yet it has been willing to allow developers to construct buildings that are in the developers' best interests.
- The adjacent neighborhood to the east of the proposed project (including the streets of Murietta and Collins) has been significantly impacted by an office building on Burbank Boulevard, between Murietta and Hazeltine, constructed several years ago. Although it was built pursuant to City ordinances, codes and regulations the result has been substantial parking on Murietta Avenue and Collins Street by employees in the building. And these same residential streets have for many years been negatively impacted by parking by non-residents from nearby businesses. It is also our understanding that businesses in the shopping center on the northwest corner of Hazeltine and Burbank are also concerned about parking as it impacts their customers.
- There should be more spaces for residents and guests. There should be 3 spaces, instead of 2 spaces, for each dwelling unit and 26 guest spaces (or one space for each home), instead of 6 guest spaces. It's not unusual for many homes to have more than 2 cars and for several homes in a neighborhood to have many guests.
- We realize that these requirements will not be welcome by the developer and may impact his ability to have 26 homes on this property. If the developer believes that this requirement is too severe, he may want to consider renting some of the spaces to the building landlord on Burbank that is referenced above.
- All parties notified about this Public Hearing should be informed as to the content and nature of the MND. The information we have received to-date does not provide an explanation about a MND. Until we receive this additional information we cannot fully consider this project.
- Access in and out of our garages be available at all times during construction. There are five houses (ours included) whose garages are located in the alley between Murietta Avenue and Hazeltine Avenue.
- Construction does not begin prior to 7:00 a.m. on week days, prior to 8:00 a.m. on Saturdays and not at all on Sundays (pursuant to Los Angeles Municipal Code 41.40)

- No construction staff vehicles or commercial vehicles are to park on Murietta Avenue
- Re-evaluate the proposed number of parking spaces, including guest spaces, on the site.
- Concerned about the height and footprint of the project. According to the solar study, it would project a shadow onto our property, which would adversely impact the performance of the solar panels on our roof. This impact might be mitigated if the setback on Collins was 15' instead of the currently proposed 5', but we won't know that until we see more detailed plans, elevations, and a revised solar study. (Why would a 5' setback even be allowed?) Also, we are wondering if the 34' planned height of the project includes air conditioning units and other equipment on the roof. If not, this would also need to be factored into the solar shadow study.
- Will the garages be enclosed or just covered parking spaces? If they are enclosed, our concern is that new residents will use the garages for storage and increase the number of cars parked on our street.
- We want to verify the arborist's report that the existing olive trees on Hazeltine will not be impacted, and will be protected and preserved during construction.
- Concerned about damage to my property from the construction which will happen directly adjacent and a few feet away. I am happy that the neighborhood will get a facelift. I just need to make sure my property does not get damaged, and if it does, to get appropriate and timely reimbursement for any and all damages.

