



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



South Valley Area Planning Commission

Date: March 13, 2014
Time: After 4:30 p.m.*
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys CA 91401

Public Hearing: December 9, 2013
Appeal Status: CDO Plan Approval is
appealable. Zone Change may
be appealed by the applicant if
denied.
Expiration Date: April 20, 2014
Multiple Approval: Zone Change and Community
Design Overlay Plan Approval

Case No.: APCSV-2013-1388-ZC-CDO
CEQA No.: ENV-2013-1389-MND
Incidental Cases: none
Related Cases: none
Council No.: 3 - Blumenfield
Plan Area: Reseda – West Van Nuys
Specific Plan: Reseda CBD CDO
Certified NC: Reseda
GPLU: Community Commercial
Zone: [Q]R1-2D-CDO

Applicant: Athena Novak.
AHN Asso.

PROJECT LOCATION: 7118 N. Amigo Avenue

PROPOSED PROJECT: The demolition of a single-family dwelling, and the construction of a 15-unit apartment building consisting of 3 three stories (2 residential levels over 30 at grade parking spaces), 45-feet in height on a 12,000 square-foot lot.

REQUESTED ACTION:


1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-1389-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]R1-2D-CDO (One-Family Dwelling Zone) to (T)(Q)RAS3-2D-CDO (Residential Accessory Zone); and
3. Pursuant to Section 13.08 E.3 of the Municipal Code, a **Community Design Overlay Plan Approval** for the construction of a new 15-unit apartment building within the Reseda Central Business District Community Design Overlay district.

RECOMMENDED ACTIONS:


1. **Modify and adopt** the Mitigated Negative Declaration, ENV-2013-1389-MND with the modification to remove Mitigation Measure VI-70, Liquefaction;
2. **Approve and recommend** that the City Council **approve** the **Zone Change** from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO for the subject property, with the attached conditions of approval;
3. **Approve a Community Design Overlay Plan Approval** for the construction of a new 15-unit apartment building within the Reseda Central Business District Community Design Overlay district;

4. **Adopt** the attached Findings; and
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

MICHAEL LOGRANDE
Director of Planning



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner



Thomas Henry, Associate City Planner
Telephone: (818) 374-5061
Email: Tom.Henry@lacity.org

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

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PROJECT ANALYSIS

Project Summary

The applicant requests a Zone Change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO and a Design Review Plan Approval for the Reseda Central Business District Community Design Overlay, in order to develop the subject site with a new 15-unit apartment building. Staff recommends approval of the Zone Change and Design Review, as the (T)(Q) RAS3-2D-CDO zone and the development of the property with a 15-unit apartment building would be compatible with the adjacent zoning, the established community design guidelines, and the existing neighborhood character.

Background

The subject site is zoned [Q]R1-2D-CDO and is located within the Reseda – West Van Nuys Community Plan with a land use designation of Community Commercial (corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB).

The Community Commercial land use category extends from the subject site and throughout the entire block east of Amigo Avenue and north of Gault Street, and includes single-family homes to the north of the proposed project site in the [Q]R1-2D-CDO zone, while properties to the east contain an office building in the [Q]C2-2D-CDO zone and an elementary/preschool in the [Q]R2-2D-CDO zone. Across Amigo Avenue from the subject property to the west, a church and school cover an approximately 6-acre site in the Low Residential land use category. This Low Residential land use category also encompasses the area south of the proposed project, and properties south of Gault Avenue have been developed with a smaller church and primarily single-family homes in the R1-1 and R2-1 zones.

The proposed project site consists of two rectangular-shaped parcels of land, totaling 12,000 sq-ft and having a frontage of 75 feet on the east side of Amigo Avenue (a designated Local Street). The site is currently developed with a single-family dwelling. The public right-of-way along Amigo Avenue is currently improved with a sidewalk, parkway, curb, and gutter. The property is currently developed with a single-family dwelling and detached garage.

Related Cases:

ON-SITE:

CPC-2002-1263-CDO-ZC-MS – On May 2, 2005, the Reseda Central Business District Specific Plan was repealed to establish the Reseda Central Business District Community Design Overlay District and [Q] conditions. Ordinances No. 176,557 and 176,558 became effective establishing the CDO boundary and permanent Q conditions. The [Q] conditions relative to residential uses in the RAS zone limit height to a maximum of 50 feet for the subject property.

CPC-1986-251-GPC - On December 16, 1987, as part of the General Plan Consistency program for the Reseda - West Van Nuys Community Plan area, Ordinance 162925-SA1520 became effective instituting D-limitations on the subject property to limit the height of structures to ten stories.

OFF-SITE:

APCSV-2011-1192-ZC - On July 10, 2012, Ordinance 182,134 became effective granting a Zone Change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO at 7122 N. Amigo Ave (north of the subject property) for the construction of a fifteen-unit apartment building, 35-ft. high, with thirty parking spaces on a 12,000 square foot lot.

APCSV-2008-0500-ZC-CDO - On September 5, 2009, Ordinance No. 180,798 became effective granting a Zone Change from [Q]R2-2D-CDO to (T)(Q)RAS3-2D-CDO and a Community Design Overlay Plan Approval at 7112-14 Baird Avenue (east of the subject property) for the construction of an eight-unit apartment building, 35-ft. high, with fourteen parking spaces on a 7,500 square foot lot.

Reports Received:

Letters were received from the Bureau of Engineering, prior to the completion of the Hearing Officer's report.

Hearing Officer Comments:

The proposed project is located within the Reseda – West Van Nuys Community Plan area, within a land use designation of Community Commercial, which allows for corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The proposed RAS3 zone will meet the zoning and density envisioned by the Community Commercial Land Use designation.

The Reseda – West Van Nuys Community Plan also includes some relevant land use issues, goals, objectives, policies, and programs that must be considered when evaluating the proposed project. In general, the Community Plan has identified the need to preserve the residential character of existing single and multi-family neighborhoods, to foster good site planning and urban design, and to consider such factors as compatibility, livability, and impacts on infrastructure when evaluating new projects. The property is also subject to the D-limitations of Ordinance 162,925, limiting height to ten stories, Footnote 8 of the Community Plan which allows a maximum building height of six stories, and lastly, the [Q]-conditions of Ordinance 176,558, which further limit the height to 50-feet.

The applicant proposes to demolish the existing single-family home on-site, and to construct a new three-story, 35 to 45 feet tall, fifteen-unit apartment building in the RAS3 zone. The proposed RAS3 zone would provide a transition between the commercial zones to the east, and the churches and single-family homes to the west and south, and would provide a density that is in-line with the projected developments expected to occur on the block. Of the six properties on the east side of the block on Amigo Avenue, one is the subject property, two are single-family homes, one contains two-units, and the remaining two are fourteen- and fifteen-unit apartment buildings. Therefore, a fifteen-unit apartment building would continue the trend of multi-family development on the block. The subject property provides adequate access to the site from major streets and the development of fifteen new apartment residences is not expected to have a significant impact on traffic, public services, or available utilities.

The project site is also governed by the design standards of the Reseda Central Business District Community Design Overlay (Ordinance 176,557), and associated Q-conditions (Ordinance 176,558). Applicable Q-conditions include a maximum building height of 45 feet, or 50 feet for RAS-zoned properties. The Design Guidelines are primarily intended to promote the retail character of the commercial properties of the Reseda Central Business District, but can also be applied to residential properties to ensure a cohesive design concept for the district. The Guidelines include key standards such as: screening of the parking structures and

trash/equipment areas, pedestrian walkways to the building, enhanced landscaping, the use of complementary building materials and colors, appropriate lighting design, and façade and roofline articulation. The submitted plot plan, floor plan, elevations, and landscape plan incorporate some of these design principles. The project has been further conditioned to meet all of the relevant design principles. Additionally, the project incorporates elements of the Spanish Colonial architectural style as well as the use of materials such as red Spanish roof tiles and stucco, varied rooflines, a tower element, balconies, varying façade depths, a main pedestrian entrance in the front distinguished with a tiled awning, a consistent rhythm in window placement, and landscaping to screen the first-floor parking.

Issues

A public hearing was held for the subject Zone Change and Design Review Plan Approval on December 9, 2013, at which the project's applicant and architect, a representative of Council District Three, the Vice-Chair of the Reseda Neighborhood Council, and four neighbors were present. At the meeting, the applicant presented the project and noted that the site is planned for commercial use and that the RAS3 zone is consistent with that. Part of the block already is developed at the same density, and that the project elevations will be revised to meet the CDO and the Planning Departments Residential Citywide Design Guidelines. Two neighbors spoke in opposition of the project on the basis of several concerns, which included:

- Excessive traffic and lack of adequate parking,
- Unsafe access onto Amigo,
- Loss of mature trees on the site,
- Noisy and rude construction workers at the adjacent apartment construction site,
- Excessive trash in the neighborhood,
- Noise in the area particularly at night
- The area is already over-built and therefore more apartments are not necessary.

The Council Office representative also spoke with concerns and indicated that the LAPD Senior Lead Officer for the area testified to crime and vagrancy issues in the neighborhood, and that there were nuisance complaints during the construction of the adjacent apartment building.

Conclusion

The requested RAS zone is within the range of corresponding zones of the Community Commercial Plan designation, and is in conformance with the public necessity, convenience, general welfare, and good zoning practice. Staff's recommendation is for approval of the (T)(Q)RAS3-2D-CDO zone with the attached (Q) Qualified and (T) Tentative conditions, which support the policies of the Land Use Element of the General Plan.

The additional request for a Design Review Plan Approval meets the 50-foot height limit of the [Q] Conditions and is conditioned to be compatible with the Design Guidelines of the Reseda Central Business District Community Design Overlay Plan.

(Q) QUALIFIED CONDITIONS OF APPROVAL

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

A. Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the RAS3-1 Zone as defined in Section 12.10.5 of the L.A.M.C.
2. **CDO District.** The subject property shall be in compliance with the provisions of Ordinance Nos. 175,557 and 176,558, effective on May 2, 2005, otherwise known as Reseda Central Business District Community Design Overlay District.
3. **Plans.** The use and development of the property shall be in substantial conformance with the submitted Site Plans, Floor Plans, and Building Elevations, attached to the subject case file, marked "Exhibit A" and dated February 25, 2014. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
4. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted to the Department of City Planning for approval.
5. **Height.** Height of building and structures shall correspond with the Building Elevations in Exhibit A of the subject case file. In no case shall any building or structure located on the subject property shall exceed 50 feet in height as allowed in the RAS3-1 Zone. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
6. **Parking.** Residential parking, including bicycle parking, shall be provided pursuant to Los Angeles Municipal Code Section 12.21.A.4 and any amendment thereto. A parking plan, prepared by a licensed architect or civil engineer, with a minimum of 27 automobile, 15 long-term bicycle, and 2 short-term bicycle parking spaces, shall be submitted to the Department of City Planning for approval.

B. Environmental Conditions.

1. **Air Pollution, Demolition, Grading, and Construction.** 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.

2. **Seismic.** 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.
3. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Asbestos.** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
4. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Lead Paint.** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
5. **Increased Noise Levels. Demolition, Grading, and Construction.** 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.
6. **Increased Noise Levels. Demolition, Grading, and Construction.** 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, and all 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.
7. **Utilities (Local Water Supplies) – Landscaping.** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - a. Weather-based irrigation controller with rain shutoff
 - b. Matched precipitation (flow) rates for sprinkler heads
 - c. Drip/microspray/subsurface irrigation where appropriate
 - d. Minimum irrigation system distribution uniformity of 75 percent
 - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - f. Use of landscape contouring to minimize precipitation runoff

- g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
8. **Utilities (Local Water Supplies) Residential.** 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.
9. **Utilities (Local Water Supplies) Residential** 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.)
10. **Utilities (Local Water Supplies) Residential** Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
11. **Utilities (Local Water Supplies) Residential** 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.
12. **Utilities (Local Water Supplies) Residential** Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
13. **Utilities (Solid Waste Recycling). Operational.** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
14. **Utilities (Solid Waste Recycling). Construction/Demolition.** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
15. **Utilities (Solid Waste Recycling). Construction/Demolition.** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
16. **Utilities (Solid Waste Disposal).** All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

C. Administrative Conditions:

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

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

1. That the following improvements be constructed or that the construction be suitably guaranteed:
 - a. Dedication Required:
Amigo Avenue (Local Street) – none
 - b. Improvements required:
Amigo Avenue – Construct a 12-foot full width concrete sidewalk adjoining the property.