# EXHIBIT 1

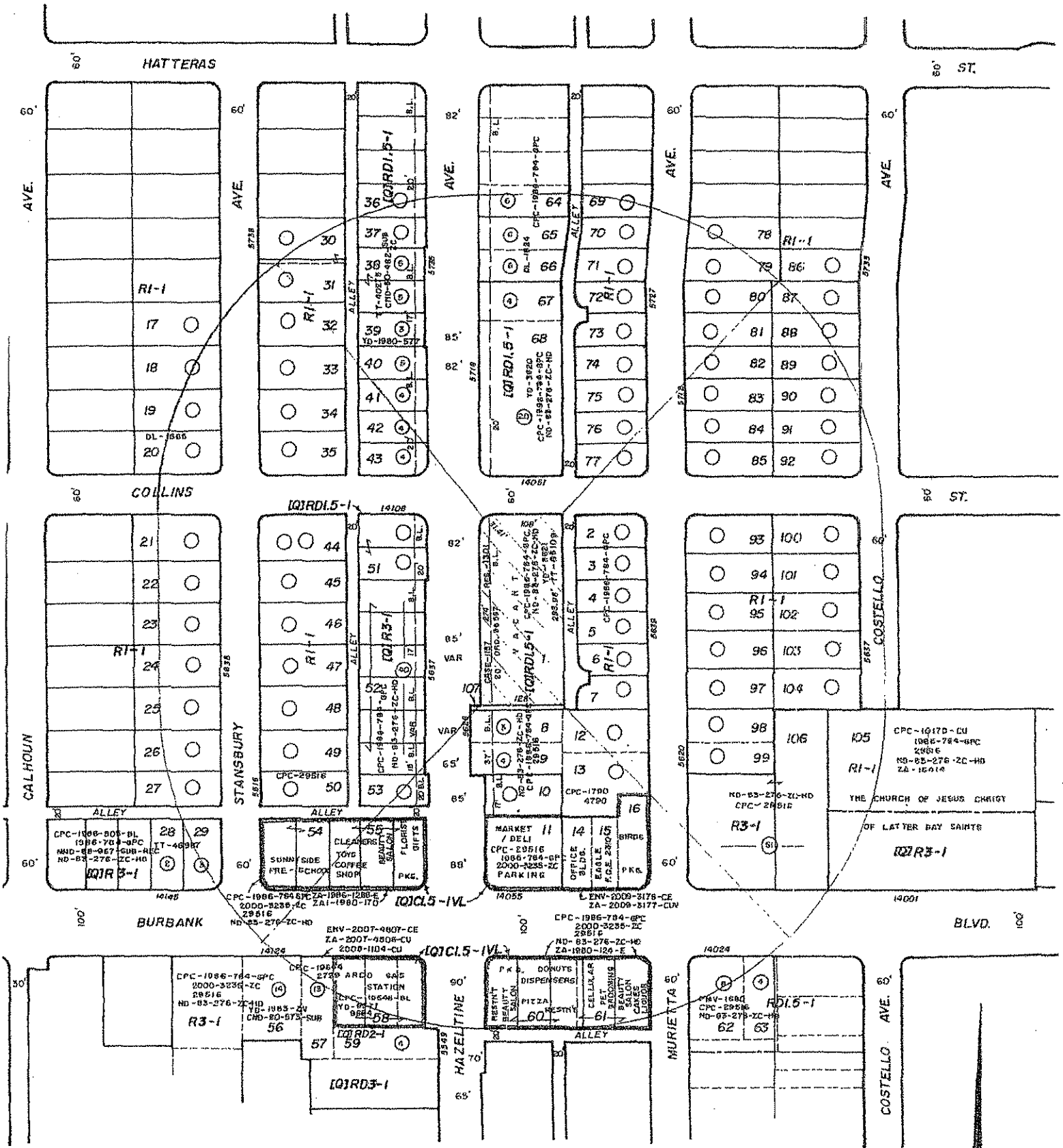


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SEE MAP 561

VICINITY MAP  
SCALE 1" = 2800'





# VESTING TENTATIVE TRACT NO. 72202

*Building Line Removal*

CASE NO.  
 DATE JAN. 30, 2013  
 D.M. 174 B153  
 SCALE 1" = 100'  
 USES FIELD

LEGAL: FR. 65, TRACT NO. 1000 M.B. 19-2  
 T.B. PAGE 562 GRID B-1  
 C.D. 2 C.T. 1286.02 P.A. 215 VNY

KEN STOCKTON ARCHITECTS, INC.  
 5522 FALLBROOK AVE.  
 WOODLAND HILLS, CA 91364  
 (818) 868-9445





# EXHIBIT 4

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**

<b>LEAD CITY AGENCY</b> City of Los Angeles		<b>COUNCIL DISTRICT</b> CD 2 - PAUL KREKORIAN	
<b>PROJECT TITLE</b> ENV-2013-675-MND		<b>CASE NO.</b> APCSV-2013-676-BL, VTT-72202	
<b>PROJECT LOCATION</b> 5656 N. Hazeltine Avenue, 14052-14062 W. Collins Street			
<b>PROJECT DESCRIPTION</b> The subject flat, rectangular shaped property, located at the southeast corner of Hazeltine Avenue and Collins Street, is vacant of development or vegetation. All dirt will be graded and recompact on-site. The project is for the removal of a 20-foot Building Line along the east side of Hazeltine Avenue (established by Ordinance No. 96,567 on June 2, 1950) and the division of land to permit a small lot subdivision pursuant to Ordinance No. 176,354 for the construction of 26 single-family dwellings on individual lots with 52 resident parking spaces and 6 guest parking spaces, on a 36,657 net square-foot site after dedication, in the [Q]RD1.5-1 Zone.			
<b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b> The Collintine Modern, LLC attn: Yaron Levy 1180 S. Beverly Drive, Suite 320 Los Angeles, CA 90035			
<b>FINDING:</b> 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 <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>			
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.			
<b>NAME OF PERSON PREPARING THIS FORM</b>		<b>TITLE</b>	<b>TELEPHONE NUMBER</b>
SARAH HOUNSELL		City Planning Associate	(818) 374-9909
<b>ADDRESS</b>	<b>SIGNATURE (Official)</b>		<b>DATE</b>
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012			06/19/2013