Install tree wells with root barriers and plant street trees as required by the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077

Install street lights as required by Bureau of street Lighting (213) 847-1551.
2. No major drainage problems are involved.
3. Sewer lines exist in Amigo Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. Submit shoring plans and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating in the public right-of-way.
5. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and Department of Transportation for review and approval.
6. That the Quimby fee be based on the RAS3 Zone if condominiums are constructed.
10. Make necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, as required by the Department of Telecommunications.
12. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being

recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

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

CONDITIONS OF APPROVAL - CDO

Pursuant to Section 13.08.E 3 of the Municipal Code, Community Design Overlay Plan Approval, the following limitations are hereby imposed upon the subject development project, in compliance with the Reseda Central Business District Community Design Overlay Q-Conditions and Design Guidelines.

A. Development Conditions:

1. **Landscaping.** In accordance with Standards 8a, 8b, and 8c of the Reseda CDO, all open areas not used for buildings, driveways, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and shall be developed in substantial compliance with the submitted Landscape Plan prepared by a licensed landscape architect or licensed architect, and submitted to the Department of City Planning for approval that contains the following elements:
 - a. In accordance with Standard 2a of the Reseda CDO, appropriate trees and shrubs shall be planted along the western building façade and eastern wall/fence to adequately screen the first floor parking.
 - b. In accordance with Standard 8d of the Reseda CDO, hardscape materials can be used to accent and enhance the overall landscape plan, but shall not be used in-lieu of plant materials.
 - c. In accordance with Standard 8e, 9a, and 9b of the Reseda CDO, a minimum fifteen-foot wide planted landscape front yard setback is required. The landscape area shall include a minimum of four shade trees, 24-inch box in size, planted approximately every twenty-five feet on center.
2. **Driveway Material.** Per [Q] Condition D.4 of the Reseda CDO, the interior and exterior driveways and ramps for parking structures shall be broom-finished concrete.
3. **Pedestrian Walkways.** In accordance with Standard 5a of the Reseda CDO, a minimum 5-foot wide pedestrian walkway shall be provided from the sidewalk to the main entrance of the building.
4. **Equipment Screening.** In accordance with Standard 8d of the Reseda CDO, trash storage bins and recycling areas shall be located inside the building at the garage floor, and shall be fully enclosed. Each individual trash bin shall have a cover.
5. **Building Materials.** In accordance with Guidelines 10 and Standards 10a, 10b, and 10c of the Reseda CDO, materials and features for this project shall be in substantial conformance with those depicted in the Building Elevations (Exhibit A). Bare aluminum finishes, unfinished metal panels, metal windows/doors and the like shall be anodized or painted.
6. **Building Colors.** In accordance with Standards 12a and 12b of the Reseda CDO, a maximum of four exterior colors shall be used. Colors for this project shall be in substantial conformance with the colors depicted in the color renderings in Exhibit A.

7. **Lighting Design.** In accordance with Standard 14a of the Reseda CDO, a complete exterior lighting plan shall be prepared by a licensed landscape architect or licensed architect, and submitted to the Department of City Planning for approval.
8. **Roof Lines and Forms.** In accordance with Standards 20a and 20b of the Reseda CDO, the building's roofline shall be articulated with vertical relief provided approximately every 15-feet.

ZONE CHANGE FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Reseda – West Van Nuys Community Plan, updated and adopted by the City Council on November 17, 1999. The existing Plan designates the subject property as Community Commercial which corresponds to the CR, C2, C4, RAS3, RAS4, P, and PB zones. The proposed zone change to RAS3 (Residential Accessory) zone is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. The project is also in conformance with Footnote 8 of the Community Plan Map, which states a maximum height of six stories.
2. **General Plan Text.** The Reseda – West Van Nuys 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 1-1.1 Designate specific lands to provide for adequate multi-family residential development.

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

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

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

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

Policy 2-2.1 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

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

Policy 1-2.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

Objective 1-3 To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-3.1 Promote greater individual choice in type, quality, price, and location of housing.

Program: The Plan promotes greater individual choice through its establishment of residential design standards and its allocation of lands for a variety of residential densities.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs and by preserving the assigned community plan land use designation. The site is located within a transitional area along Amigo Avenue which includes a mix of single-family homes and multi-family developments and is located across from a 6-acre church and school. The proposed RAS3 zone and new fifteen-unit apartment building would be compatible with the existing neighborhood land use and character.

The project has also been conditioned to dedicate and improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the neighborhood. Other utilities and public services for the site, including the availability of sewer and drainage facilities in Amigo Avenue, were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Significant traffic impacts are not expected from the project, and the site is in close proximity to several bus lines operating along Roscoe Boulevard and Sherman Way. Therefore, the project is not expected to cause any adverse impacts on livability, services and public facilities, or traffic levels.

Additionally, the Community Plan also sets standards for Urban Design, coupled with the recently adopted Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, for useable open space to be provided for residents, and for a building design of quality and character. The submitted building plans are consistent with these design standards. Pedestrian access from the street will be provided from Amigo Avenue, open space will be provided within numerous balconies and a central rooftop area, and additional trees will be planted around the perimeter of the property for adequate screening of the parking ground floor. The building elevations are designed with variations in height, depth, and building materials in order to achieve an articulated façade.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the RAS3 Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

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

The RAS3 zone is consistent with the existing Community Commercial General Plan Land Use designation in that this land use category allows for corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The project is convenient in location to several major streets, such as Reseda Boulevard and Sherman Way, and as an infill project will

have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for multi-family housing in the vicinity. Properties in the immediate neighborhood primarily consist of single-family homes on R1 lots to the south, a church and school to the west, various commercial and school properties in C2 and R2 zones to the east, and single-family and apartment buildings on R1 and RAS3 lots to the north. This is an R1 lot located on the eastern side of the block of Amigo Avenue, which remains an area of transition between single-family and multi-family developments, and although this portion of the street retains mostly single-family uses, recent zone changes along the street have resulted in a mix of zones (R1, RAS3). A zone change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO and construction of a 15-unit apartment building would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

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

2. Community Design Review Plan Approval, L.A.M.C. Sec. 13.08 E.3:

a. As conditioned, the project substantially complies with the adopted CDO Design Guidelines and Standards, as follows:

The proposed Project includes the construction of a new fifteen-unit apartment building, three stories, and 35 to 45 feet in height, on a 12,000 square-foot lot. The site is located in a Community Commercial area within the Central Business District of Reseda, within a proposed multi-family zone. The proposed project would replace a single-family residential building on the lot, and would create an appropriate transition between the commercial and church/school uses on either side of the property. The project has demonstrated compliance with the guidelines and standards of the adopted CDO by incorporating several features into the plan design such as the screening of ground-floor parking through the use of landscaping, providing a distinct pedestrian entrance and walkway to the main entryway, adequately screening trash areas and mechanical equipment, installing sufficient landscaping along the perimeters of the site to soften and buffer the building and use from adjacent single-family homes and businesses, and setting back common open space areas on the roof to minimize impacts on adjacent uses. The proposed project also employs a coordinated colors scheme not exceeding four colors per façade and maintains consistent design and compatible materials. The articulation of the building façade on Amigo Avenue and the varied roofline additionally display features and characteristics consistent with the Reseda CDO Guidelines and Standards.

Therefore, as conditioned, the proposed fifteen-unit apartment building is harmonious with the guidelines and standards in the Reseda Central Business District CDO.

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

The surrounding properties along Amigo Avenue are within a range of single-family, multi-family, and commercial zones, and the east side of the street is developed with several one-story single-family homes, a single-story two-unit site, and two three-story apartment buildings. The west side of Amigo Avenue contains a one- and two-story church and school complex on an approximately six-acre site. The proposed project mirrors the style and configuration of the two other apartment buildings on the street, and the submitted plans, elevations, and renderings for the building illustrate that it will enhance the presently built environment with an articulated façade, as well as the use of balconies, a varied roofline with tower element, red-roof tile, stucco finishes, and compatible colors. In order to minimize project impacts on the two one-story homes which bound the property to the north and south, a five-foot landscape buffer containing a minimum of six trees is required along each of the two abutting properties, and the rooftop common open space area has been setback at least 23-feet from each property line. The new building's features have been designed to be sensitive to the existing built environment and will provide a visual improvement to the surrounding community. Additionally, the site is not adjacent to, or in the vicinity of, any recognized and/or known cultural, scenic, or environmental resources.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2012-3117-MND on November 20, 2013. A modification of the MND is required to remove all language regarding liquefaction as the property does not exist in such an area. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the South Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

The public hearing was held at the Marvin Braude Government Service Center on December 9, 2013, at which the project's applicant and architect, a representative of Council District Three, and four neighbors were present.

Communications Received

None from the public

Summary of Public Hearing Testimony

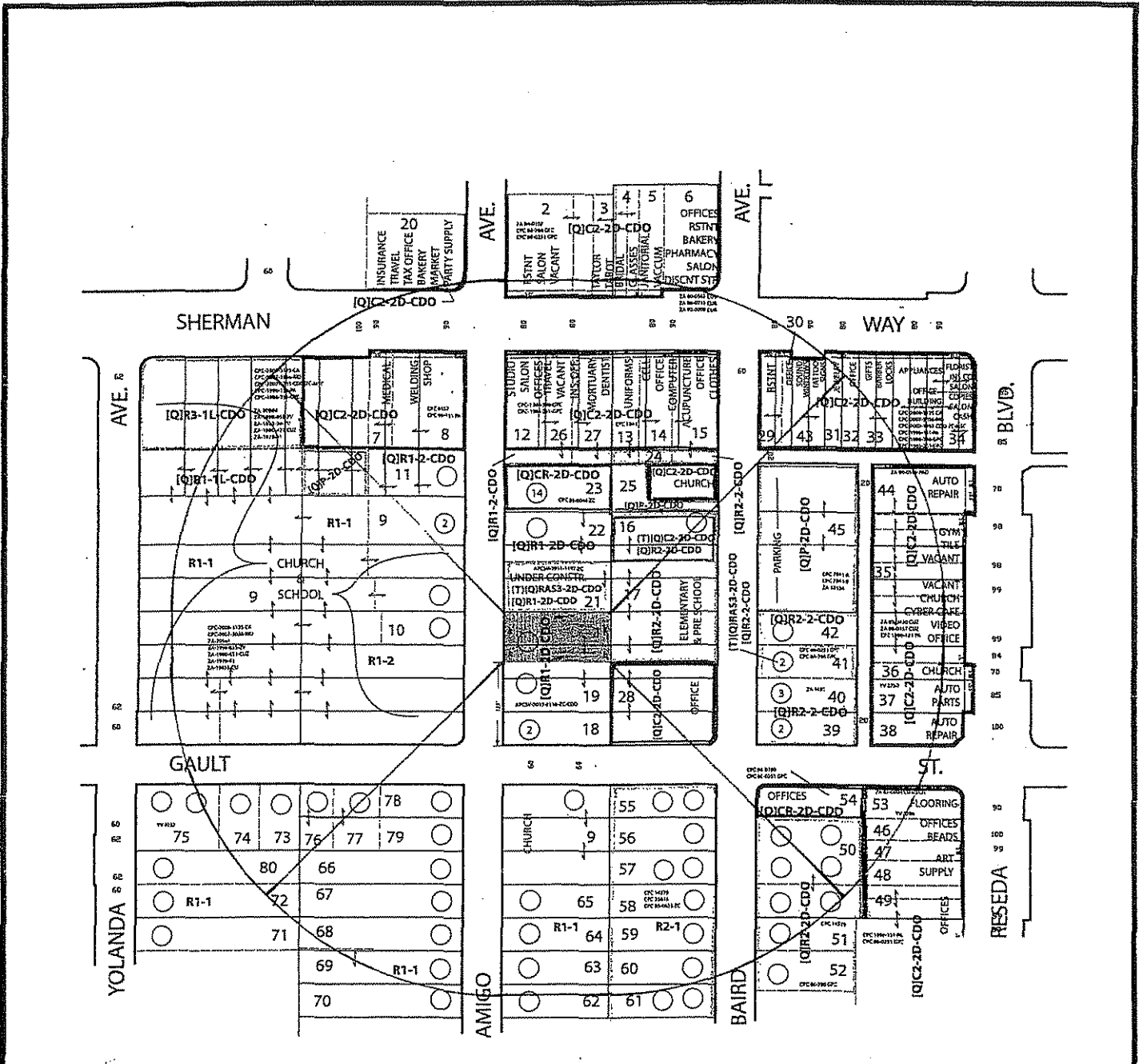
At the meeting, the applicant, Athena Novak, presented the project and noted that the site is planned for commercial use, which the RAS3 zone is consistent with, and part of the block already is developed at the same density. Ms. Novak further stated that the project elevations will be revised to meet the CDO and the Planning Departments Residential Citywide Design Guidelines.