**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-40. Aesthetics (Retaining Walls less than 8 feet in Height)**

- 
- Retaining walls that can be viewed from the adjacent public right(s)-of-way shall incorporate one or more of the following to minimize their visibility: clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize a combination of methods. The method of compliance with this measure shall be noted on any required landscape plan.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**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):
- Use surrounding built context to inform variations in height and massing.
- Use alleyways as access to off-street parking.
- Define the public right of way through the planting of shade trees and low-growing vegetation.
- Avoid designs in which the garage dominates the dwelling's facade.
- Entryways should be clearly identifiable. This can be achieved through stepping up the entryway, adding awnings, creating a landing area or front porch, and the addition of design details.
- Roof lines should offer some variation in form, both vertically and horizontally.
- Maintains visual interest through variations in plant materials, grades, and limited hardscape
- With small lot developments come a concentration of service and utility facilities – garbage storage, vents, meters and transformers. To minimize impact on adjacent dwellings and the surrounding neighborhood, small lot designs should attempt to locate these facilities in areas that are unobtrusive, and in ways that integrate them into the surroundings. Ideally, locations for service should be consolidated.
- Locate transformers, utility meters and HVAC equipment to the rear of dwellings whenever possible. If this is not possible, ensure that they are not visible from the public right of way.

**III-10. Air Pollution (Demolition, Grading, and Construction Activities)**

- 
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

**III-50. Air Pollution (Stationary)**

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:

- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

**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.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

**VI-10. Seismic**

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

**VI-20. Erosion/Grading/Short-Term Construction Impacts**

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
  - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

**VI-70. Liquefaction Area**

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

**XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- 
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XIV-20. Public Services (Police – Demolition/Construction Sites)**

- 
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**XIV-30. Public Services (Police)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XIV-60. Public Services (Schools)**

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)**

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- **(Subdivision)** Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

**XVI-40. Safety Hazards**

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building plans for plan check by the Department of Building of Safety.

**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 plant 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)

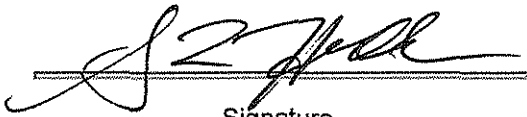
<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 2 - PAUL KREKORIAN	<b>DATE:</b> 05/15/2013
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2013-675-MND	<b>RELATED CASES:</b> APCSV-2013-676-BL, VTT-72202	
<b>PREVIOUS ACTIONS CASE NO.:</b> TT-65109, ENV-2005-9360-MND	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> THE DEVELOPMENT OF 26 SINGLE FAMILY RESIDENCES		
<b>ENV PROJECT DESCRIPTION:</b> The subject flat, rectangular shaped property, located at the southeast corner of Hazeltine Avenue and Collins Street, is vacant of development or vegetation. All dirt will be graded and recompacted on-site. The project is for the removal of a 20-foot Building Line along the east side of Hazeltine Avenue (established by Ordinance No. 96,567 on June 2, 1950) and the division of land to permit a small lot subdivision pursuant to Ordinance No. 176,354 for the construction of 26 single-family dwellings on individual lots with 52 resident parking spaces and 6 guest parking spaces, on a 36,657 net square-foot site after dedication, in the [Q]RD1.5-1 Zone.		
<b>ENVIRONMENTAL SETTINGS:</b> The site was previously approved for a 26-unit condominium under Case No. 65109 (ENV-2005-9360-MND). An apartment complex was demolished along with 14 non-protected trees. The site is located within the Van Nuys-North Sherman Oaks Community Plan, the Greater Valley Glen Neighborhood Council, and Council District No. 2, is susceptible to liquefaction, within an inundation area, and is located 6.562468 km from the Hollywood Fault.  Hazeltine Avenue is a Secondary Highway dedicated to a variable width between 82 and 85 feet at the project's approximate 290-foot street frontage and improved with curb, gutter, sidewalk, landscaped parkway, street trees, and utility poles. Collin Street is a Local Street dedicated to a 60-foot width at the project's approximately 128-foot street frontage and improved with curb, gutter, sidewalk, and landscaped parkway. The public alley is improved and dedicated to a 20-foot width with a fire turnaround across from the southeast corner of the site.  Surrounding uses include multiple-family along Hazeltine Avenue, single-family along the local streets, and commercial uses at the intersection of Burbank Boulevard. To the north across Collins Street is a 20-unit apartment in the [Q]RD1.5-1 Zone, to the east across the alleyway are single-family residences in the R1-1 Zone fronting Murietta Avenue, abutting on the south is a triplex in the [Q]RD1.5-1 Zone, and to the west across Hazeltine Avenue is a 40-unit apartment building and two single-family homes in the [Q]R3-1 Zone.		
<b>PROJECT LOCATION:</b> 5656 N. Hazeltine Avenue, 14052-14062 W. Collins Street		
<b>COMMUNITY PLAN AREA:</b> VAN NUYS - NORTH SHERMAN OAKS <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> SOUTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> GREATER VALLEY GLEN
<b>EXISTING ZONING:</b> [Q]RD1.5-1	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 26-units	