Two of the four neighbors present spoke in opposition of the project on the basis of several concerns. Paul Beulke, who resides across the street from the subject site, testified to the lack of adequate parking, excessive traffic, unsafe access on to Amigo, loss of mature trees on the site, noisy and rude construction workers at the adjacent apartment work site, excessive trash left in the neighborhood, and noise in the area particularly at night. Bridget Smith, who resides down the street from the project site, agreed with Mr. Beulke, and added that the area is already over-built and therefore more apartments are not necessary.

Cesar Diaz, Planning Deputy to Councilmember Bob Blumenfield also spoke and indicated that the LAPD Senior Lead Officer for the area testified to crime and vagrancy issues in the neighborhood, and that there were problems during the construction of the adjacent apartment building.

The Vice Chair of the Reseda Neighborhood Council indicated that the project will be scheduled in front the Neighborhood Council.

Lastly, Ms. Novak spoke again to address some of the issues brought up by the neighbors. She reiterated that the City has planned the site for commercial and/or multiple-family residential use and it is already being built out in the neighborhood. This project will continue that pattern. Public improvements, including street lights and added landscaping, will make the neighborhood safer and more attractive.



APCSV 2013 1388



REQUEST: [Q]R1-2-CDO TO [T][Q]RAS3-2-CDO

ZONE CHANGE

QMS Quality Mapping Service
 14549 Archwood St, Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

THOMAS BROTHERS
 Page: 530 Grid: H,J-5
 LEGAL
 LOT: 18 & POR 17 BLK 3
 TRACT: 5236 M.B.. 64-75-76

ASSESSOR PARCEL NUMF
 2126-006-016
 SITE ADDRESS: 7118 AMIG
 CD: 3
 CT: 1310.20
 PA: 223-RESEDA
 USES: FIELD

Exhibit E-1

DRAWN BY:

CONTACT: ATHENA NOVAK

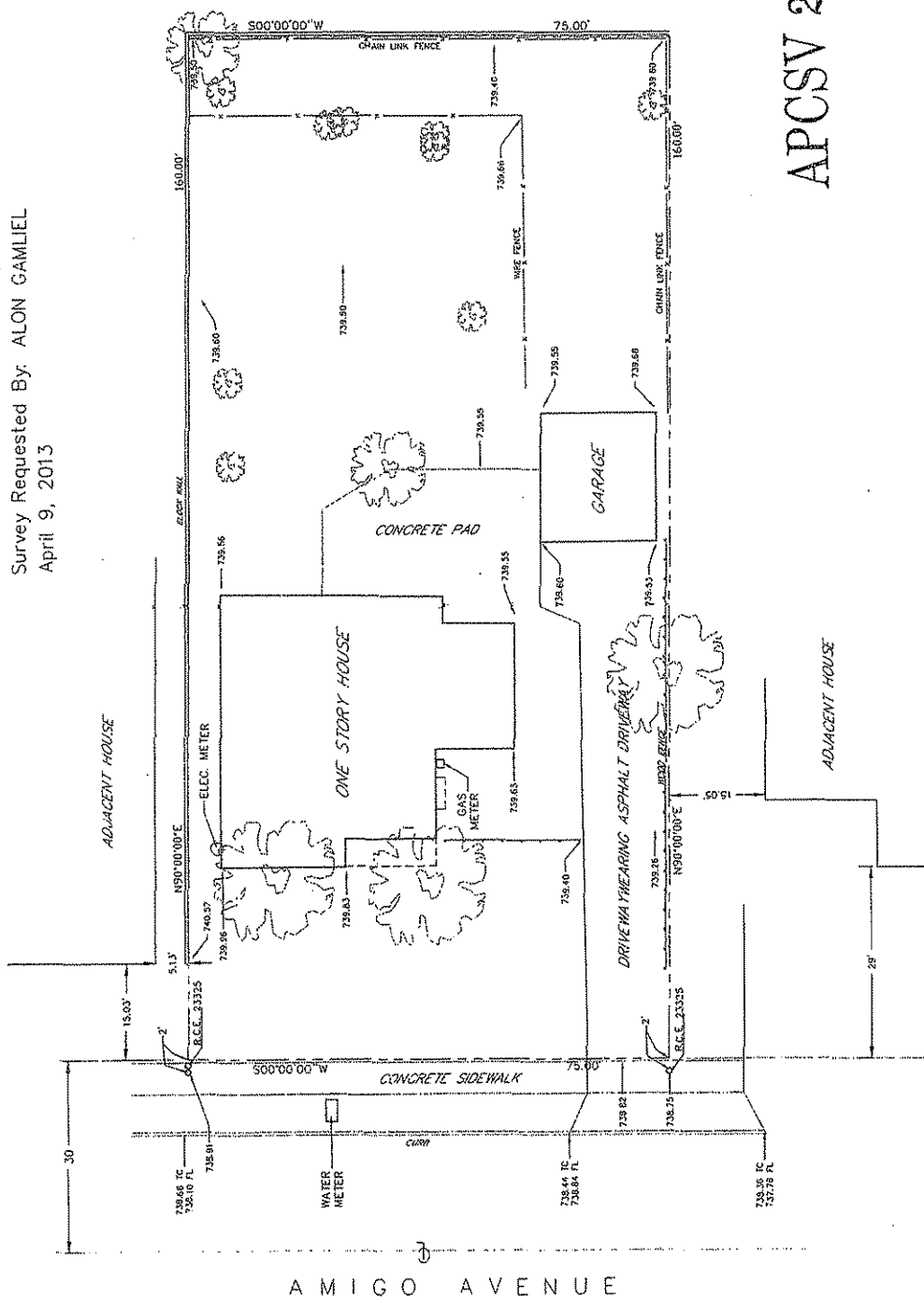
PHONE: 818-986-8526

NET AC: 027 -

QMS: 73-108

TOPOGRAPHY SURVEY

ADDRESS: 7118 AMIGO AVENUE
 RESEDA, CA. 91335
 ASSESSOR PARCEL NO. 2126-006-016
 LOT 18 & PORTION OF LOT 17, TRACT NO. 5236, M.B. 64-75/76
 Survey Requested By: ALON GAMLIEL
 April 9, 2013

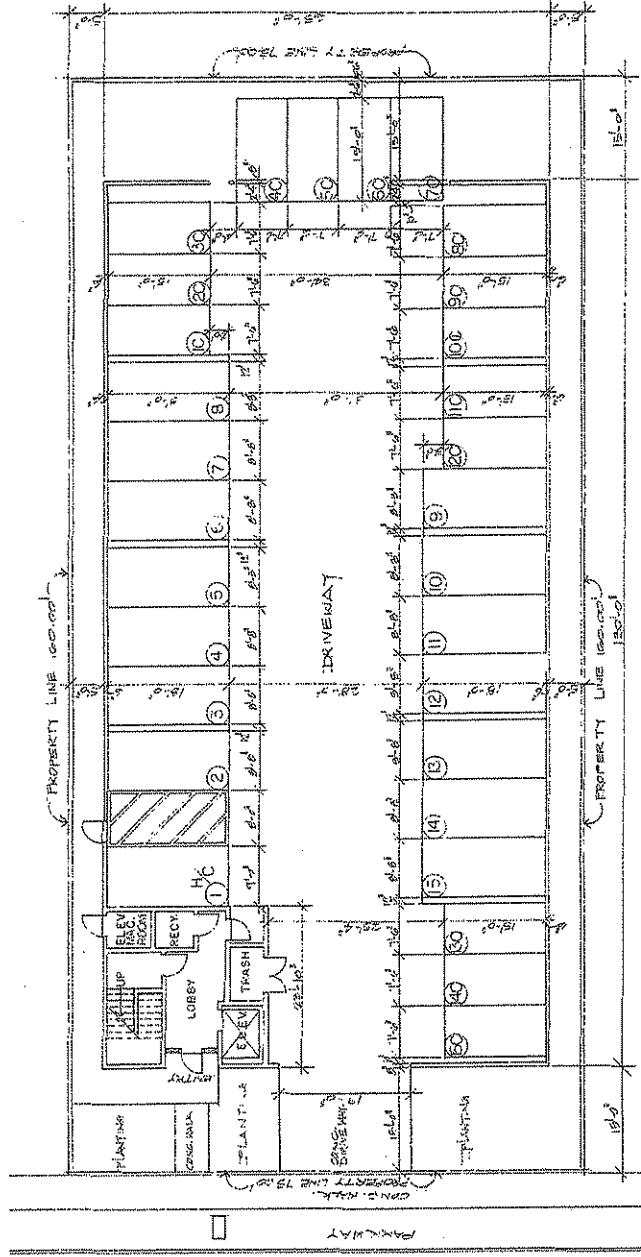


AMIGO AVENUE


APCSV 2013 1388

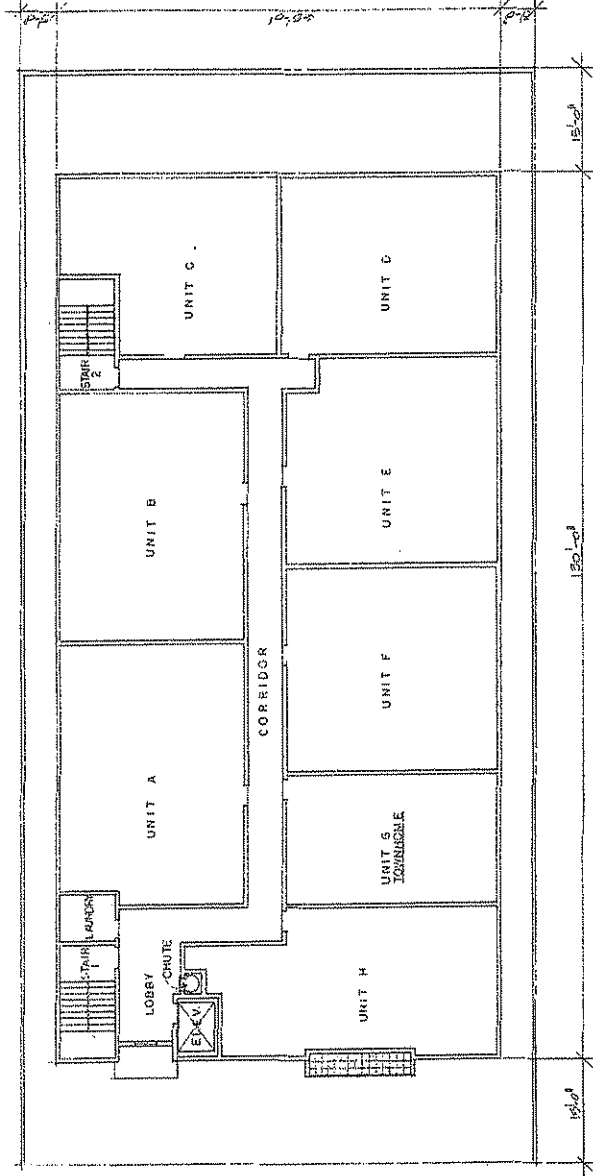



A & A Surveying Co. Inc.
 9625 Hoyohurst Ave.
 Northridge, Ca. 91343 Tel. (818)
 ABEL DIAZ, Engineering Technician
 ARTHUR D. GAFASIK, R.C.E. No. 7