<b>GENERAL PLAN LAND USE:</b> LOW MEDIUM II RESIDENTIAL	<b>MAX. DENSITY/INTENSITY          ALLOWED BY PLAN          DESIGNATION:</b> 26-units	<b>LA River Adjacent:</b> NO
	<b>PROPOSED PROJECT DENSITY:</b> 26-lots	

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.



Signature

City Planning Associate

Title

(818) 374-9909

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

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

### *Background*

**PROPONENT NAME:**

The Collintine Modern, LLC  
attn: Yaron Levy

**PHONE NUMBER:**

(310) 277-5000

**APPLICANT ADDRESS:**

1180 S. Beverly Drive, Suite 320  
Los Angeles, CA 90035

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

03/12/2013

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
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?	✓		
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
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?			✓
<b>III. AIR QUALITY</b>				
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?		✓	
<b>IV. BIOLOGICAL RESOURCES</b>				
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?			✓
<b>V. CULTURAL RESOURCES</b>				

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?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
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?				✓
<b>X. LAND USE AND PLANNING</b>					
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?				✓
<b>XI. MINERAL RESOURCES</b>					
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?				✓
<b>XII. NOISE</b>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

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

### XIII. POPULATION AND HOUSING

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

### XIV. PUBLIC SERVICES

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

### XV. RECREATION

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

### XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓	
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Potentially significant impact	otentially 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-2013-675-MND** and the associated case(s), **APCSV-2013-676-BL, VTT-72202**. 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/](http://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".

<b>PREPARED BY:</b>	<b>TITLE:</b>	<b>TELEPHONE NO.:</b>	<b>DATE:</b>
SARAH HOUNSELL	City Planning Associate	(818) 374-9909	05/22/2013



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

<b>I. AESTHETICS</b>		
a.	NO IMPACT	No scenic vista has been officially designated for the neighborhood. No impact would result.
b.	NO IMPACT	The project is not located along a State Scenic Highway and will not substantially damage any scenic resources.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The residential development will need to be landscaped to mitigate the increased height & density. Also, the project is encouraged to consider the Small Lot Design Guidelines and Residential CityWide Design Guidelines.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will likely result in an increase in light. The lights need to be shielded downward to mitigate the impact to a less than significant level.
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	The site and the area are not zoned for agriculture use and do not contain farmland of any type. No impact will result.
b.	NO IMPACT	The site has not been used for agricultural purposes and will not conflict with the Williamson Act. No impact will result.
c.	NO IMPACT	Neither the site nor its surrounding is located within forest land, timberland, or timberland zone production. No impact will result.
d.	NO IMPACT	Neither the site nor its surrounding is located within forest land. No impact will result.
e.	NO IMPACT	No farmland impact would result with this development being that it is located in a suburban area and is presently development. No impact will result.
<b>III. AIR QUALITY</b>		
a.	LESS THAN SIGNIFICANT IMPACT	The project shall be consistent with the goals of the SCAQMND & AQMP for reducing the emissions associated with new development and therefore would be consistent and would result in a less than significant impact.

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction there may be an increase to the existing basin-wide air quality violations, but this will only be a temporary impact. Air pollution impacts on future occupants will be mitigated by the use of an air filtration system. With mitigation measures, the project's air quality impact should be less than significant.	III-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction related and operational daily emissions associated with the project should not exceed SCAQMD's recommended thresholds. Therefore, the project would not be cumulatively considerable and this impact would be less than significant.	III-50 III-10
d.	LESS THAN SIGNIFICANT IMPACT	The housing project would not expose sensitive receptors to pollutants. However, during construction there may be an increase in dust, but this is a temporary impact.	
e.	LESS THAN SIGNIFICANT IMPACT	During construction, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors. These odors would be a temporary nuisance to adjacent properties, but because they are temporary and intermittent in nature, would not be considered a significant environmental impact.	

#### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	This is an infill project, so no species of concern are likely to live on-site. Further the site was vacant of any development or trees. No impact will result.	
b.	NO IMPACT	This site does not contain riparian habitat or sensitive natural communities. No impact will result.	
c.	NO IMPACT	No wetlands are found on-site. No impact will result.	
d.	NO IMPACT	The site is not located within a wildlife corridor, nor is it used as a nursery. No impact will result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Under the prior approval (Case No. TT-65109) there were 14 trees on site which were removed when the buildings were demolished. The tract map stated there were no protected tree species on-site. Replacement of trees for all 14 trees over eight inches in diameter on a 1:1 basis will mitigate the impact to a less than significant level.	IV-70 A minimum of 14 trees shall be planted on-site for those removed prior.

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project will not conflict with any habitat conservation plan. No impact will result.	
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**V. CULTURAL RESOURCES**

a.	NO IMPACT	There are no historical resources on-site or within the vicinity. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	This is not an area known to have archeological resources. Likewise the area is substantially developed and has had past grading soil disturbance activities and impacts should be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located in an area known paleontological resources. Likewise the area is substantially developed and has had past grading soil disturbance activities and impacts should be less than significant.	
d.	NO IMPACT	No human remains are anticipated to be located on-site.	

**VI. GEOLOGY AND SOILS**

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist-Priolo Zone nor within a Fault Rupture Study Area.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is subject to strong seismic shaking during earthquakes. However, this impact will be reduced to a less than significant level by the following the International Building Code standards during construction.	VI-10, VI-20
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within an area susceptible to liquefaction. The department of Building & Safety Grading Division will require a soils report & require the applicant to comply with mitigation measures to reduce the impact to a less than significant level.	VI-70
d.	NO IMPACT	The property is level and not susceptible to landslides.	
e.	LESS THAN SIGNIFICANT IMPACT	Grading will result in the loss of topsoil; however the project will involve minimal grading activities as the development is proposed at grade level.	
f.	LESS THAN SIGNIFICANT IMPACT	Compliance with Building and Safety's Grading Division will ensure that the soil will not become unstable as a result of the project.	

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	With respect to expansive soil, construction of the project would be required to comply with the City of Los Angeles International Building Code , which included building foundation requirements appropriate to site-specific conditions, as it is within an area of liquefaction. Furthermore, potential risks related to expansive soil will be reduced to less than significant levels through review by the Grading Division.	
h.	NO IMPACT	No septic tanks are proposed for this project. No impact would result.	

**VII. GREEN HOUSE GAS EMISSIONS**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction the project could generate greenhouse gas emissions, either directly or indirectly, however, being a tenant improvement without major construction the emission will be at less than significant levels.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. As a note, the California Building Code was recently updated to specifically address green house gas emissions and if followed will reduce potential impacts to less than significant levels.	XVII-10, XVII-20, XVII-40, XVII-90, XVII-100

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a.	NO IMPACT	No hazardous materials are proposed to be routinely transported or used for this residential project.	
b.	NO IMPACT	No hazardous materials are anticipated to be created or released with the construction of this project. Therefore, the project could not involve a reasonably foreseeable upset and accidental condition involving the release of hazardous materials into the environment.	
c.	NO IMPACT	This site is not located within close proximity to any schools and no hazardous emissions are proposed to be release with the building of this project.	
d.	NO IMPACT	The site is not located on a list of hazardous materials sites. No impact would result.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The area is not within an airport land use plan or within two miles of a public airport. Therefore, the project would not result in a safety hazard to an airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	NO IMPACT	The project is not anticipated to interfere with any adopted emergency response plan or evacuation plan.	
h.	NO IMPACT	The project site is not located in an area of wildland or high fire hazard terrain or vegetation.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction activities associated with the project will be required to meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality. The applicant will also be required to comply with LAMC Section 64.70. With appropriate design & compliance with the applicable federal, state & local regulations, Code requirements and permit provisions, impacts will be reduced to less than significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would not involve any wells used to extract groundwater, nor would it involve excavations that are deep enough to require dewatering of the project site. The project should not cause depletion of groundwater supplies or interfere with recharge and will be supplied with water by the LADWP.	
c.	NO IMPACT	The site is within an urbanized area and no natural watercourses are located on-site nor in the vicinity. Runoff from the site and surrounding area is removed by way of street flows and storm drains and will comply with LAMC Section 64.70. Therefore, the project will not alter the existing drainage pattern.	
d.	NO IMPACT	No streams or rivers are contained on-site and as such the development will not alter the existing drainage patterns. Further, the project will comply with LAMC Section 64.70 in ensure surface runoff would not result in flooding.	
e.	LESS THAN SIGNIFICANT IMPACT	The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, Stormwater Pollution during construction can be mitigated to less than significant impacts and the project shall comply with Section 64.70. See City of Los Angeles' Bureau of	