AMIGO AVENUE

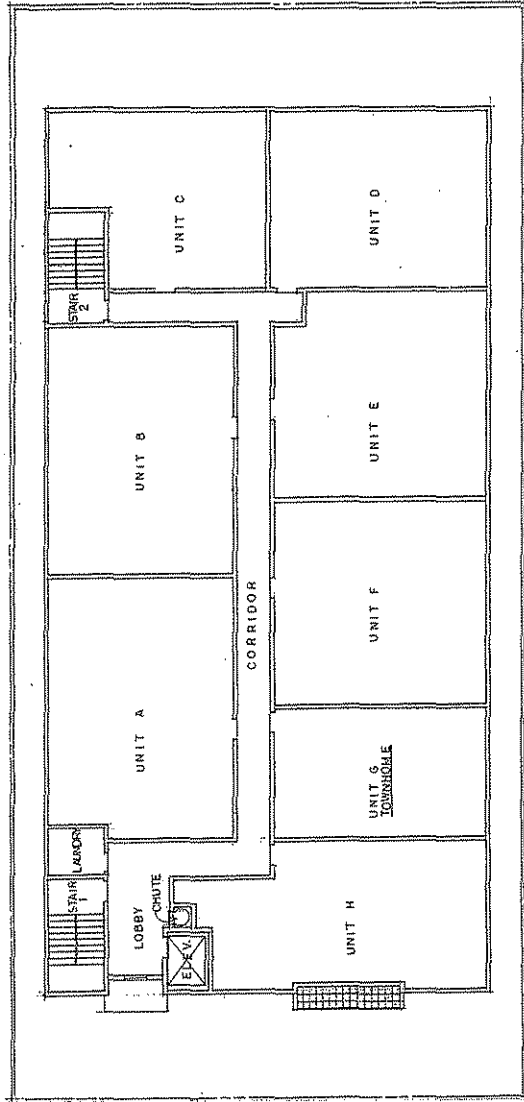

FIRST FLOOR GARAGE FLOOR PLAN
 SCALE 1/8" = 1'-0"



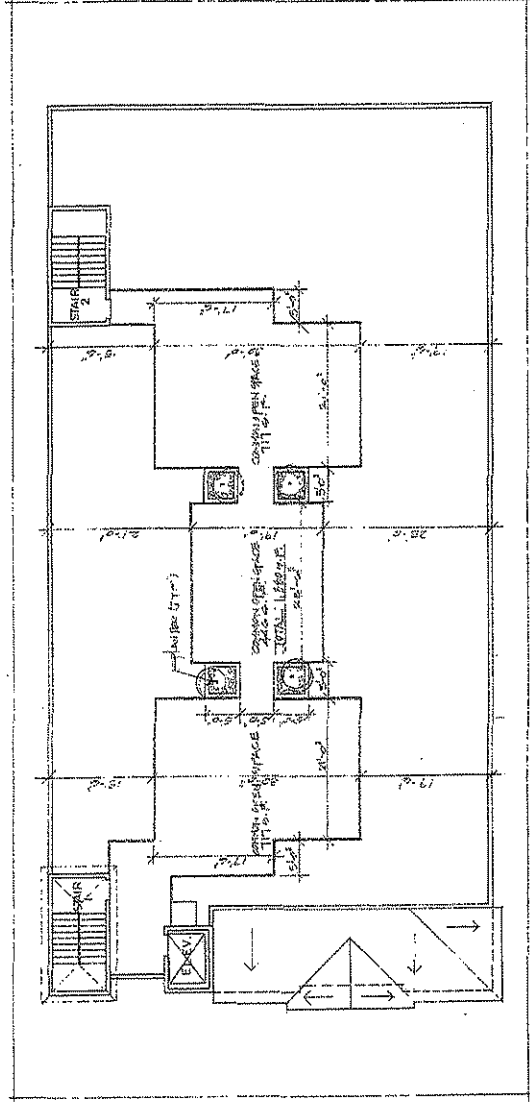


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



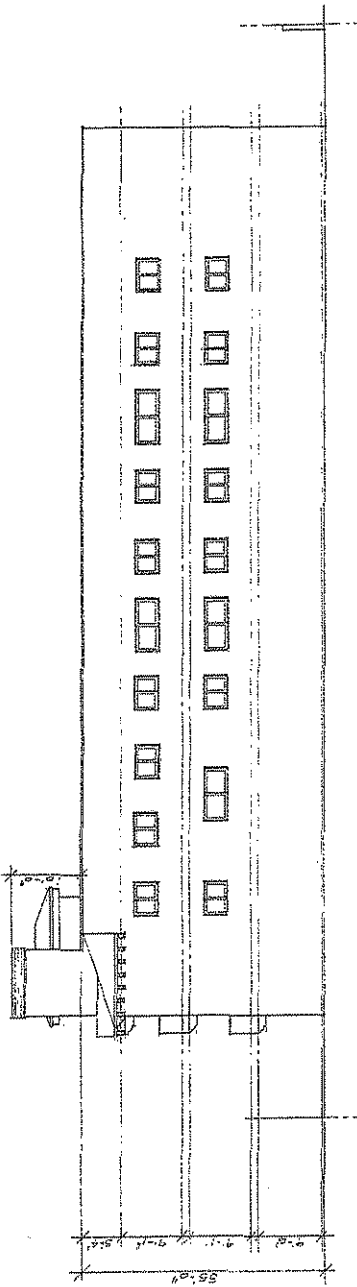
N
 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