Impact?	Explanation	Mitigation Measures
	Sanitation Watershed Protection Division (WPD).	
f. LESS THAN SIGNIFICANT IMPACT	This residential project is not expected to degrade water quality by contamination or any other means.	
g. NO IMPACT	The site is not located in a flood plain.	
h. NO IMPACT	The project will not impede or redirect flood flows being that the site is not located within a 100-year flood hazards area.	
i. LESS THAN SIGNIFICANT IMPACT	The property is located in a potential inundation area; however, policies for protection of the Community are set forth in the Safety Element of the General Plan.	
j. NO IMPACT	The site is not located within an inundation area of seiches, tsunamis nor mudflows. Therefore, no impact would occur with respect to risk of loss, injury or death by seiche, tsunami or mudflow.	
<b>X. LAND USE AND PLANNING</b>		
a. NO IMPACT	The project would not involve the permanent closure of any streets or sidewalks, and no separation of uses or disruption of access between land use types will occur. Therefore, the residential project will not physically divide the established community and no impact would occur.	
b. LESS THAN SIGNIFICANT IMPACT	The project will not conflict with the land use plan, nor any policies or regulations. However, the applicant is seeking a building line removal to allow for the proposed site plan under Case No. APCSV-2013-676-BL.	
c. NO IMPACT	The site is located within an urban area and is not part of any habitat or natural community conservation plan. Therefore, no impact would occur.	
<b>XI. MINERAL RESOURCES</b>		
a. NO IMPACT	The site is not located in a known area of mineral resources. No impact would result.	
b. NO IMPACT	The site is not designated as a locally important mineral resource recovery area.	
<b>XII. NOISE</b>		
a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Implementation of the project would result in an increase in ambient noise levels during construction and operation. Construction of the project would require the use of heavy equipment for site demolition, grading and excavation, the installation of	XII-20

Impact?	Explanation	Mitigation Measures
	utilities, paving and building fabrication and will only be temporary.	
b. LESS THAN SIGNIFICANT IMPACT	Construction will be typical of other multi-family residential building in the area and is not expected have excessive groundborne vibration or noise levels.	
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Due to the increase of density on site, noise levels are anticipated to rise. However, as this is an infill project, it is anticipated to result in a less than significant increase in the ambient noise levels.	XII-20
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During project construction, the applicant will be required to comply with the City's Noise Ordinance and with the City's policies governing construction activities.	XII-20
e. LESS THAN SIGNIFICANT IMPACT	The site is not located within an airport land use area and no impacts are anticipated.	
f. NO IMPACT	The proposed project is not located within the vicinity of a private air strip and no impacts are anticipated.	
<b>XIII. POPULATION AND HOUSING</b>		
a. NO IMPACT	The project will result in the construction of up to 26 single-family homes, which would likely be filled by the existing population. The project would not affect the City's housing stock. The net increase of unit is not substantial and is anticipated in the Community Plan as indicated by the underlying General Plan Land Use Designation.	
b. NO IMPACT	No net housing will be displaced as a result of the project as it is proposed net increase of 26 single-family residences.	
c. NO IMPACT	Displacement of substantial numbers of people will not occur, being that the site is currently vacant.	
<b>XIV. PUBLIC SERVICES</b>		
a. LESS THAN SIGNIFICANT IMPACT	The Fire Department has investigated the property and conditioned the project in an inter-departmental correspondence dated April 23, 2013.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Police service and response times should be adequate, being that the project is located in a developed area. However, the project shall be designed to deter from crime.	XIV-20, XIV-30

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will increase the demand on area schools; however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD.	XIV-60
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in an increase in the use of Parks; however, this impact will be reduced to a less than significant level by the payment of Quimby fees.	XV-10
e.	LESS THAN SIGNIFICANT IMPACT	The Bureau of Engineering will review the project so that there is no impact on the roads.	

#### XV. RECREATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The increased use of parks by this residential project will be mitigated by the payment of Quimby fees.	XV-10
b.	LESS THAN SIGNIFICANT IMPACT	The subdivision could result in the need for construction or expansion of recreational facilities in the area. However, being that other land is not available for donation; Quimby Fees shall be paid to off set the need.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project is an infill lot at the southeast corner of Hazeltine Avenue and Collins Street with all auto access of the public alleyway to the east of the site. Therefore the project would not likely result in a significant increase on existing traffic levels. Further it is below the threshold for a traffic study.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to exceed the standard level of service of the area, in that the density is in conformance with the Community Plan and the streets shall be dedicated in accord with the Generalized Circulation Plan for Secondary Highway and local streets to the satisfaction of the City Engineer.	
c.	NO IMPACT	No change in air traffic patterns will result from this subdivision as it is below 450-foot height airport hazard limit.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is subject to driveway and circulation review.	XVI-40
e.	LESS THAN SIGNIFICANT IMPACT	The project is subject to driveway and circulation review to ensure no impacts.	
f.	LESS THAN SIGNIFICANT IMPACT	Public transportation is provided in the project vicinity. Neither the construction nor operation of the project would involve the relocation, replacement or hinder the function of any alternative transportation policies. Further, the 2010 Bicycle	



Impact?	Explanation	Mitigation Measures
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	designated Hazeltine Avenue is a bicycle friendly street.	
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**XVII. UTILITIES AND SERVICE SYSTEMS**

a. LESS THAN SIGNIFICANT IMPACT	The project should not exceed the wastewater treatment requirements of the LA Regional Water Quality Control Board as long a water saving measures are conducted.	
b. LESS THAN SIGNIFICANT IMPACT	This project will not require the construction of a new water or wastewater treatment facility in that is it currently services by the East Valley Tributary Facility.	
c. LESS THAN SIGNIFICANT IMPACT	The project will not likely result in a new stormwater drainage facility. New construction activities are subject to LAMC Section 64.70 and Bureau of Engineering standards for public improvement adjacent to the site.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Water supply issues have been of growing concern for the Department of Water &amp; Power (DWP); therefore to maintain a sustainable water supply for the City all new construction subject to discretionary review shall include water conserving measures.</b>	XVII-10, XVII-20, XVII-40
e. LESS THAN SIGNIFICANT IMPACT	The net increase in wastewater from the existing uses would increase wastewater generation. However, the Hyperion Tributary Facility is anticipated to be able to meet the sewage treatment needs of the project, and therefore, impacts would be less than significant.	
f. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Local landfills have sufficient capacity to serve this project, as long as the project take advantage of the recycling systems provided.</b>	XVII-90
g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project will be required to provide on-site recycling to reduce the amount of trash going into landfills. This will reduce the solid waste impact to a less than significant level.</b>	XVII-100

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a. LESS THAN SIGNIFICANT IMPACT	The proposed project is located in a residentially developed and populated urban area. Mitigation measures are included that would ensure the project will not degrade the quality of the environment, reduce or threaten any fish or wildlife species, or eliminate important examples of California historic resources. Implementation of the mitigation measures provide potential adverse environmental impact associated with the	
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Impact?	Explanation	Mitigation Measures
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		project would be reduced to less than significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	The General Plan land use designation, under the Van Nuys-North Sherman Oaks Community Plan, for this site is Low Medium II Residential and the proposed project will be consistent with applicable land use standards. The 26-unit residential subdivision will result in environmental impacts; however, the project's incremental contribution to cumulative impacts would be less than significant and would result in a less than significant cumulative impacts in all areas analyzed.	
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	