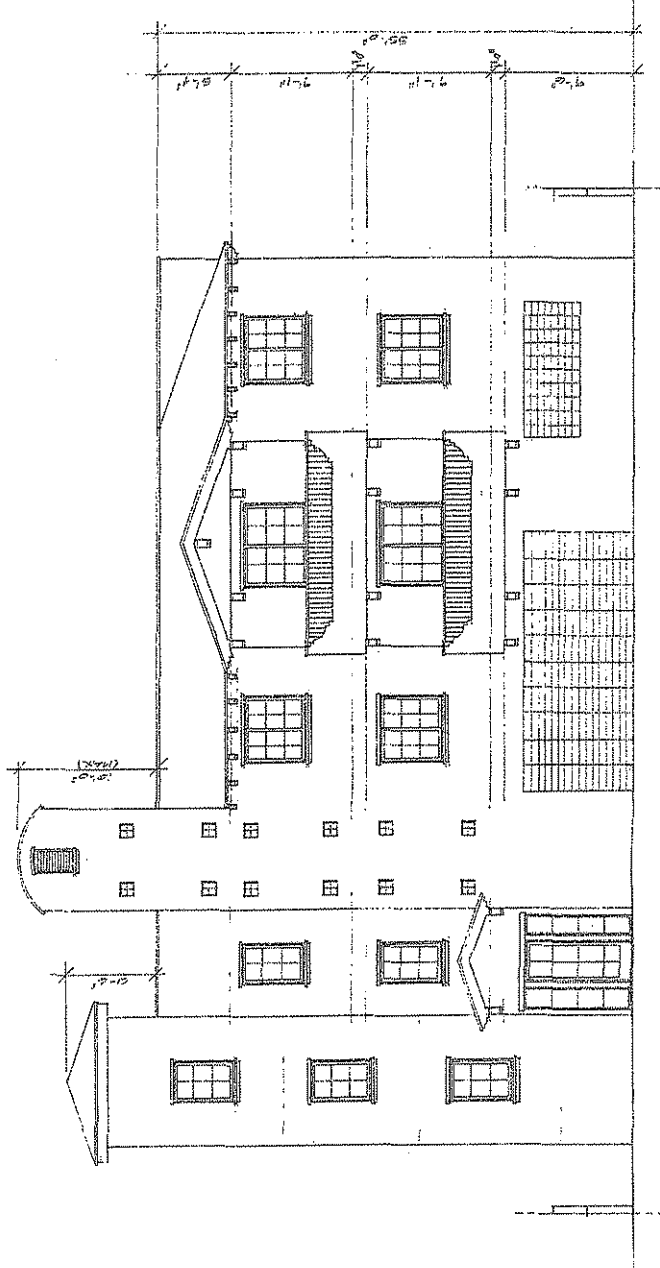
OPEN SPACE REQUIRED:
 15 UNITS AT 125 SQ. FT. = 1,875 SQ. FT.
 OPEN SPACE PROVIDED:
 17,500 SQ. FT. / 1,875 = 9.33

SCALE: 1/8" = 1'-0"
HOME PLAN

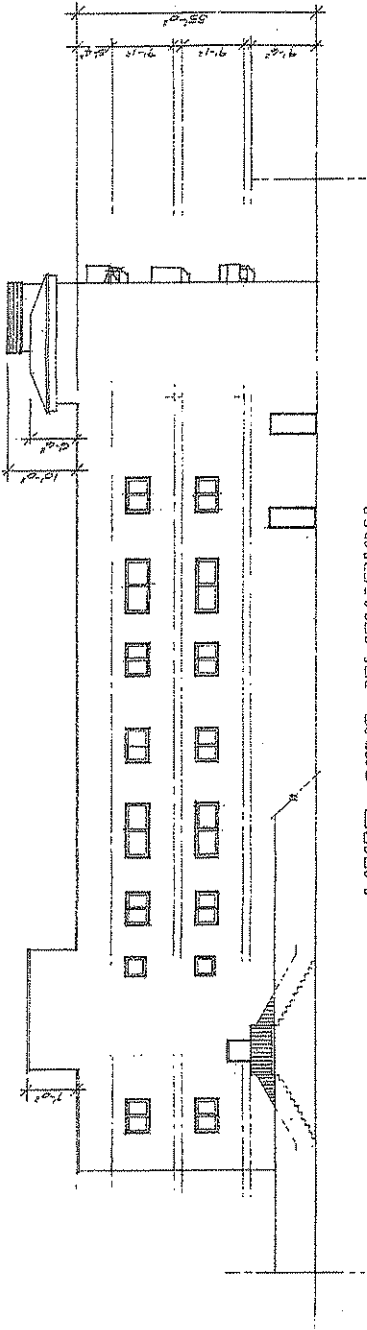




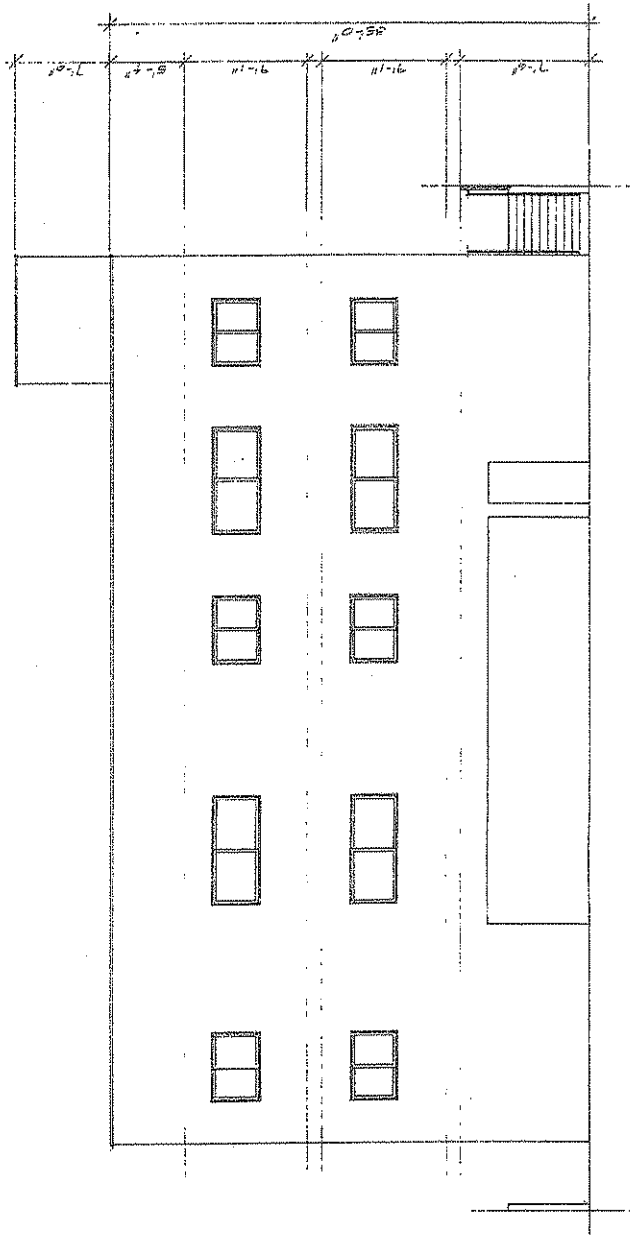
RIGHT SIDE ELEVATION
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