Determination Letter  
APCSV-2013-676-BL  
Mailing Date: 9/3/13

Council District 2  
City Hall, Room 435  
**Mail Stop 202**

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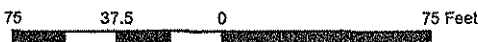
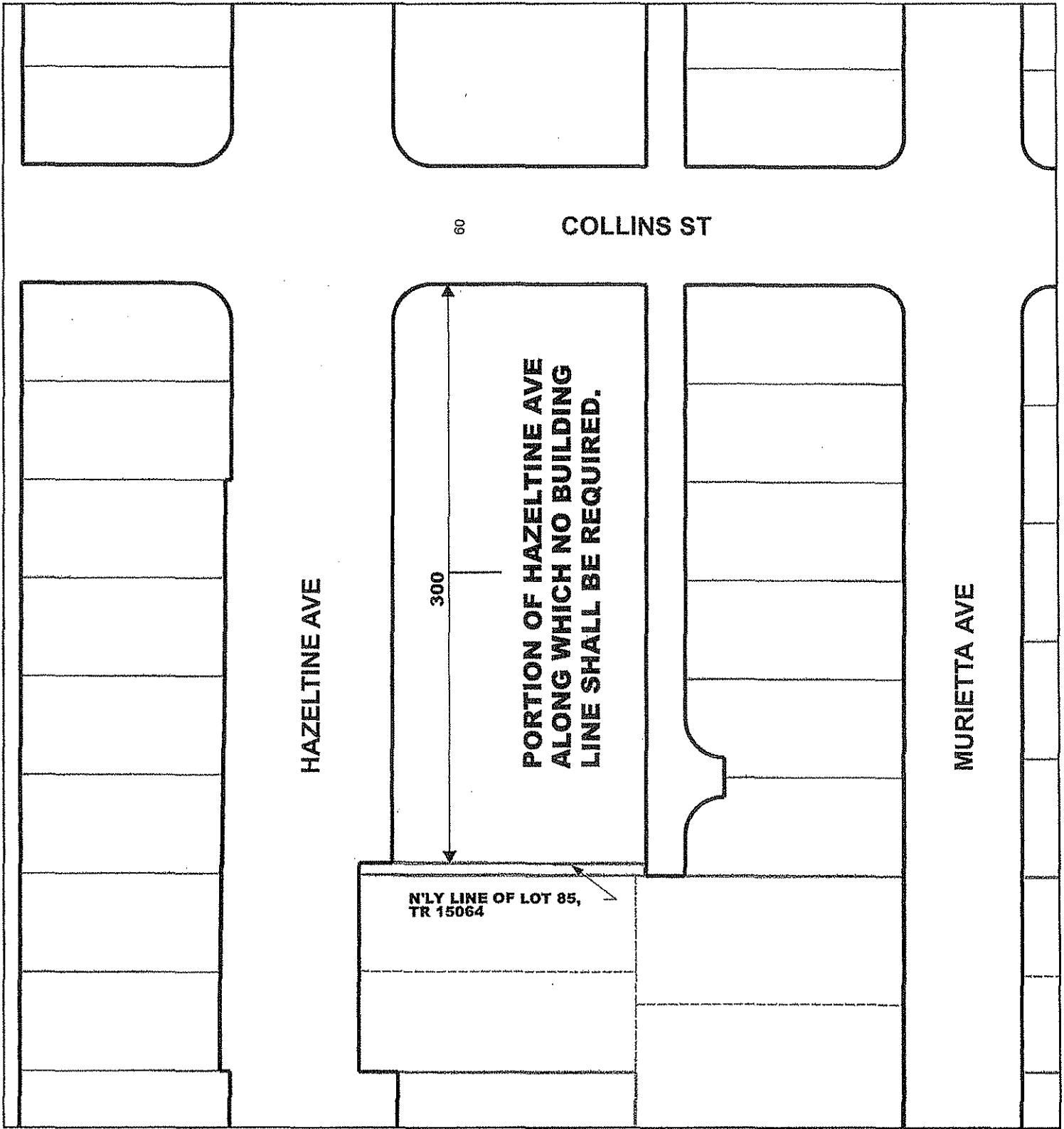
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ORDINANCE NO. \_\_\_\_\_

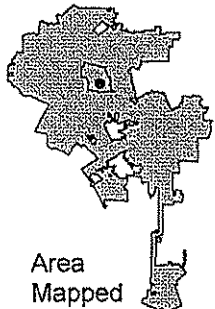
**An ordinance amending Ordinance No. 96,567, establishing a building line.**

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

Section 1. Ordinance No. 96,567 entitled ...."An Ordinance which in part established a building line on Hazeltine Avenue between a line parallel with and distant 150 feet northerly measured at right angles from the northerly line of Sherman Way (50 feet in width) and a line parallel with the distant 120 feet northerly measured at right angles from the northerly line of Ventural Boulevard (100 feet in width), in the City of Los Angeles" approved June 2, 1950 is hereby amended, by repealing the provisions establishing the building line on that portion Hazeltine Avenue as depicted on the following diagram:



C.M. 174 B 153	APCSV 2013-676 BL
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LH/eb 072913

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 South Valley Area Planning Commission on July 25, 2013, recommended this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
South Valley Area Planning Commission

File No. \_\_\_\_\_